

# HISTORIC RESOURCES EVALUATION REPORT

West Valley  
Connector Project



July 2018





## SUMMARY OF FINDINGS

This Historical Resources Evaluation Report (HRER) was prepared by Parsons and Paleo Solutions, as a subcontractor to Parsons, on behalf of the San Bernardino County Transportation Authority (SBCTA) for the West Valley Connector (WVC) Project (WVC project or the project).

SBCTA, in cooperation with the cities of Pomona, Montclair, Ontario, Rancho Cucamonga, and Fontana, proposes construction of the WVC Project, a 35-mile-long bus rapid transit (BRT) project that would provide speed and quality improvements to the public transit system within the corridor and increase ridership. The project is located within the United States Geological Survey (USGS) 7.5-minute Ontario, Guasti, Fontana, and San Dimas topographic quadrangles in Los Angeles and San Bernardino counties, California. The western terminus of the project is in the City of Pomona, and the eastern terminus is located in the City of Fontana.

The project is subject to federal regulatory requirements because it involves the use of federal funds from the Federal Transit Administration (FTA) and is subject to Section 106 of the National Historical Preservation Act (NHPA) of 1966, as amended (16 United States Code [U.S.C.] 470), thus implementing regulations of the Advisory Council on Historic Preservation (ACHP) (36 *Code of Federal Regulations* [CFR] Part 800). SBCTA is the lead agency for the project pursuant to the California Environmental Quality Act (CEQA), and FTA is the National Environmental Policy Act (NEPA) lead agency.

The purpose of this HRER is to identify and evaluate buildings and structures for eligibility for listing in the National Register of Historic Places (NRHP) and California Register of Historical Resources [CRHR] that may be affected, either directly or indirectly, by the project. This HRER also addresses resources considered historic for the purposes of CEQA.

Parsons archaeologist, Monica Corpuz, M.A., RPA surveyed and recorded the built environment resources within the project's Area of Potential Effects (APE) on May 5 and 6, September 7 and 15, and November 7, 2016; Paleo Solutions archaeologist and historic resources specialist, Michael Kay, M.A., RPA, conducted a supplemental survey on October 13, 2017. On February 28, 2018, Paleo Solutions archaeologist and historic resources specialist, Kristin Lindgren, M.A., RPA, and on March 6, 2018, Parsons architectural historian Jill Vesci conducted supplemental surveys for an expanded APE for three alternate locations for the proposed Operations and Maintenance (O&M) facility. These surveys include the formal recordation of properties constructed in or prior to 1968.

Record searches conducted for the project identified five resources that have been listed in or previously determined eligible for listing on the NRHP, as shown in Table S-1.

**Table S-1: Resources Previously Listed in or Determined Eligible for the NRHP**

P-Number	Other Identifier	Description	Address	OHP Status Code	Notes
P-19-189200		SPRR Depot	100 Commercial Street, Pomona	2S2	Located in Pomona, the SPRR Depot was determined eligible for the NRHP under Criteria A and C at the State level of significance in 2004.
P-36-015397	NRHP Reference No. 03001347	Lincoln Park Historic District	Roughly bounded by McKinley Avenue, Towne Avenue, Pasadena Street, and Garey Avenue, Pomona	1S	Although the district overlaps the APE, no contributing elements are located within the APE.
P-36-015982		Euclid Avenue/ SR-83	Euclid Avenue between Philadelphia Street and I-10, Ontario	1S	
P-36-002910	CA-SBR-2910H	National Old Trails Road/ Route 66	In APE (runs through Foothill Boulevard/Route 66, and Haven Avenue), Rancho Cucamonga, Fontana	2S2	
P-36-015397	CHS 2335-1	Malaga Underpass Bridge	Underpass at E. Foothill Boulevard and Lime Avenue; between Almeria Avenue and Sultana Avenue, Fontana	4CM	

OHP status codes used above: 1S = Individual property listed in the NRHP; 2S2 = Individual property determined eligible for NRHP; 4CM = State-owned property, appears eligible for NRHP or California Register.

There are 496 parcels in the APE, 163 of which have not been previously evaluated for the NRHP and/or the CRHR and were built in or before 1968; therefore, they were evaluated for this report. In addition, Holt Avenue/Boulevard was evaluated and is included among the

163 resources. Of these resources, 4 were found to be eligible for inclusion in the NRHP (see Table S-2). Any property that is found to be eligible for the NRHP is automatically found to be eligible for inclusion in the CRHR.

**Table S-2: Resources Recommended as NRHP Eligible**

Address/Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
1206 W. Holt Boulevard	1010-543-01-0000 1010-543-02-0000	Ontario	3S	31
961 W. Holt Boulevard	1011-141-07-0000	Ontario	3S	46
724 W. Holt Boulevard	1048-604-14-0000	Ontario	3S	55
541 E. Holt Boulevard	1048-523-17-0000	Ontario	3S	70

Properties were also evaluated in conformity with Section 15064.5(a) (2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC). Nineteen (19) properties were found to be CEQA-only resources (see Table S-3). These are buildings found to be significant on a local level, but they are not eligible for the CRHR or the NRHP. The 163 built-environment resources evaluated or updated for the purposes of this project have been recorded on California Department of Parks and Recreation (DPR) 523 Primary Record and Building, Structure and Object Record forms; there is also one linear resource evaluated. The DPR 523 forms with maps for each address can be found in Appendix B of this HRER.

**Table S-3: CEQA Only Resources**

Address/Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
212-214 E. Holt Boulevard	1049-063-02-0000	Ontario	5S1	58
220-222 E. Holt Boulevard	1049-063-03-0000 1049-063-04-0000	Ontario	5S1	59
444 E. Holt Boulevard	1049-066-02-0000	Ontario	5S1	61
745 W. Holt Boulevard	1049-011-04-0000	Ontario	5S1	52
545 E. Holt Boulevard	1048-523-16-0000	Ontario	5S1	68
616 E. Holt Boulevard	1049-093-01-0000	Ontario	5S1	72
639 E. Holt Boulevard	1048-525-19-0000	Ontario	5S1	76
741 E. Holt Boulevard	1048-512-18-0000	Ontario	5S1	83
745 E. Holt Boulevard	1048-512-17-0000	Ontario	5S1	84
748 E. Holt Boulevard	1049-101-08-0000	Ontario	5S1	88
752-754 E. Holt Boulevard	1049-101-09-0000	Ontario	5S1	89

**Table S-3: CEQA Only Resources**

Address/Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
541 E. Emporia Street	1049-091-05-0000	Ontario	5S1	116
765 E. Holt Boulevard	1048-512-11-0000	Ontario	5S1	91
1670 E. Holt Boulevard	0110-111-06-0000	Ontario	5S1	110
1744 E. Holt Boulevard	0110-101-01-0000	Ontario	5S1	111
635 W. Holt Boulevard	1049-021-03-0000	Ontario	5S1	131
1101 E. Holt Boulevard	1048-471-23-0000	Ontario	5S1	132
1300 E. Holt Boulevard	0110-131-06-0000	Ontario	5S1	133
204 E. Holt Boulevard	1049-063-01-0000	Ontario	5S1	137

In summary, there are 9 resources that are listed in or have been recommended eligible for listing on the NRHP and CRHR within the APE. Another 19 resources are considered CEQA resources as they are eligible for local listing.



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## ACRONYMS AND ABBREVIATIONS

ACHP	Advisory Council on Historic Preservation
ADA	Americans with Disabilities Act
APE	Area of Potential Effects
ASR	Archaeological Survey Report
AT&SF	Atchison, Topeka, & Santa Fe Railway
BRT	bus rapid transit
Caltrans	California Department of Transportation
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Inventory System
CNG	compressed natural gas
CPHI	California Points of Historical Interest
CRHR	California Register of Historical Resources
DOT	United States Department of Transportation
DPR	California Department of Parks and Recreation
EA	Environmental Assessment
EIR	Environmental Impact Report
EVVMF	East Valley Vehicle Maintenance Facility
FTA	Federal Transit Administration
HPSR	Historic Property Survey Report
HRER	Historical Resources Evaluation Report
I-10	Interstate 10
I-15	Interstate 15
I.O.O.F.	International Order of Odd Fellows
MOU	Memorandum of Understanding
mph	miles per hour
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
O&M	Operations and Maintenance
PPOO	Pike's Peak – Ocean to Ocean Highway



PRC	Public Resources Code
RTP	Regional Transportation Plan
ROW	right-of-way
SBCTA	San Bernardino County Transportation Authority
sbX	San Bernardino Valley Express
SCAG	Southern California Association of Governments
SCCIC	South Central Coastal Information Center
SCRRA	Southern California Regional Rail Authority
SCS	Sustainable Communities Strategy
SHPO	State Historic Preservation Officer
SPRR	Southern Pacific Railroad
SR	State Route
TCE	temporary construction easement
TSP	Transit Signal Priority
UCLA	University of California at Los Angeles
USC	University of Southern California
U.S.C.	United States Code
UPRR	Union Pacific Railroad
USGS	United States Geological Survey
WVC	West Valley Connector
WVVMF	West Valley Vehicle Maintenance Facility

## 1.0 INTRODUCTION

This Historic Resources Evaluation Report (HRER) documents efforts of evaluating buildings and structures eligible for listing in the National Register of Historic Places (NRHP) or any resources considered historic for the purposes of the California Environmental Quality Act (CEQA) that have the potential to be affected by the West Valley Connector (WVC) Project (the WVC Project or the proposed project).

The objectives of this analysis are to describe the regulatory setting, affected environment, and impacts on the historic built environment that would result from the project and propose mitigation measures that would reduce these impacts. The San Bernardino County Transportation Authority (SBCTA), in cooperation with the cities of Pomona, Montclair, Ontario, Rancho Cucamonga, and Fontana, proposes construction of the WVC Project, a 35-mile-long bus rapid transit (BRT) project that would decrease travel times and improve the existing public transit system within the corridor.

In January 2017, SBCTA entered into a cooperative agreement with Omnitrans designating SBCTA as the lead agency for the proposed WVC Project. SBCTA intends to construct the WVC, which would then be operated by Omnitrans. SBCTA has the authority to allocate Federal Transit Administration (FTA) funds; however, it does not have the ability to receive funds directly from FTA. Omnitrans is the direct FTA grantee for the San Bernardino Valley. As a result, SBCTA and Omnitrans have developed a successful direct recipient/subrecipient working relationship to deliver projects with FTA funds. The current relationship allows the delivery of FTA-funded projects that meet FTA requirements without duplicating staff, assuring the best use of limited public funds available. Omnitrans and SBCTA executed Memorandum of Understanding (MOU) 15-1001289 in October 2015, setting forth the roles and responsibilities of the recipient/subrecipient relationship.

The project is subject to state and federal environmental review requirements because it involves the use of federal funds from FTA. An Environmental Impact Report (EIR)/ Environmental Assessment (EA) has been prepared for the proposed project in compliance with CEQA and the National Environmental Policy Act (NEPA). SBCTA is the CEQA lead agency, and FTA is the NEPA lead agency. This HRER has been prepared as part of the technical analysis required to support the EIR/EA.

“Cultural resources” as used in this document refers to all historical and archaeological resources, regardless of significance.

Field investigations to document properties built in or before 1968 were conducted by Monica Corpuz, M.A., RPA, of Parsons on May 5 and 6, September 7 and 15, and November 7, 2016. A supplemental field investigation was conducted by Michael Kay, M.A.,

RPA of Paleo Solutions on October 13, 2017; Kristina Lindgren, M.A., RPA, of Paleo Solutions on February 28, 2018; and Jill Vesci, M.A., of Parsons on March 6, 2018.

## 1.1 Project Location and Setting

The proposed project is located primarily along Holt Avenue/Boulevard and Foothill Boulevard, which would connect the cities of Pomona, Montclair, Ontario, Rancho Cucamonga, and Fontana in the counties of Los Angeles and San Bernardino, California. The project limits extend from Main Street in the City of Pomona on the west side to Sierra Avenue in the City of Fontana on the east side and Church Street in the City of Rancho Cucamonga on the north side to Ontario International Airport on the south side (see Figures 1-1 and 1-2). The proposed project area is primarily urban, and generalized land uses include low-, medium-, and medium-high-density residential, commercial, industrial, open space and recreation, transportation and utilities, agriculture, vacant, public facilities, airport, educational facilities, and offices.

## 1.2 Purpose and Need

The purpose of the proposed project is to improve corridor mobility and transit efficiency in the western San Bernardino Valley from the City of Pomona, in Los Angeles County, to the City of Fontana, in San Bernardino County, with an enhanced, state-of-the-art BRT system (i.e., the system that includes off-board fare vending, all-door boarding, transit signal priority [TSP], optimized operating plans, and stations that consist of a branded shelter/canopy, security cameras, benches, lighting, and variable message signs).

The proposed project would address the growing traffic congestion and travel demands of the nearly one million people that would be added to Los Angeles and San Bernardino County by 2040 per Southern California Association of Government's (SCAG) 2016 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) growth forecast. Improved rapid transit along the project corridor would help Omnitrans/SBCTA achieve its long-range goals to cost effectively enhance lifeline mobility and accessibility, improve transit operations, increase ridership, support economic growth and redevelopment, conserve nonrenewable resources, and improve corridor safety.

Recognizing the importance of the WVC transit corridor, SBCTA is proposing a project that is designed to achieve the following objectives:

- Improve transit service by better accommodating high existing bus ridership.
- Improve ridership by providing a viable and competitive transit alternative to the automobile.
- Improve efficiency of transit service delivery while lowering Omnitrans' operating costs per rider.



- Support local and regional planning goals to organize development along transit corridors and around transit stations.

The project purpose and objectives stated above would respond to the following needs:

- Current and future population and employment conditions establish a need for higher-quality transit service.
- Current and future transportation conditions establish a need for an improved transit system.
- Transit-related opportunities exist in the project area.

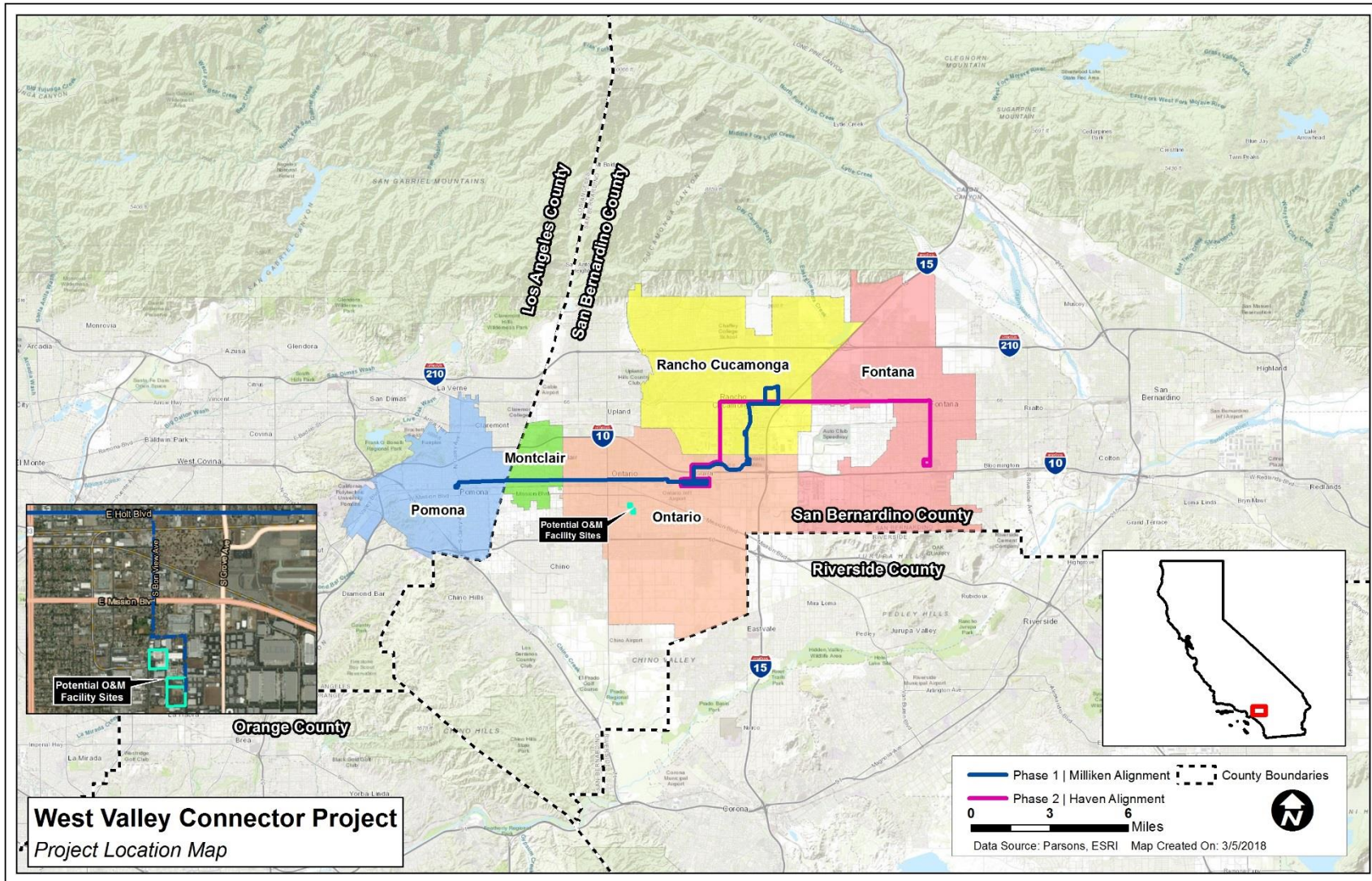


Figure 1-1: Project Location Map



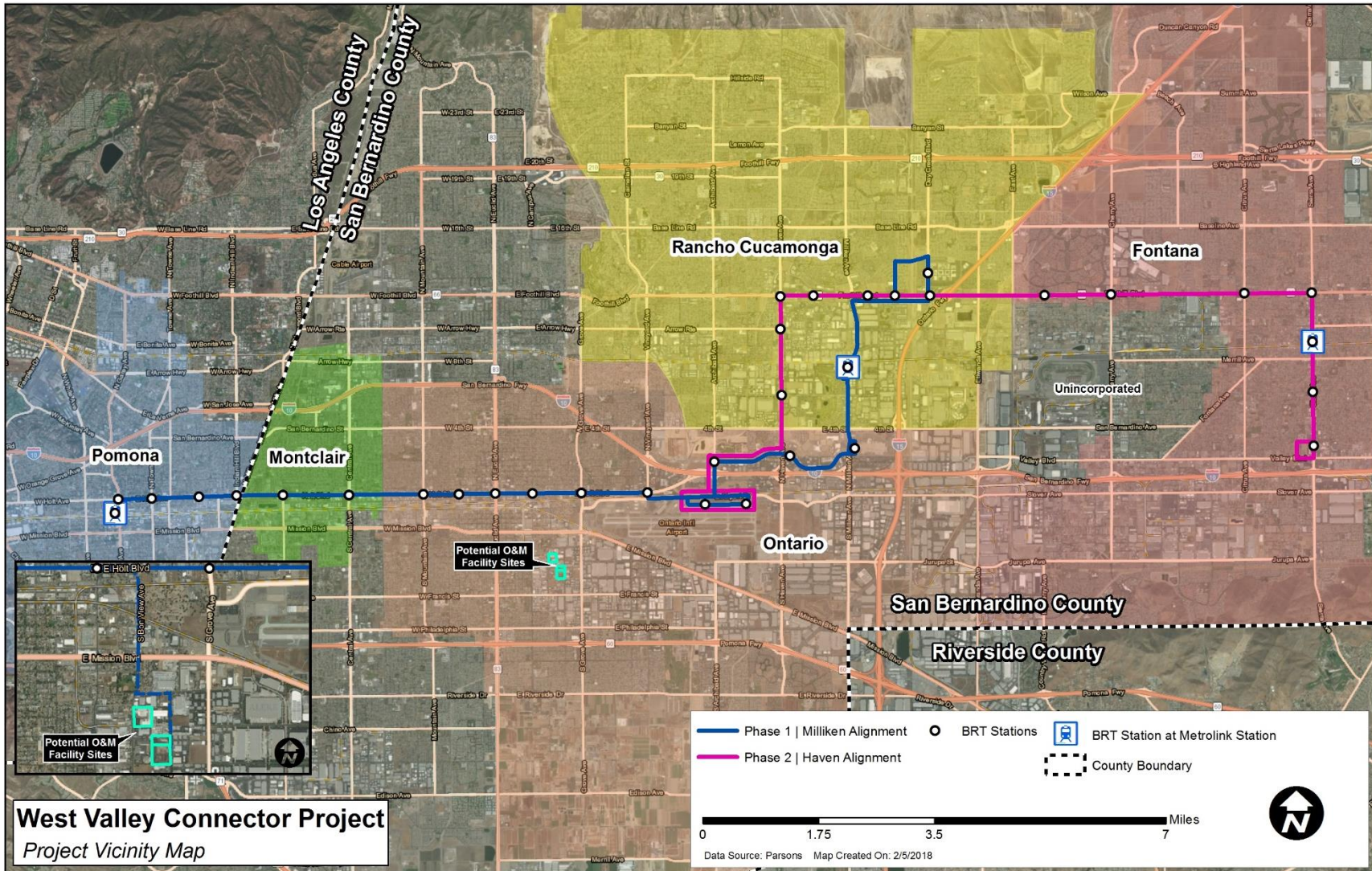


Figure 1-2: Project Vicinity Map



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## 2.0 PROJECT DESCRIPTION

### 2.1 Proposed Project

The WVC Project is a 35-mile-long BRT corridor project located primarily along Holt Avenue/Boulevard and Foothill Boulevard that would connect the cities of Pomona, Montclair, Ontario, Rancho Cucamonga, and Fontana in the counties of Los Angeles and San Bernardino, California. The project proposes limited stops, providing speed and quality improvements to the public transit system within the corridor. The project includes BRT stations at up to 33 locations/major intersections and associated improvements, premium transit service, TSP and queue jump lanes, dedicated lanes, and integration with other bus routes.

The project alignment consists of two phases. Phase I of the project would construct the “Milliken Alignment,” from the Pomona Regional Transit Center (downtown Pomona Metrolink Station) to Victoria Gardens in Rancho Cucamonga. Phase II of the project would construct the “Haven Alignment,” from Ontario International Airport to Kaiser Permanente Medical Center in Fontana. The Phase I/Milliken Alignment would begin construction in 2020 and is proposed to have 10-minute peak and 15-minute off-peak headways. Phase II is intended to be constructed immediately following completion of Phase I, depending on the availability of funding.

#### *Phase I/Milliken Alignment*

Phase I of the project would construct the Milliken Alignment from the eastern boundary limit in Pomona to Victoria Gardens in Rancho Cucamonga. In Pomona, the alignment starts from the Pomona Regional Transit Center station, travels along Holt Avenue and into Montclair.

In Montclair, the alignment runs on Holt Boulevard between Mills Avenue and Benson Avenue and into Ontario.

In Ontario, the alignment continues on Holt Boulevard, starting from Benson Avenue, and then continues to Vineyard Avenue and into Ontario International Airport (loop through Terminal Way). From the airport, it heads north on Archibald Avenue to Inland Empire Boulevard and turns right to go east on Inland Empire Boulevard.

On Inland Empire Boulevard, the alignment goes straight into Ontario Mills (loop through Mills Circle) and then heads north on Milliken Avenue into Rancho Cucamonga.

In Rancho Cucamonga, the alignment makes a loop into the Rancho Cucamonga Metrolink Station off Milliken Avenue and then continues up Milliken Avenue and turns east onto Foothill Boulevard.

The alignment continues east on Foothill Boulevard, turns north onto Day Creek Boulevard, and then terminates with a layover at Victoria Gardens at Main Street. From Victoria Gardens, the bus line begins a return route by continuing north on Day Creek Boulevard, turns west onto

Church Street, turns south onto Rochester Avenue, and then turns west back onto Foothill Boulevard.

### *Phase II/Haven Alignment*

Phase II of the project would construct the Haven Alignment, from Ontario International Airport to Kaiser Permanente Medical Center in Fontana. In Ontario, the alignment makes a loop through Terminal Way at Ontario International Airport. From the airport, it heads north on Archibald Avenue to Inland Empire Boulevard and turns right and travels east on Inland Empire Boulevard.

From Inland Empire Boulevard, the alignment turns left to go north up Haven Avenue into Rancho Cucamonga, then turns right to go east onto Foothill Boulevard and into Fontana.

In Fontana, the alignment continues east on Foothill Boulevard until turning south onto Sierra Avenue. The alignment follows Sierra Avenue, including a stop at the Fontana Metrolink Station, and then continues until turning west onto Marygold Avenue, where the bus line would begin a turn-around movement by heading south onto Juniper Avenue, east onto Valley Boulevard, and north back onto Sierra Avenue to Kaiser Permanente Medical Center before heading northward for the return trip.

## 2.2 Project Alternatives

Many alternatives were considered during the project development phase of the project. A No Build Alternative and two build alternatives (Alternatives A and B) are being analyzed in the EIR/EA.

### 2.2.1 No Build Alternative

The No Build Alternative proposes no improvements to the existing local bus services. Under the No Build Alternative, the existing local bus service on Routes 61 and 66 would maintain current service of 15-minute headways (total of four buses per hour in each direction).

### 2.2.2 Build Alternatives

Figure 2-1 presents the map of both build alternatives. All design features of both build alternatives are the same, as described in more details in Section 2.3, with the exception of the following:

#### *Alternative A – Full BRT with no Dedicated Bus-only Lanes*

Alternative A would include the 35-mile-long BRT corridor, which is comprised of the Phase I/Milliken Alignment, Phase II/ Haven Alignment, and 60 side-running stations at up to 33 locations/major intersections. The BRT buses will operate entirely in the mixed-flow lanes. The right-of-way (ROW) limits and travel lane width vary in other segments of the corridor. Implementation of Build Alternative A will not require permanent or temporary ROW acquisition.

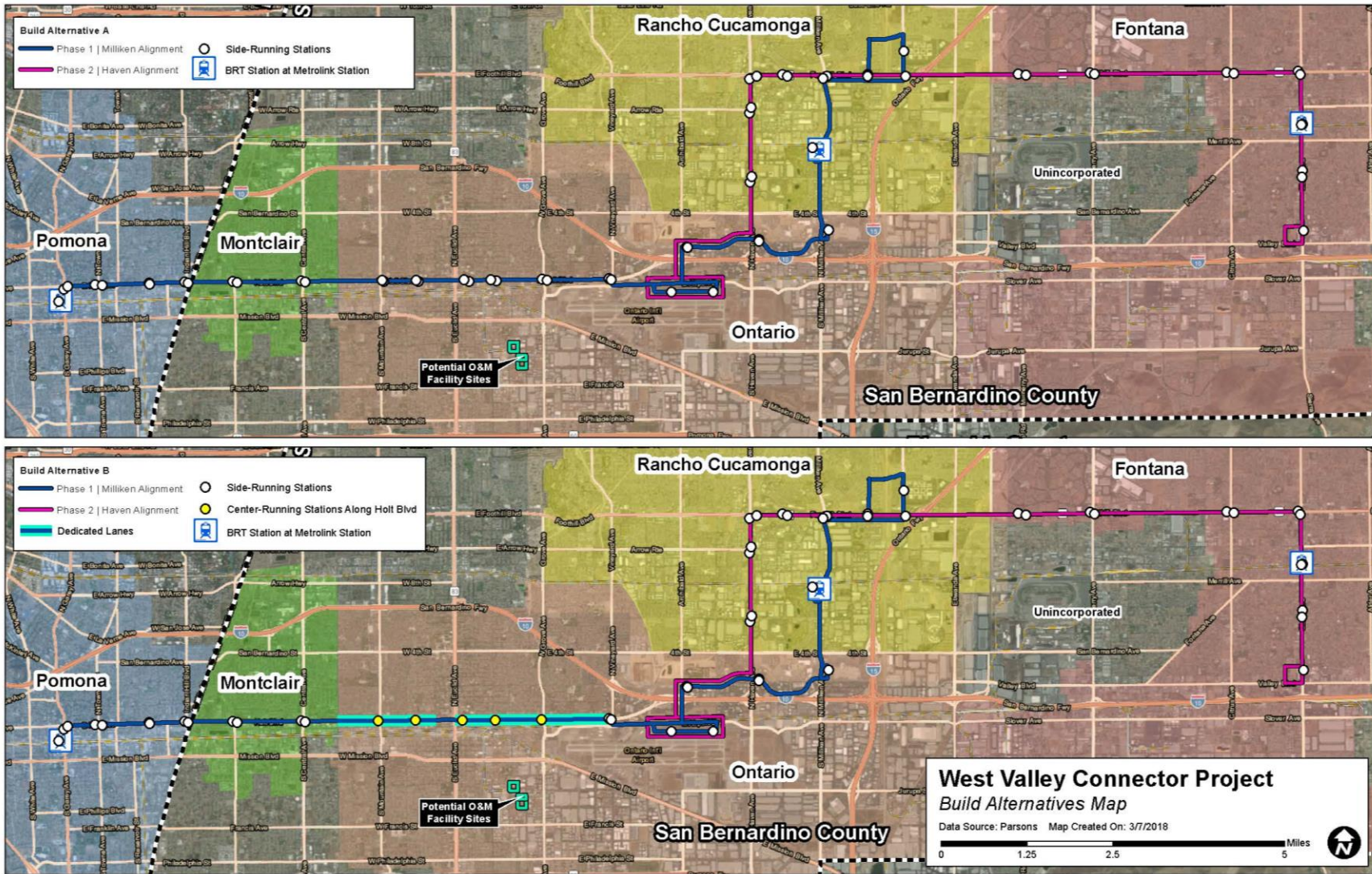


Figure 2-1: Build Alternatives Map

### ***Alternative B – Full BRT with 3.5 miles of Dedicated Bus-only Lanes in Ontario***

Alternative B would include the full 35-mile-long BRT corridor, which is comprised of the Phase I/Milliken Alignment, Phase II/Haven Alignment, 3.5 miles of dedicated bus-only lanes, and five center-running stations and 50 side-running stations at up to 33 locations/major intersections. The dedicated lanes segment would include two mixed-flow lanes and one transit lane in each direction and five center-running stations. To accommodate the dedicated lanes, roadway widening and additional utilities, such as electrical and fiber-optic lines, would require permanent and temporary ROW acquisition. In addition, some areas of the project corridor would require reconfiguration, relocation, or extension of adjacent driveways, curbs, medians, sidewalks, parking lots, and local bus stops.

## **2.3 Design Features of Build Alternatives**

### **2.3.1 Bus Rapid Transit Stations**

BRT stations at 33 locations/major intersections and associated improvements are proposed to be located approximately 0.5 to 1 mile apart to facilitate higher operating speeds by reducing dwell time (see Figure 1-2 and Figure 2-1 for station locations). Table 2-1 lists the BRT stations to be constructed as part of Phase I/Milliken Alignment. Note that under Alternative A, all 21 stations will be side-running stations. Under Alternative B, five center platform stations are proposed as follows:

- Holt Boulevard/Mountain Avenue
- Holt Boulevard/San Antonio Avenue
- Holt Boulevard/Euclid Avenue
- Holt Boulevard/Campus Avenue
- Holt Boulevard/Grove Avenue

As part of Phase II/Haven Alignment, an additional 12 side-running stations will be constructed for both build alternatives as list in Table 2-2.

**Table 2-1: Stations along Phase I/Milliken Alignment**

City	Stations
Pomona	<ul style="list-style-type: none"> <li>• Pomona Regional Transit Center Station</li> <li>• Holt Avenue/Garey Avenue</li> <li>• Holt Avenue/Towne Avenue</li> <li>• Holt Avenue/Clark Avenue</li> <li>• Holt Avenue/Indian Hill Boulevard</li> </ul>
Montclair	<ul style="list-style-type: none"> <li>• Holt Boulevard/Ramona Avenue</li> <li>• Holt Boulevard/Central Avenue</li> </ul>
Ontario	<ul style="list-style-type: none"> <li>• Holt Boulevard/Mountain Avenue*</li> <li>• Holt Boulevard/San Antonio Avenue*</li> <li>• Holt Boulevard/Euclid Avenue*</li> <li>• Holt Boulevard/Campus Avenue*</li> <li>• Holt Boulevard/Grove Avenue*</li> <li>• Holt Boulevard/Vineyard Avenue</li> <li>• Ontario International Airport</li> <li>• Inland Empire Boulevard/Archibald Way</li> <li>• Inland Empire Boulevard/Porsche Way</li> <li>• Ontario Mills</li> </ul>
Rancho Cucamonga	<ul style="list-style-type: none"> <li>• Rancho Cucamonga Metrolink Station</li> <li>• Foothill Boulevard/Milliken Avenue</li> <li>• Foothill Boulevard/Rochester Avenue</li> <li>• Victoria Gardens between North and South Main Street</li> </ul>
Note: * denotes the center-running stations to be constructed under Alternative B.	

Source: Parsons 2017.

**Table 2-2: Additional Stations to be Constructed as Part of Phase II/Haven Alignment**

City	Stations
Rancho Cucamonga	<ul style="list-style-type: none"> <li>• Haven Avenue/6<sup>th</sup> Street</li> <li>• Haven Avenue/Arrow Route</li> <li>• Haven Avenue/Foothill Boulevard</li> <li>• Foothill Boulevard/Spruce Avenue</li> <li>• Foothill Boulevard/Day Creek Boulevard</li> </ul>
Fontana	<ul style="list-style-type: none"> <li>• Foothill Boulevard/Mulberry Avenue</li> <li>• Foothill Boulevard/Cherry Avenue</li> <li>• Foothill Boulevard/Citrus Avenue</li> <li>• Foothill Boulevard/Sierra Avenue</li> <li>• Fontana Metrolink Station</li> <li>• Sierra Avenue/Randall Avenue</li> <li>• Sierra Avenue/Kaiser Permanente</li> </ul>

Source: Parsons 2017.

### *Side-Running Stations*

Side-running stations would typically be located on the far side of an intersection to facilitate transit priority and to avoid a stopped bus from blocking those turning right from the corridor. Where curb cuts for driveways and other conditions do not provide enough space along the curbside for both the San Bernardino Valley Express (sbX) and the local bus on the far side of the intersection, the local buses would be located on the near side of the intersection.

In the side-running condition, stations may include new or improved shelters with passenger amenities, or only an sbX-branded pylon with signature light. Proposed shelters would be approximately 18 feet in length and a width that would fit a 10-foot-wide-minimum sidewalk. Passenger amenities at the side platform stations would include benches, bicycle racks, trash receptacles, variable message signs, security cameras, and lighting integrated with the shelter. There would be no fare collection equipment on the sidewalks or shelters when the available ROW is less than 10 feet, and the passengers may pay the fee on the bus. Side-running stations would also include various amenities.

For all stations in Rancho Cucamonga, only an sbX-branded pylon with signature light is proposed. Should shelters be implemented in the future, coordination between the City of Rancho Cucamonga and SBCTA would be required to environmentally clear the shelters at a later time.

### *Center Platform Stations*

As indicated in Section 2.3.1, five center-running platform stations are proposed to be constructed as part of the Phase I/Milliken Alignment (in Ontario) under Alternative B.

The center-running platform stations would be in the center of the street ROW on a raised platform with an end-block crossing. Access would be provided by crosswalks at intersections and Americans with Disabilities Act (ADA)-compliant ramps to the station platforms. Center-running platforms would be placed as close to the intersection as possible while still maintaining left-turn pockets, where required.

In the optimum center-running platform configuration, the platform would accommodate a canopy with its seating area, passenger amenities, fare equipment, and a ramp to comply with relevant accessibility requirements and provide clearance in front of ticket vending machines. Stations would include amenities that can be assembled and laid out to suit the functionality of the station and fit with the surrounding land uses.

### **2.3.2 sbX Bus Operations**

The proposed project would require 18 buses during the Phase I operation and increase to 27 buses for the Phase I and Phase II operation to serve the designed headways and have sufficient spare vehicles.



Under Alternative A, sbX buses would operate entirely in mixed-flow lanes along the proposed 35 miles of the Phase I and Phase II alignments. For Alternative B, sbX buses would operate in mixed-flow lanes similar to Alternative A, except where dedicated bus-only lanes (3.5 miles) are proposed along Holt Boulevard, between Benson Avenue and Vine Avenue and between Euclid Avenue and Vineyard Avenue, in Ontario.

Roadway sections where the sbX would operate in mixed-flow lanes would generally be kept as existing conditions, although some modifications, such as relocated curb and gutter, may be necessary near the stations to provide sufficient room for bus stopping and loading. Reconstruction of curb and gutters would only be required for the segment where dedicated bus-only lanes are proposed. Vehicular lanes where the sbX buses would operate in dedicated bus-only lanes would feature concrete roadways, painted or striped to visually separate the exclusive lanes from mixed-flow lanes. Transition areas from mixed-flow to exclusive lanes would be provided at each end of an exclusive lane location. Such transitions would be clearly marked to separate bus movements from other vehicular traffic. Reinforced concrete bus pads in the pavement would be placed at all station locations for the sbX buses.

sbX buses would operate from 6:00 a.m. to 8:00 p.m. with peak headways for 4 hours and off-peak headways for 10 hours per day for a total span of service of 14 hours per day, Monday through Friday. From the Pomona Metrolink Transit Center station to Inland Empire Boulevard, the sbX buses would operate on 10-minute peak headways and 15-minute off-peak headways. Additional service hours, including weekend service, may be added if additional operating funds become available in the future.

### **2.3.3 Operations and Maintenance**

#### ***Fleet Composition***

The proposed project's fleet would be comprised of 60-foot-long articulated compressed natural gas (CNG) propulsion buses. sbX buses would hold approximately 96 passengers at maximum capacity with up to 8 bicycles on board. Today, the average local bus operating speeds are only 12 to 15 miles per hour (mph), and they are getting slower as corridor congestion worsens. In calculating run times, it was assumed that the average dwell time at stations would be 30 seconds (peak service), and average overall speed would be 20 mph.

#### ***Maintenance Requirements and Associated Facilities***

Omnitrans operates and maintains its existing bus fleets from two major Operations and Maintenance (O&M) facilities: East Valley Vehicle Maintenance Facility (EVVMF), located at 1700 W. 5th Street in the City of San Bernardino and West Valley Vehicle Maintenance Facility (WVVMF), located at 4748 E. Arrow Highway in the City of Montclair. EVVMF is a Level III facility capable of full maintenance of buses and WVVMF is a Level II facility

suitable for light maintenance. Neither facility has sufficient capacity to accommodate the additional maintenance and storage requirements of the bus fleet associated with the proposed WVC Project.

The purpose of the new O&M facility is to provide operations and maintenance support to the existing full-service EVVMF. The new facility would be designed and constructed to provide Level I service maintenance with a capacity to be upgraded to provide Level II service maintenance. Heavy repair functions and administrative functions would remain exclusively with the EVVMF in San Bernardino.

### Facility Components

Conceptually, the new O&M facility would be built on an approximately 5-acre site. The Level I facility would include a parking area, bus washing area, fueling area, and a personnel and storage building. As needs arise, the facility could be upgraded to provide Level II service, which would include the addition of a maintenance shop and a larger administrative building. Landscaping and irrigation would be provided to enhance the comfort of employees and the appearance of the facility, and to help screen maintenance facilities and operations from offsite viewpoints within the community.

Depending on the service level to be performed, approximately 50 to 100 staff would be using this facility, including bus operators and O&M staff.

### Potential Sites

Three sites are being considered for the placement of the new O&M facility (see Figure 2-2). All are owned by the City of Ontario and are located in the industrial zoned area, slightly more than 1 mile from the proposed BRT corridor alignment on Holt Boulevard:

- Site 1: 1516 S. Cucamonga Avenue, Ontario (APN 1050-131-03-0000 and APN 1050-131-02-0000). The current use of this property is public works storage yard. If selected, the O&M facility will be built at the bottom portion of the parcel encompassing an area of approximately 6.0 acres.
- Site 2: 1440 S. Cucamonga Avenue, Ontario (APN 1050-141-07-0000). The current use of this property is compressed natural gas fueling station. If selected, the O&M facility will utilize the entire parcel encompassing an area of approximately 4.8 acres.
- Site 3: 1333 S. Bon View Avenue, Ontario (APN 1049-421-01-0000 and APN 1049-421-02-0000). The current use of this property is municipal utility and customer service center. If selected, the O&M facility will be built at the bottom portion of the parcel encompassing an area of approximately 6.6 acres.

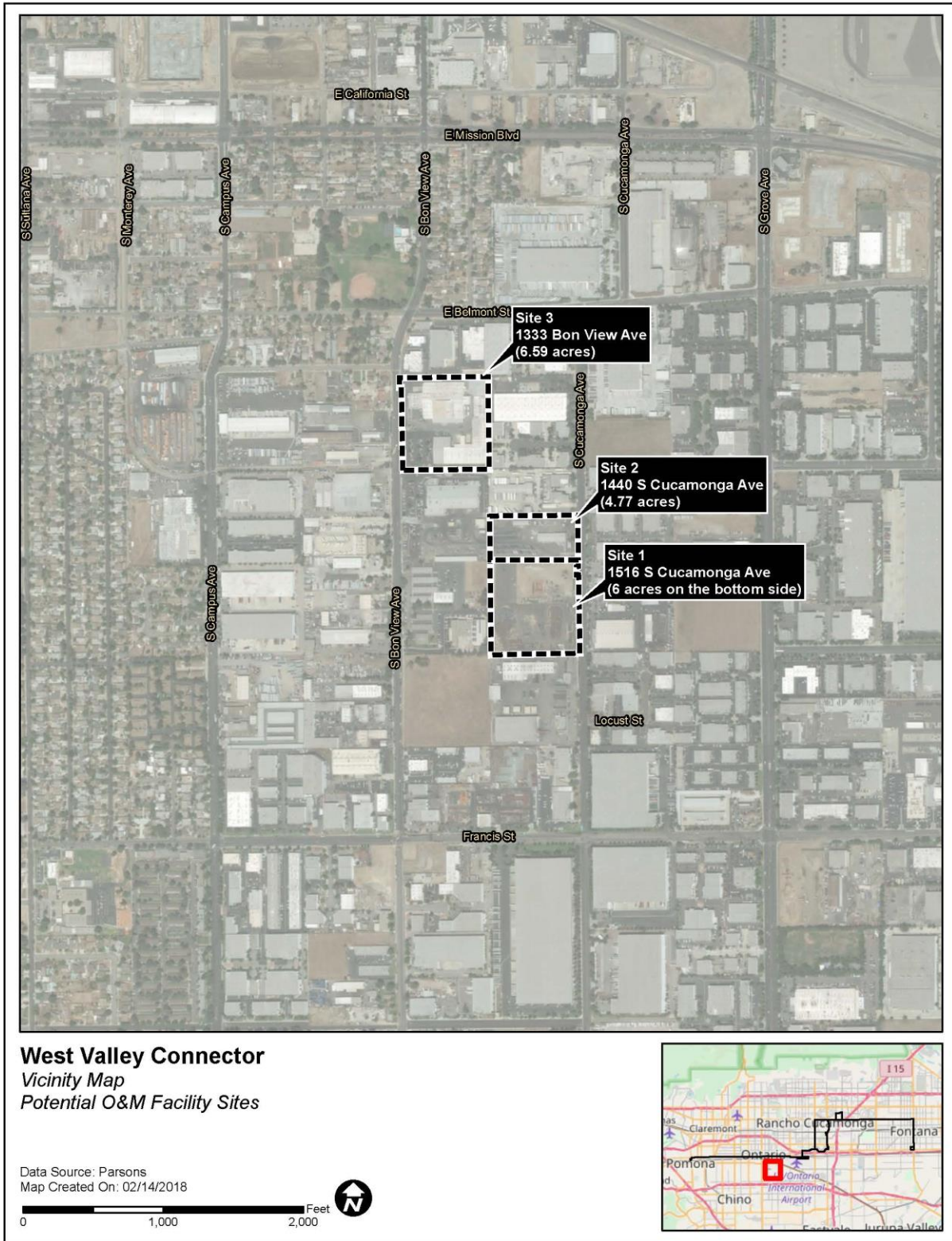


Figure 2-2: Potential Operations and Maintenance Facility Sites

Buses coming to and from the new facility could use nearby access roads that directly connect to the BRT corridor such as South Campus Avenue, South Bon View Avenue, and South Grove Avenue.

The O&M facility will be constructed during the same period as the Phase I/Milliken Alignment and would be open for operation at the same time as the Phase I alignment. Construction duration is estimated at 12 months.

## 2.4 Implementation Schedule

Implementation of the proposed project is planned over the next 5 years and would entail many activities, including:

- Completion of the environmental compliance phase (December 2018)
- Completion of Preliminary Engineering (December 2018)
- Completion of Final Design (April 2020)
- Completion of O&M facility (December 2022)
- Completion of Construction of Phase I/Milliken Alignment and testing (January 2023)
- System operation (begin revenue operation in January 2023)

Construction of Phase II/Haven Alignment is scheduled to occur after completion of the Phase I/Milliken Alignment pending funding availability

## 2.5 Area of Potential Effects

The Area of Potential Effects (APE) map was prepared in accordance with Section 106 of the National Historic Preservation Act (NHPA) (36 *Code of Federal Regulations* [CFR] § 800.4(a)(1)) and in consultation with the State Historic Preservation Officer (SHPO). FTA received concurrence in its adequacy on November 17, 2017. Modifications were made to the APE to incorporate three alternative locations for a proposed O&M facility, with concurrence received from the SHPO on March 29, 2018.

The APE map can be found in Appendix A of the project's Historic Properties Survey Report (HPSR). A conservative approach in the delineation of the APE was taken to accommodate all feasible alternatives for the project. The project APE includes two study delineations: an Architectural, or built-environment APE, and an Archaeological APE. The Architectural APE is the larger of the two and encompasses all areas where potential direct and indirect effects may occur (it also encompasses the Archaeological APE). The Archaeological APE is defined as the area of direct impacts that could occur as a result of project construction under Alternative A and Alternative B and includes existing and proposed ROW, temporary construction easements (TCEs), proposed staging areas, and parcels proposed for full or partial acquisition. The Architectural APE includes the archaeological APE, plus properties that may be subject to indirect impacts (i.e., impacts from noise, vibration, or changes to

setting). Potential indirect impact areas are established as the legal parcel adjacent to where potential direct impacts would occur. If any part of a parcel would be temporarily or permanently impacted, then the whole parcel was included as part of the Architectural APE footprint.

From west to east, the alignment of both the Architectural and Archaeological APE begins on the north side of the Pomona Metrolink Transit Center, and travels north on Main Street, east on Monterey Avenue, north on Garey Avenue, and east onwards along Holt Boulevard through the cities of Pomona, Montclair, and Ontario. Upon reaching Ontario International Airport, the Architectural APE travels north on Archibald Avenue, east on G Street, continues on Inland Empire Boulevard, and north on Haven Avenue through the City of Rancho Cucamonga. Both APEs include the parallel alignment of Milliken Avenue as part of the proposed Milliken Alignment. Upon reaching Foothill Boulevard in Rancho Cucamonga, the APE alignments travel east through Victoria Gardens (Church Street and Dry Creek Boulevard), and continue eastbound until Sierra Avenue, where the alignment travels south through the city of Fontana before reaching a circular loop, which travels west on Valley Boulevard, north on Juniper Avenue, and east on Marygold Avenue until reaching Sierra Avenue.

As mentioned previously, the Architectural APE is the larger of the two, and encompasses the ROW and parcels along proposed side- and center-running stations of the above-mentioned alignment. The Archaeological APE covers only the ROW within proposed side- and center-running stations, as well as TCEs, proposed staging areas, and parcels proposed for full or partial acquisition.

Approximately 1 mile south from the proposed BRT corridor alignment on East Holt Boulevard, Ontario, where South Bon View Avenue intersects, the APE incorporates an area where construction of a new facility for bus operation and maintenance is proposed. The same survey approaches were taken for establishment of the APE for the O&M facility, defined as the geographical area where direct impacts could occur as a result of project construction on one of three sites of between 4.8 and 6.6 acres for the purposes of considering archaeological resources, and a larger area incorporating one property beyond the parcel site on which the O&M facility would be constructed to account for potential indirect impacts to the built-environment.

A conceptual design has been developed for the proposed 3.5 miles of dedicated BRT lanes along Holt Boulevard between Benson Avenue and Vine Avenue, and between Euclid Avenue and Vineyard Avenue, in the City of Ontario. The dedicated lanes segment would require road widening to accommodate the five center-running stations and dedicated bus-only lanes, which would involve excavation and trenching.

In terms of the vertical APE, only minor construction would be required to add or modify side-running stations along the proposed route, with a 2.5-foot maximum excavation depth mainly involving the disturbance of existing sidewalk and roadway features to construct the

shelters, electrical and communication equipment units, and bus pads, and a 4-foot maximum excavation depth to install the pylon pole for the pole stations. The APE map delineates where each of these different station types are located, and the architectural APE has been expanded around each. The Holt Boulevard widening is 3.5 miles in length and involves construction within the existing pavement, sidewalk, gutter, and developed parcels to accommodate the center-running stations and BRT dedicated lanes. The areas indicated on the APE map as TCEs include portions of parcels needed to construct the widening. The areas within the TCE's include space needed to build sidewalk, gutters, and pavement. It is anticipated that the dedicated lanes would require full acquisition of 37 parcels, partial acquisition of 168 parcels, 58 parcels with TCEs, and parking impacts to 65 parcels that are within the City of Ontario's ROW. The O&M facility would be constructed on parcels already owned by the City of Ontario. As the topography is consistently flat throughout the project area, excavation would be shallow (less than 2.5 feet) at side-running stations. The road widening segment along Holt Boulevard would involve trenching in the areas near the five proposed new center-running stations to accommodate utility relocations and installing conduits for new electrical/communication services. The maximum excavation depth for wet and dry utility relocation would be 6 feet. The maximum excavation depth for relocation of storm drain laterals that feed into the main line would be 15 feet. In all, extensive ground disturbance is not anticipated as part of the proposed project construction. No extensive backfill or grading is expected given the relatively flat elevation of the project alignments. Table 2-3 summarizes the excavation depths along the project alignments. A map of the APE boundaries in relation to the project alignment and proposed stations is provided in Appendix A of the HPSR.

**Table 2-3: Summary of Maximum Excavation Depth for Stations and Utilities**

Location	Type of Work Requiring Excavation	Maximum Depth in Feet
Side-Running BRT Stations	Shelter construction, electrical and communication equipment installation, bus pads	2.5
All Stations	Station pylons	4
Holt Boulevard (between Benson Avenue and Vine Avenue)	Construction of center-running BRT stations	2.5
	Utility relocation	6
	Storm drain laterals	15

In terms of the vertical APE for the O&M facility in Ontario, the maximum depth of ground disturbance is estimated to be 12 feet below current ground surface, for purposes of the maintenance shop and administrative building construction. The 12-foot excavation depth is based on the potential need for an elevator bank and/or maintenance trench. The building foundation is anticipated to be above the 12-foot depth. The utilities needed for the project will typically be built within a 2- to 3-foot depth.

## 3.0 REGULATORY SETTING

Key cultural resource regulations that are most relevant to the proposed project are summarized below.

### 3.1 Federal

#### 3.1.1 National Environmental Policy Act

NEPA, signed into law in 1970, requires federal agencies to assess the environmental effects of their proposed actions prior to making decisions. Using the NEPA process, agencies evaluate the environmental and related social and economic effects of their proposed actions. Agencies also provide opportunities for public and stakeholder review and comment on those evaluations.

#### 3.1.2 Section 106 of the National Historic Preservation Act

Section 106 of the NHPA of 1966 requires federal agencies to take into account the effects of their actions on historic properties. Section 106 applies to any federal undertaking, defined as a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a federal agency, including (1) those carried out by or on behalf of a federal agency; (2) those carried out with federal financial assistance; and (3) those requiring a federal permit, license or approval.

The Section 106 process contains four basic steps: (1) a determination that the proposed federal action is an undertaking; establishing the project's APE; and initiating consultation, which includes inviting the State Historic Preservation Officer (SHPO) and other consulting parties to participate in the process; (2) identifying any historic properties within the project's APE that are listed in or eligible for the NRHP; (3) determining whether the project will have an adverse effect on any historic properties; and (4) resolving any adverse effects on those resources through execution of a Memorandum of Agreement. The Section 106 regulations require federal agencies to make NRHP eligibility determinations and effects findings in consultation with the SHPO. A historic property, defined as any "prehistoric or historic district, site, building, structure, or object" included in, or eligible for inclusion in the NRHP [U.S. Department of Interior, National Park Service, National Register Criteria for Evaluation] must meet at least one of four significance criteria, and must retain sufficient integrity in terms of its location, design, setting, materials, workmanship, feeling, and association. The significance criteria are:

- A. Is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A); or
- B. Is associated with the lives of significant persons in our past (Criterion B); or

- C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or
- D. Has yielded or may be likely to yield, information important in history or prehistory (Criterion D).

### 3.1.3 Section 4(f) of the Department of Transportation Act [49 U.S.C. Section 303 Section 4(f)]

Section 4(f) of the Department of Transportation (DOT) Act of 1966 requires the consideration of public park and recreational lands, wildlife and waterfowl refuges, and any public or privately owned historic sites listed in or eligible for listing in the NRHP, for transportation project development. Before approving a project that uses a Section 4(f) property, FTA must either (1) determine that the impacts are *de minimis*, or (2) undertake a Section 4(f) evaluation. If the Section 4(f) evaluation identifies a feasible and prudent alternative that completely avoids Section 4(f) properties, it must be selected. If there is no feasible and prudent alternative that avoids all Section 4(f) properties, the alternative that causes the least overall harm shall be selected. FTA must also find that all possible planning to minimize harm to the Section 4(f) property has occurred.

## 3.2 State

### 3.2.1 California Environmental Quality Act and Guidelines

CEQA is used to provide decision makers with information about the environmental impacts of a proposed project and allows the public an opportunity to comment on the impacts that may affect their community.

CEQA uses the term “historical resources” to include buildings, sites, structures, objects, or districts, each of which may have historical, pre-historical, architectural, archaeological, cultural, or scientific importance. Historical resources, as defined in Section 15064.5 of the CEQA Guidelines, are properties that are listed in or eligible for listing in the California Register of Historical Resources (CRHR) and are considered part of the environment. CEQA requires state and local public agencies to identify the environmental impacts of proposed projects and to determine if the impacts will be significant, and identify alternatives and mitigation measures that will reduce or eliminate impacts. CEQA states that if implementation of a project would result in significant effects on historical resources, then alternative plans or mitigation measures must be considered; however, only significant historical resources need to be addressed (14 *California Code of Regulations* [CCR] 15064.5, 15126.4). Therefore, before impacts and mitigation measures can be identified, the



significance of historical resources must be determined. There are three ways that a cultural resource may qualify as a historical resource:

- The resource is listed in or determined eligible for listing in the CRHR.
- The resource is included in a local register of historical resources, or identified as significant in a historical resource survey meeting the requirements of Section 5024.1[g] of the Public Resources Code (PRC), unless the evidence demonstrates that it is not historically or culturally significant.
- The Lead Agency determines the resource to be significant, as supported by substantial evidence in light of the whole record.

Each of these ways of qualifying as a historical resource for the purpose of CEQA is related to the eligibility criteria for inclusion in the CRHR. A historical resource may be eligible for inclusion in the CRHR if it meets any of the following conditions:

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

Properties that are listed in or eligible for listing in the NRHP are automatically considered eligible for listing in the CRHR and thus are significant historical resources for the purpose of CEQA.

According to CEQA, a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant impact on the environment. Under CEQA, a substantial adverse change in the significance of a resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired. Actions that would materially impair the significance of a historic resource are any actions that would demolish or adversely alter the physical characteristics that convey the property's historical significance and qualify it for inclusion in the CRHR or in a local register or survey.

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## 4.0 RESEARCH METHODS

Potential historic properties were identified and evaluated for inclusion in the NRHP as required by 36 CFR Part 800 and the regulations implementing Section 106 of the NHPA. This assessment also conforms to CEQA requirements and evaluates potential historical resources for inclusion in the CRHR in accordance with Section 15064.5(a) (2)–(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California PRC.

The following standard sources of information were consulted in the process of compiling this report:

- NRHP website (<http://www.cr.nps.gov/nr>), through December 7, 2017
- California Historical Landmarks
- California Points of Historical Interest (CPHI)
- City of Ontario List of Designated Historic Landmarks and Historic Districts
- City of Fontana Lewis Library, local history room
- Ovitt Family Library, Ontario, Robert E. Ellingwood Model Colony History Room
- General Plans and Zoning Codes of project corridor cities and counties

### 4.1 Records Search Methods and Results

A search for cultural resource records was completed by Parsons archaeologist Monica Corpuz, M.A., RPA, at the South Central Coastal Information Center (SCCIC) of the California Historical Resources Inventory System (CHRIS) on April 16 and 17, May 7, and September 12, 2016. Following the inclusion of the Milliken alternative alignment in the APE in September 2017, Paleo Solutions archaeologist, Michael Kay, M.A., RPA, conducted a supplemental records search at the SCCIC on October 12, 2017. In February 2018, the project added the O&M facility with three proposed locations situated south of the project alignment in Ontario. On February 21, 2018, Barbara Webster, M.S., of Paleo Solutions, completed a records search for the proposed O&M facility. The records searches included a check of the NRHP, CRHR, California Historical Landmarks, CPHI, and the California Office of Historic Preservation Historic Property Data file. The records search covered a 0.25-mile radius around the APE boundary for architectural resources. A total of 60 reports/forms were completed within a 0.25-mile radius of the APE (Appendix B of the Archaeological Survey Report [ASR]). Of these, 32 were completed within the APE, and 28 are within a 0.25-mile radius of the APE (see Table 4-1 of the ASR). In addition, archival research helped determine the location of previously documented cultural resources proximate to the project and establish a context for significance.

The baseline age for studying cultural resources within the APE was established as 1968, or the year that properties will achieve 50 years of age in 2018, the year environmental

documentation approval is anticipated. The year 2018 was used as the baseline year for preparing formal evaluations of parcels containing built environment resources for this study because environmental analysis is anticipated to be completed that year. There are 12 additional properties (all commercial) constructed within the 5-year span, 1969-1973, within the APE, as identified in Table 6-1. These properties fall within the 45-year time-frame survey window for completion of Phase I (2022) and Phase II (2023) construction. These 12 properties appear to possess no potential to meet NRHP criteria though they were not formally evaluated and no DPR 523 forms were prepared; however, background research and a field review by qualified professionals were conducted.

The methodology used to assess cultural resources was to conduct an intensive-level survey, with evaluation findings conducted by or under the supervision of Gregory King, M.A., of Parsons, who meets 36 CFR 61 professional qualifications standards as historian and architectural historian. Nineteen (19) buildings evaluated as part of this study are currently being considered or are already included in the City of Ontario's local register of historic resources. In 2003, the Ontario City Council established the Ontario Register, previously known as the List of Eligible Historic Resources, through adoption of the Historic Preservation Ordinance. The Ontario Register includes historic resources that have been determined eligible, nominated, or designated local landmarks/districts by the approving authority. The Development Code for the City of Ontario establishes a Tier system that ranks historic resources in order of significance, from Tier I as the highest level to Tier III, the lowest level. Of the 19 properties identified by the City of Ontario as local resources, 17 are considered to be CEQA-only resources.

The Fontana City Council designated some properties as historically significant in 1992 from a list compiled by the Fontana Historical Society, but without any protections. Fontana does not have a formal historic preservation or local landmarks commission, or ordinances or programs that protect historic buildings or structures.

Rancho Cucamonga's "Designated and Potential Historic Site" list is based on a comprehensive city-wide survey undertaken in the late 1980s, with more than 300 sites identified as potential local landmarks. The City's 2010 General Plan update included an all new city-wide survey, with a new "Local Inventory of Historic Resources." The five-member Planning Commission also serves as the Historic Preservation Commission. The City's first historic preservation ordinance passed in 1979, with a new ordinance enacted in 2011.

The City of Montclair has adopted an ordinance that creates a Historic Preservation Commission, which includes the responsibility to maintain a register of landmark designations for structures and buildings.

The City of Pomona's Historic Preservation Commission is charged with recommending historic landmark designation as outlined in the City's historic preservation regulations, which are part of the zoning ordinance. The ordinance established the City's landmark

program and the legal basis for the designation and treatment of historic properties. The City was designated a Certified Local Government in 2003. The City, in cooperation with Pomona Heritage, sponsored a comprehensive historic resources survey between 1992-1994, with an update in 2004 for properties dating from 1945-1954.

The results of the cultural resource records search and literature review indicate 5 historic properties and 19 historical resources are located within the project APE. As defined by 36 CFR 800.16(l), a "historic property" is a resource that is listed in or eligible for listing in the NRHP. Properties listed or formally determined eligible for listing in the NRHP are automatically listed in the CRHR. Per CEQA Section 21084.1, a "historical resource" is a resource listed or eligible for listing in the NRHP, CRHR, and/or local designation.

Table 4-1 summarizes the cultural resources that were identified during the records searches and those resources in proximity to the project APE.

**Table 4-1: Identified Cultural Resources within 0.25 mile of the APE**

P-Number	Other Identifier	Description	Address	Distance from APE	OHP Status Code <sup>1</sup>	Notes
P-19-180713		Edison Historic District	N/A	0.15 mile	1S	
P-19-186112		Union Pacific Railroad lines, Southern Pacific Railroad (SPRR) lines	N/A	In APE	6Z	See F. Smith and J. Steely, SWCA, 2009.
P-19-188027		Malosos Place; The Doggie Place; The Space Gallery	455 W. Second Street, Pomona APN: 8341-002-005; 022; 006	0.12 mile	6Z	No longer extant.
P-19-188028		Flam'n' Willie's Chili	435 W. Second Street, Pomona APN: 8341-002-007	0.09 mile	6Z	No longer extant.
P-19-188029		3 storefronts	409-417-429 W. Second Street, Pomona APN: 8341-002-008; 011; 021	0.09 mile	6Z	No longer extant.
P-19-188031		Yesteryears; The Tiki Room	235-269 W. Second Street, Pomona APN: 8341-001-031; 032	0.05 mile	6L	No longer extant.
P-19-188032		Two-story commercial building	154 S. Main Street, Pomona APN: 8341-001-012	0.05 mile	6L	No longer extant.

**Table 4-1: Identified Cultural Resources within 0.25 mile of the APE**

P-Number	Other Identifier	Description	Address	Distance from APE	OHP Status Code <sup>1</sup>	Notes
P-19-189200		SPRR depot	100 Commercial Street, Pomona	In APE	2S2	Located in Pomona, the SPRR Depot was determined eligible for the NRHP under Criteria A and C at the State level of significance in 2004.
P-36-007095	CA-SBR-7095H	Abandoned irrigation system consisting of precast concrete standpipe and an associated scatter of historical trash		0.19 mile	6Z	No longer extant.
P-36-011280	CA-SBR-11280H	Residential Building built in 1925	10463 8 <sup>th</sup> Street, Rancho Cucamonga APN: 0209-242-03-0000	0.05 mile	7	Note on DPR form at CHRIS: "To be destroyed;" however, the building was still standing as of November 2017.
P-36-011281	CA-SBR-11281H	Cucamonga Pioneer Winery District	8812 Haven Avenue, Rancho Cucamonga APN: 0209-131-02-0000	0.02 mile	3S	No longer extant.
P-36-01278	CA-SBR-11278H	Residential Building	10489 8 <sup>th</sup> Street, Rancho Cucamonga, 91730	0.01 mile	7	No longer extant.
P-36-011276	CA-SBR-11276H	Historic artifact scatter	Immediately west of the intersection of the Southern California Regional Rail Authority (SCRRA) Railroad tracks and Haven Avenue and south of the Cucamonga Pioneer Winery, which is located at 8812 Haven Avenue	0.01 mile	N/A	:
P-36-007099	CA-SBR-7099H	Metropolitan Water District Etiwanda Pipeline	Below surface	0.01 mile	N/A	No longer extant.
P-36-010289	CA-SBR-10289H	De Ambrogio House	10329 Foothill Boulevard, Rancho Cucamonga APN: 0208-331-45	0.13 mile	6Z	

**Table 4-1: Identified Cultural Resources within 0.25 mile of the APE**

P-Number	Other Identifier	Description	Address	Distance from APE	OHP Status Code <sup>1</sup>	Notes
P-36-013935		Sundown Motel	13529 Foothill Boulevard, Fontana APN: 0229-091-13	0.02 mile	6Z	
P-36-015231		Virginia Dare Winery	10470 Foothill Boulevard, Rancho Cucamonga APN: 1077-661-01	0.03 mile	6T	
P-36-015285	CPHI# 101; CA-SBR-101	Sinclair Commercial Block	Southwest corner of Arrow Highway and Sierra Avenue in Fontana	0.02 mile	N/A	
P-36-015287	CA-SBR-099; CPHI#: 99	A. B. Miller Community Park and Plunge	17004 Arrow Boulevard, Fontana	0.10 mile	N/A	
P-36-015309	P1073-39-H	Boyle Residence; Original Townsite of Fontana	8314 Mango Avenue, Fontana	0.2 mile	N/A	
P-36-015312	P1073-18H	McGregor Residence	8360 Mango Avenue, Fontana	0.2 mile	N/A	
P-36-015375	CPHI#: 90; CA-SBR-096	Fontana Woman's Club	16880 Seville Avenue, Fontana	0.02 mile	N/A	
P-36-015377	CPHI#: 97; CA-SBR-097	Fontana Community Church complex	8316 Sierra Avenue, Fontana APN: 0191-153-15	0.02 mile	N/A	
P-36-015397	CHS 2335-1	Malaga Underpass Bridge	Underpass at E. Foothill Boulevard and Lime Avenue; between Almeria Avenue and Sultana Avenue, Fontana	In APE	4CM	
P-36-015399	CPHI#: 82; CA-SBR-094	Fontana Company Tract Office/ Library/ Chamber of Commerce Building	8459 Wheeler Avenue, Fontana	0.08 mile	N/A	
P-36-015979	NRHP-E-78-50128 (11/28/1978)	Euclid Avenue Railroad Grade Separation Properties		0.12 mile	2S	
P-36-015982		Euclid Avenue/ State Route 83	Euclid Avenue between Philadelphia Street and I-10	In APE	1S	

**Table 4-1: Identified Cultural Resources within 0.25 mile of the APE**

P-Number	Other Identifier	Description	Address	Distance from APE	OHP Status Code <sup>1</sup>	Notes
P-36-016223		Frankish Building	200 S. Euclid Avenue APN: 1049-058-03	0.05 mile	1S	
P-36-016463		Cowgirl Theater; La Fourcades Store	11871 Foothill Boulevard APN: 0229-011-10	0.01 mile	5	No longer extant.
P-36-016464		Aggazzotti Winery	11929 Foothill Boulevard APN: 0229-023-08	0.01 mile	5	
P-36-016465		Guidera Winery; Cucamonga Top Winery; Bonded Winery 4360	12737 Foothill Boulevard, Rancho Cucamonga	0.01 mile	5	
P-36-020173		LSA-RCG131-1; Foothill Fieldstone Stockpile-1; pile of cobbles and boulders cleared for a vineyard	Located north of Foothill Boulevard, just west of I-15	0.01 mile	5S3	
P-36-020309		Residential House	14718 Foothill Boulevard, Rancho Cucamonga APN: 228-241-36	0.01 mile	6Z	
P-36-020310		Redwing Motel	14888 Foothill Boulevard APN: 1110-151-16	0.02 mile	6Z	
P-36-020311		Residential Home	14127-14129 Foothill Boulevard; 8155 Banana Avenue, Fontana APN: 230-041-01; 230-041-60	0.06 mile	6Z	
P-36-020312		Residential Home	14293 Foothill Boulevard, Fontana APN: 230-041-58	0.01 mile	6Z	
P-36-024086	CA-SBR-15271H	East Avenue	Intersection of Foothill Boulevard and East Avenue/Ilex Street, Fontana	In APE	N/A	
P-19-188030		One-story commercial building	279-277-295 W. Second Street APN:8341-001-013	0.06 mile	6Z	No longer extant.
P-36-007144	Kaiser Foundation Health Plan	Residential site with historical refuse	9310 Sierra Avenue APN: 0193-223-03	In APE	N/A	



**Table 4-1: Identified Cultural Resources within 0.25 mile of the APE**

P-Number	Other Identifier	Description	Address	Distance from APE	OHP Status Code <sup>1</sup>	Notes
P-36-007145	CA-SBR-7145H	Remains of an early 20 <sup>th</sup> century residential/commercial foundation; KP-1, KP-2	Located 300 feet west of the southwest corner of Sierra Avenue and Randall Street in Fontana	0.01 mile	N/A	
P-36-012610		Masi Brothers Winery	8247 Rochester Avenue APN: 0229-021-39	0.19 mile	6Z	No longer extant.
P-36-015469	SBR-084; CHPI #75	Guasti Brookside Winery	9900 E. Holt Boulevard, Guasti	In APE	N/A	No longer extant.
P-36-015862	Designated Local Historic Landmark No. 8	Dietz Garage	214 E. Holt Boulevard APN: 1049-063-02	In APE	5S1	City of Ontario Tier Determination II. <a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
P-36-016226	NRHP Reference # 82002242	Ontario State Bank Block	300 S. Euclid Avenue APN: 1049-044-4	0.20 mile	N/A	No longer extant.
P-36-016233		Dr. Orville S. Ensign House	304 S. Laurel Avenue, Ontario APN: 1049-043-04	0.16 mile	1S	
P-36-016440	SBR-075; CPHI # 043	Milliken Ranch, Cucamonga	Corner of Arrow Highway and Haven Avenue	0.02 mile	N/A	No longer extant.
P-36-002910	CA-SBR-2910H	National Old Trails Road/Route 66	In APE (runs through Foothill Boulevard/Route 66, and Haven Avenue)	In APE	2S2	
	City of Pomona Resolution No. 2005-54.	The Ebell Club of Pomona	585 East Holt Avenue APN: 8337-016-024	0.02 mile	5S1	Single Historic Landmark Designation, City of Pomona (refer to City of Pomona Council Report dated June 6, 2005).
	NRHP Reference #82002201	The Pomona Fox Theatre Pomona	301 S. Garey Avenue APN: 8341-005-023	0.17 mile	1S	NRHP website.
	NRHP Reference #86000408	Pomona YMCA Building	350 N. Garey Avenue APN: 8336-026-017	0.02 mile	1S	NRHP website.

**Table 4-1: Identified Cultural Resources within 0.25 mile of the APE**

P-Number	Other Identifier	Description	Address	Distance from APE	OHP Status Code <sup>1</sup>	Notes
	NRHP Reference #07001353	Bono's Restaurant and Deli	15395 Foothill Boulevard, Fontana APN: 0232-031-27-1000	0.02 mile	1S	NRHP website.
	Designated Local Historic Landmark No. 10	First National Bank	100 S. Euclid Avenue APN: 1049-057-03	0.01	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 2	Old City Hall	225 S. Euclid Avenue, Ontario APN: 1049-062-02	0.05 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 3	Frankish Fountain	225 S. Euclid Avenue, Ontario APN: 1049-062-01	0.06 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 11	Envoy Hotel	110 & 112 S. Euclid Avenue, Ontario APN: 1049-05-705	0.02 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 13	Citizens Bank Block	101 & 103 N. Euclid Street, Ontario APN: 1048-564-09 104, 108, 110 & 112 W. Holt Boulevard, Ontario APN: 1048-564-10	0.01 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 14	Holbrook Block	105 N. Euclid Avenue, Ontario APN: 1048-564-08	0.01 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 15	Rose Block	107, 109, & 111 N. Euclid Avenue, Ontario APN: 1048-564-07	0.02 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 16	Citizens Bank Building	114 N. Euclid Avenue, Ontario APN: 1048-553-13	0.02 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .

**Table 4-1: Identified Cultural Resources within 0.25 mile of the APE**

P-Number	Other Identifier	Description	Address	Distance from APE	OHP Status Code <sup>1</sup>	Notes
	Designated Local Historic Landmark No. 17	Friend Block / International Order of Odd Fellows (I.O.O.F.) Sommerset Hall/People's Store	121 & 123 N. Euclid Avenue, Ontario APN: 1048-564-06	0.03 mile	5S1	No longer extant.
	Designated Local Historic Landmark No. 18	Lerch Building	122 N. Euclid Avenue, Ontario APN: 1048-553-16	0.04 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 19	Commercial Hotel	126, 128, 130, & 132 N. Euclid Avenue, Ontario APN: 1048-553-17	0.05 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 20	Ostran's Department Store	203 N. Euclid Avenue, Ontario APN: 1048-565-10	0.08 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 21	Masonic Hall	231 & 223 N. Euclid Avenue, Ontario APN: 1048-565-04 & 1048-565-05	0.12 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 22	People's Mutual Building & Loan	235 N. Euclid Avenue, Ontario APN: 1048-565-03	0.14 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 23	Emmon's Building (Granada Theater)	303 N. Euclid Avenue, Ontario APN: 1048-566-07	0.17 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 26	McCann Block	108 S. Euclid Avenue, Ontario APN: 1049-057-04	0.02 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 27	Ontario Herald Building	115, 117 & 119 W. B Street, Ontario APN: 1048-564-02	0.05 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .

**Table 4-1: Identified Cultural Resources within 0.25 mile of the APE**

P-Number	Other Identifier	Description	Address	Distance from APE	OHP Status Code <sup>1</sup>	Notes
	Designated Local Historic Landmark No. 28	I.O.O.F.	112 W. B Street, Ontario APN: 1048-565-11	0.09 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 29	W.W. Smith Grocery	207 N. Euclid Avenue, Ontario APN: 1048-565-09	0.09 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 39	United States Post Office	123 W. Holt Boulevard, Ontario APN: 1049-057-01	0.01 mile	5S1	Ontario Tier recommendation. <a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 38	Old Post Office - Paul Williams Architect	125 W. Transit Street, Ontario APN: 1049-057-01	0.01 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 72	Olin C. Stark House	312 E. E Street, Ontario APN: 1048-373-03	0.23 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 77	Mrs. Mary E. Todd House	510 E. Lynn Haven Court, Ontario APN: 1048-532-03	0.11 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 86	Bank of Italy Building	200 North Euclid Avenue, Ontario APN: 1048-552-19	0.05 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 87	Bumstead Bicycles Building	109 East B Street, Ontario APN: 1048-552-19	0.05 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .
	Designated Local Historic Landmark No. 91	Van Pelt House	423 West D Street APN: 1048-571-02	0.22 mile	5S1	<a href="http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf">http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks_list.pdf</a> .

**Table 4-1: Identified Cultural Resources within 0.25 mile of the APE**

P-Number	Other Identifier	Description	Address	Distance from APE	OHP Status Code <sup>1</sup>	Notes
	Designated local historic resource (possibly part of Declez Ranch)	Pagliuso Family Chapel	Spring Street (northside) between Juniper Avenue and Sierra Avenue (located near Fontana Historical Society, 16830 Spring Street, Fontana) APN: 0191-161-26	0.08 mile	5S2	Website <a href="http://www.fontanahistorical-society.com/historical-sites.html">http://www.fontanahistorical-society.com/historical-sites.html</a> , Accessed July 31, 2016 Noted as part of the Declez Ranch, Fontana Historical Society Newsletter (January 2016). City of Fontana Municipal Code Section 5-365 (Designated local historic resources) lists Declez Ranch and Pagliuso Winery, 11401 Cypress Avenue, Designation Criteria 1,2,3,4, and 6 (landmark).
		Reeder Citrus Ranch	4405 Holt Boulevard, Montclair APN: 1012-051-03	0.01 mile	N/A	No local historical designation listed in City of Montclair General Plan or Zoning Code. Site is noted in City website but no mention of local historical designation.
		Vince's Spaghetti Restaurant	1206 W. Holt Boulevard, Ontario APN: 1010-543-01	In APE	5S2	City of Ontario recommended Tier Determination III.
		Older residential structure	616 E. Holt Boulevard, Ontario APN: 1049-093-01	In APE	5S1	City of Ontario Tier Determination III.
		Stanyer & Edmondson Building	204 E. Holt Boulevard, Ontario APN: 1049-063-01	In APE	5S1	City of Ontario Tier Determination III.
		None	220-222 E. Holt Boulevard APN: 1049-063-03; 1049-063-04	In APE	5S1	City of Ontario Tier Determination III.
		Torley's Market	444 E. Holt Boulevard APN: 1049-066-02	In APE	5S1	City of Ontario Tier Determination II. Placed in Ontario Register, 2017.
		None	545 E. Holt Boulevard APN: 1048-523-16	In APE	5S1	City of Ontario Tier Determination II.

**Table 4-1: Identified Cultural Resources within 0.25 mile of the APE**

P-Number	Other Identifier	Description	Address	Distance from APE	OHP Status Code <sup>1</sup>	Notes
		Golde E. McQuatters Building	639 E. Holt Boulevard APN: 1048-525-19	In APE	5S1	City of Ontario Tier Determination III.
		None	752 E. Holt Boulevard APN: 1049-101-09	In APE	5S1	City of Ontario Tier Determination III.
		None	813 & 817 E. Holt Boulevard APN: 1048-512-13	In APE	5S1	City of Ontario Tier Determination III.
		Cucamonga Valley Wine Co. Distillery	1101 E. Holt Boulevard APN: 1048-471-23	In APE	5S1	City of Ontario Tier Determination II. Placed in Ontario Register, 2017.
		Fontaine Winery	1264 (1250, 1310) E. Holt Boulevard APN: 110-131-06	In APE	5S1	City of Ontario Tier Determination II. Placed in Ontario Register, 2017.
	NRHP Reference # 03001347	Lincoln Park Historic District	Roughly bounded by McKinley Avenue, Towne Avenue, Pasadena Street, and Garey Avenue in Pomona	In APE	1S	Although the district is located partially in the APE, no contributing properties are located in the APE.

<sup>1</sup> OHP Status Codes used in Table: 1S = Individual property listed in NRHP, Listed in CRHR; 2S= Individual property determined eligible for NRHP, Listed in CRHR; 2S2= Individual property determined eligible for NRHP by a consensus through Section 106 process, Listed in CRHR; 3S=Appears eligible for NRHP as an individual property through survey evaluation; 4CM= Master List – State-Owned Properties, PRC 5024; 5= Properties recognized as Historically Significant by Local Government; 5S1= Individual property that is listed or designated locally; 5S3= Appears to be individually eligible for local listing or designation through survey evaluation; 6L= Determined ineligible for local listing or designation through local government review process; 6T = Determined ineligible for NHRP through Part I Tax Certification process; 6Z= Found ineligible for the NRHP, CRHR, or Local designation through survey evaluation; 7= Not evaluated for NRHP or California Register or Needs Reevaluation; NA= Information is Not Available.

Of the 91 cultural resources identified in the records search, 70 are located outside of but within 0.25 mile of the APE, and 9 of these outside the APE are listed in or eligible for the NRHP (P-19-180713, Edison Historic District; P-36-015979, Euclid Avenue Railroad Grade Separation properties; P-36-0111281, Cucamonga Pioneer Winery District; P-36-016223, Frankish Building; P-36-016233, Dr. Orville S. Ensign House; P-36-016226, Ontario State Bank Block; The Pomona Fox Theater; Pomona YMCA Building; Bono’s Restaurant and Deli).

Of the previously recorded resources in the APE, five are listed in or considered eligible for the NRHP (P-19-189200, Southern Pacific Railroad [SPRR] Depot; Lincoln Park Historic District; P-36-015397, P-36-015982, Euclid Avenue/State Route [SR] 83; P-36-002910,

National Old Trails Road/Route 66; Malaga Underpass Bridge). Descriptions of these resources are provided below.

### ***Southern Pacific Railroad Depot (P-19-189200)***

Located in Pomona, the SPRR Depot, now called the Pomona Transit Center Depot, was determined eligible for the NRHP under Criteria A and C at the State level of significance in 2004. Built in 1940 with a Mission Revival architectural style, the building still serves as a rail station and provides an example of the importance of railroad passenger depots in communities.

### ***Lincoln Park Historic District***

The Lincoln Park Historic District in Pomona was listed in the NRHP in 2004 and is bounded roughly by McKinley Avenue, Towne Avenue, Pasadena Street, and Garey Avenue. The main contributors to the district are primarily single-family residences reflecting popular architectural styles from the years spanning from the 1880s to about 1945. Prominent designs include residences reflecting the Queen Anne, Shingle, Craftsman Bungalow, Spanish Colonial Revival, Tudor Revival, Mission Revival, and Minimal Tradition architectural styles, among others.

### ***Euclid Avenue/State Route 83 (P-36-015982)***

Euclid Avenue/SR-83 in Upland and Ontario was formally determined eligible for listing in the NRHP by the Keeper of the Register (Keeper) in 1977, was formally nominated for listing in the NRHP in 1979, and was listed in the NRHP in 2005 under Criteria A and C. Contributing features of the historic property include the landscape, the road itself, two fountains, and a statue. A bandstand and two reconstructed features were identified as noncontributing features. Euclid Avenue/SR-83 has also been designated a local historic district by the City of Ontario. The boundary of this district is I-10 to the north and G Street to the south. All properties that front this section of Euclid Avenue were included in the locally designated historic district. The contributing features of the locally designated historic district also include the median and street trees, consisting of silk oak and coast live oak trees. Other contributing features include the scored sidewalks, stone and concrete curbs, King Standard lampposts, and front yard setbacks and open space in the residential areas of the district.

### ***National Old Trails Road/Historic Route 66 (P-36-002910; CA-SBR-2910H)***

The project alignment runs along this resource at what is now known as Foothill Boulevard/Route 66 in Fontana. This NRHP property is a historic road corridor composed of two roads: National Old Trails Road that originally ran between Baltimore, Maryland, and San Diego, California, and U.S. Highway 66, known colloquially as Route 66, which originally ran from Chicago, Illinois, to Santa Monica, California, and largely followed the

earlier route of the National Old Trails Road in the state. Built and designated in 1926, Route 66 was part of the first nationally designated highway system. The route was found significant under NRHP Criteria A and C as a representative example of important state and local trends in 20<sup>th</sup> century transportation development and highway design and construction.

### *Malaga Underpass Bridge (P-36-015397)*

This bridge was constructed on a 30-degree skew alignment across Route 66/Foothill Boulevard, immediately adjacent to Fontana in 1931 to accommodate trains passing through the area. The bridge was found eligible for the NRHP under Criterion A due to its importance as a railroad grade separation and its association with historic Route 66. The bridge retains integrity of location and design.

## 4.2 Public Outreach

In compliance with Section 106 (36 CFR 800.4(3)), letters were sent on May 13, 2016, to the following eight historical associations, organizations, and other potentially interested parties that are likely to have knowledge of or concerns with historic properties in the area:

- San Bernardino Historical Society (mail)
- Ontario Heritage (e-mail)
- Fontana Historical Society (mail)
- Historical Society of Pomona Valley (mail)
- The Etiwanda Historical Society (mail)
- Pomona Ebell Museum of History (mail)
- Ontario Museum of History and Art (mail)
- Historical Society of Southern California (mail)

The letters briefly described the project and requested information about cultural resources near the project area. Ontario Heritage responded on the same day via e-mail in which they requested that their mailing address be updated; they provided no comments on the proposed project. No additional responses have been received to date. Copies of letters sent to interested parties are provided in Appendix C.

Parsons conducted background research to gain a general understanding of the history of the cities of Pomona, Ontario, Montclair, Rancho Cucamonga, and Fontana. The background research focused on settlement, development, transportation, and local industries. Research was undertaken at the Ontario Public Library, San Bernardino County Public Library, Pasadena Public Library, San Bernardino County Assessor-Recorder-County Clerk's Office, and Los Angeles County Registrar-Recorder/County Clerk's Office. Parsons also searched the following online sources: United States Geological Survey (USGS)



Topographic Maps, Sanborn Fire Insurance Maps, Historical Aerial Photographs, and the California Digital Newspaper Collection.

### 4.3 Themes to Establish Historical Context

The record search and a review of background literature pertaining to local historic accounts were used to establish the context and appropriate research themes through which built-environment resources located within the APE were evaluated. The research themes include:

- Settlement and development of San Bernardino and Los Angeles Counties
- Early establishment and development of the cities of Pomona, Ontario, Montclair, Rancho Cucamonga, and Fontana
- Development of railroads, the regional airport, and highway transportation
- Post-World War II population growth and expansion
- Citrus-growing, vineyards and wineries, and dairy farming

### 4.4 Onsite Fieldwork

Parsons conducted an intensive survey of the architectural APE on May 5 and 6, September 7 and 15, and November 7, 2016. Paleo Solutions conducted a supplemental windshield survey of the architectural APE on October 13, 2017. These surveys, conducted by Monica Corpuz, M.A., RPA, of Parsons, and Michael Kay, M.A., RPA, of Paleo Solutions, included the formal recordation of properties built in or prior to 1968 with photographs taken.

As a result of this study, of the 496 parcels located within the APE, 163 contained buildings, groups of buildings, or structures that were constructed in or before 1968, in addition to consideration of Holt Avenue/Boulevard as a potential historic property, which is counted in the above total. Of these evaluated resources, 4 were found to be eligible for inclusion on the NRHP (1206 W. Holt Boulevard, Ontario; 724 W. Holt Boulevard, Ontario; 961 W. Holt Boulevard, Ontario; and 541 E. Holt Boulevard, Ontario). In addition, the project team conducted a field review of the previously identified 5 NRHP-listed or eligible resources and confirmed each continues to possess sufficient integrity to meet the established criteria as historic properties.

A total of 159 properties were evaluated as not eligible for the NRHP or CRHR (see Table 4-2 and Map Reference in Appendix A). Department of Parks and Recreation (DPR) 523 records and maps for all 159 resources are provided in Appendix B.

**Table 4-2: Resources Found not Eligible for Listing in the NRHP or the CRHR as a Result of the Current Study**

Address/Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
550 N. Garey Avenue	8336-016-028	Pomona	6Z	1
485, 499 N. Garey Avenue	8336-022-015	Pomona	6Z	2
445 N. Garey Avenue	8336-022-007	Pomona	6Z	3
415-425 N. Garey Avenue	8336-022-008	Pomona	6Z	4
130 E. Holt Avenue	8336-021-005	Pomona	6Z	5
173 E. Center Street	8336-021-022	Pomona	6Z	6
416-442 N. Garey Avenue	8336-021-027	Pomona	6Z	7
155 W. Commercial Street	8336-032-011	Pomona	6Z	8
167 W. Commercial Street	8336-032-010	Pomona	6Z	9
295 N. Garey Avenue	8336-032-014	Pomona	6Z	10
472-478 E. Holt Avenue	8337-025-002	Pomona	6Z	11
468 E. Holt Avenue	8337-025-003	Pomona	6Z	12
450-454 E. Holt Avenue	8337-025-004	Pomona	6Z	13
440 E. Holt Avenue	8337-025-015	Pomona	6Z	14
519 E. Holt Avenue	8337-016-010	Pomona	6Z	15
520 E. Holt Avenue	8337-021-002	Pomona	6Z	16
540 E. Holt Avenue	8337-020-011	Pomona	6Z	17
1545-1575 E. Holt Avenue	8323-025-025	Pomona	6Z	18
1538 W. Holt Boulevard	1010-552-13-0000	Ontario	6Z	19
1528 W. Holt Boulevard	1010-552-12-0000	Ontario	6Z	20
1520 W. Holt Boulevard	1010-552-11-0000	Ontario	6Z	21
1512 W. Holt Boulevard	1010-552-38-0000	Ontario	6Z	22
1502 W. Holt Boulevard	1010-552-37-0000	Ontario	6Z	23
1442 W. Holt Boulevard	1010-552-06-0000	Ontario	6Z	24
1426 W. Holt Boulevard	1010-552-05-0000	Ontario	6Z	25
1364 W. Holt Boulevard	1010-543-32-0000	Ontario	6Z	26
1340 W. Holt Boulevard	1010-543-12-0000	Ontario	6Z	27
1263 W. Holt Boulevard	1011-121-18-0000	Ontario	6Z	28
1260 W. Holt Boulevard	1010-543-07-0000	Ontario	6Z	29
1240 W. Holt Boulevard	1010-543-04-0000	Ontario	6Z	30
1150 W. Holt Boulevard	1010 -522-13-0000	Ontario	6Z	32
1136-1142 W. Holt Boulevard	1010-522-06-0000	Ontario	6Z	33
1108 W. Holt Boulevard	1010-522-11-0000	Ontario	6Z	34
1050 W. Holt Boulevard	1010-502-08-0000	Ontario	6Z	35
1020 W. Holt Boulevard	1010-502-07-0000	Ontario	6Z	36
1021 W. Holt Boulevard	1011-132-10-0000	Ontario	6Z	37
1034 W. Holt Boulevard	1010-502-06-0000	Ontario	6Z	38

**Table 4-2: Resources Found not Eligible for Listing in the NRHP or the CRHR as a Result of the Current Study**

Address/Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
1013 W. Holt Boulevard	1011-132-11-0000	Ontario	6Z	39
964 W. Holt Boulevard	1010-501-80-0000	Ontario	6Z	40
967 W. Holt Boulevard	1011-141-06-0000	Ontario	6Z	41
1225 W. Holt Boulevard	1011-121-05-0000	Ontario	6Z	42
960 W. Holt Boulevard	1010-501-79-0000	Ontario	6Z	43
940 W. Holt Boulevard	1010-501-78-0000	Ontario	6Z	44
943 W. Holt Boulevard	1011-141-35-0000	Ontario	6Z	45
900 W. Holt Boulevard	1010-501-76-0000	Ontario	6Z	47
909 W. Holt Boulevard	1011-141-13-0000	Ontario	6Z	48
830 W. Holt Boulevard	1010-491-03-0000	Ontario	6Z	49
863 W. Holt Boulevard	1011-141-32-0000	Ontario	6Z	50
755 W. Holt Boulevard	1049-011-03-0000	Ontario	6Z	51
745 W. Holt Boulevard	1049-011-04-0000	Ontario	5S1	52
739 W. Holt Boulevard	1049-011-05-0000	Ontario	6Z	53
729 W. Holt Boulevard	1049-012-01-0000	Ontario	6Z	54
627 W. Holt Boulevard	1049-021-03-0000	Ontario	6Z	56
625 W. Holt Boulevard	1049-021-04-0000	Ontario	6Z	57
212-214 E. Holt Boulevard	1049-063-02-0000	Ontario	5S1	58
220-222 E. Holt Boulevard	1049-063-03-0000 1049-063-04-0000	Ontario	5S1	59
230 E. Holt Boulevard	1049-063-05-0000	Ontario	6Z	60
444 E. Holt Boulevard	1049-066-02-0000	Ontario	5S1	61
500 E. Holt Boulevard	1049-091-01-0000	Ontario	6Z	62
517 E. Holt Boulevard	1048-522-10-0000	Ontario	6Z	63
522 E. Holt Boulevard	1049-091-03-0000	Ontario	6Z	64
523 E. Holt Boulevard	1048-522-09-0000	Ontario	6Z	65
527 E. Holt Boulevard	1048-522-08-0000	Ontario	6Z	66
526 E. Holt Boulevard	1049-091-04-0000	Ontario	6Z	67
545 E. Holt Boulevard	1048-523-16-0000	Ontario	5S1	68
111 N. Monterey Avenue	1048-523-15-0000	Ontario	6Z	69
601 E. Holt Boulevard	1048-524-17-0000	Ontario	6Z	71
616 E. Holt Boulevard	1049-093-01-0000	Ontario	5S1	72
636 E. Holt Boulevard	1049-093-06-0000	Ontario	6Z	73
640-642 E. Holt Boulevard	1049-093-09-0000	Ontario	6Z	74
635 E. Holt Boulevard	1048-525-20-0000	Ontario	6Z	75
639 E. Holt Boulevard	1048-525-19-0000	Ontario	5S1	76
654 E. Holt Boulevard	1049-094-02-0000	Ontario	6Z	77

**Table 4-2: Resources Found not Eligible for Listing in the NRHP or the CRHR  
as a Result of the Current Study**

Address/Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
660 E. Holt Boulevard	1049-094-14-0000	Ontario	6Z	78
668 E. Holt Boulevard	1049-094-04-0000	Ontario	6Z	79
720 E. Holt Boulevard	1049-101-04-0000	Ontario	6Z	80
717 E. Holt Boulevard	1048-512-22-0000	Ontario	6Z	81
727 E. Holt Boulevard	1048-512-20-0000	Ontario	6Z	82
741 E. Holt Boulevard	1048-512-18-0000	Ontario	5S1	83
745 E. Holt Boulevard	1048-512-17-0000	Ontario	5S1	84
728 E. Holt Boulevard	1049-101-05-0000	Ontario	6Z	85
736 E. Holt Boulevard	1049-101-06-0000	Ontario	6Z	86
744 E. Holt Boulevard	1049-101-07-0000	Ontario	6Z	87
748 E. Holt Boulevard	1049-101-08-0000	Ontario	5S1	88
752-754 E. Holt Boulevard	1049-101-09-0000	Ontario	5S1	89
755 E. Holt Boulevard	1048-512-16-0000	Ontario	6Z	90
765 E. Holt Boulevard	1048-512-11-0000	Ontario	5S1	91
800 E. Holt Boulevard	1049-101-12-0000	Ontario	6Z	92
810 E. Holt Boulevard	1049-101-13-0000	Ontario	6Z	93
814 E. Holt Boulevard	1049-101-14-0000	Ontario	6Z	94
813-817 E. Holt Boulevard	1048-512-13-0000	Ontario	6Z	95
824-828 E. Holt Boulevard	1049-101-18-0000 1049-101-16-0000	Ontario	6Z	96
831 E. Holt Boulevard	1048-512-14-0000	Ontario	6Z	97
932 E. Holt Boulevard	1049-131-05-0000	Ontario	6Z	98
958 E. Holt Boulevard	1049-131-08-0000	Ontario	6Z	99
1015 E. Holt Boulevard	1048-481-03-0000	Ontario	6Z	100
1031 E. Holt Boulevard	1048-481-02-0000	Ontario	6Z	101
1042 E. Holt Boulevard	1049-131-14-0000	Ontario	6Z	102
103 Virginia Avenue	1048-471-13-0000	Ontario	6Z	103
1133 E. Holt Boulevard	1048-472-21-0000	Ontario	6Z	104
1217 E. Holt Boulevard	0110-061-21-0000	Ontario	6Z	105
1329 E. Holt Boulevard	0110-061-18-0000	Ontario	6Z	106
1228-1264 E. Holt Boulevard	0110-131-20-0000	Ontario	6Z	107
1512 E. Holt Boulevard	0110-121-03-0000	Ontario	6Z	108
1614 E. Holt Boulevard	0110-111-01-0000	Ontario	6Z	109
1670 E. Holt Boulevard	0110-111-06-0000	Ontario	5S1	110
1744 E. Holt Boulevard	0110-101-01-0000	Ontario	5S1	111
9260 Sierra Avenue	0193-161-09-0000	Fontana	6Z	112
9333 Sierra Avenue	0194-091-36-0000	Fontana	6Z	113

**Table 4-2: Resources Found not Eligible for Listing in the NRHP or the CRHR as a Result of the Current Study**

Address/Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
122 N. Mountain Avenue	1010-502-10-0000	Fontana	6Z	114
1182 E. Nocta Street	1048-472-15-0000	Fontana	6Z	115
541 E Emporia Street	1049-091-05-0000	Ontario	5S1	116
518 Sierra Court	1048-522-04-0000	Ontario	6Z	117
524 Sierra Court	1048-522-05-0000	Ontario	6Z	118
108 S. Malcolm Avenue	1049-093-11-0000	Ontario	6Z	119
113 S. Malcolm Avenue	1049-094-11-0000	Ontario	6Z	120
114 S. Campus Avenue	1049-094-05-0000	Ontario	6Z	121
753 E. Emporia Street	1049-101-36-0000	Ontario	6Z	122
757 E. Emporia Street	1049-101-35-0000	Ontario	6Z	123
767 E Emporia Street	1049-101-34-0000	Ontario	6Z	124
763 E. Emporia Street	1049-101-33-0000	Ontario	6Z	125
765 E. Emporia Street	1049-101-32-0000	Ontario	6Z	126
817 E. Emporia Street	1049-101-30-0000	Ontario	6Z	127
111 S. Lemon Street	1049-063-10-0000	Ontario	6Z	128
730 E. Willow Street	1048-512-04-0000	Ontario	6Z	129
13641 Foothill Boulevard	0229-091-17-0000	Fontana	6Z	130
635 W. Holt Boulevard	1049-021-03-0000	Ontario	5S1	131
1101 E. Holt Boulevard	1048-471-23-0000	Ontario	5S1	132
1300 E. Holt Boulevard	0110-131-06-0000	Ontario	5S1	133
1111 E. Holt Boulevard	1048-471-15-0000	Ontario	6Z	134
1175 E. Holt Boulevard	1048-472-18-0000	Ontario	6Z	135
1179 E. Holt Boulevard	1048-472-17-0000	Ontario	6Z	136
204 E. Holt Boulevard	1049-063-01-0000	Ontario	5S1	137
659 E. Holt Boulevard	1048-525-17-0000	Ontario	6Z	138
1248 W. Holt Boulevard	1010-543-05-0000	Ontario	6Z	139
1328 W. Holt Boulevard	1010-543-10-0000	Ontario	6Z	140
1424 W. Holt Boulevard	1010-552-04-0000	Ontario	6Z	141
1414 W. Holt Boulevard	1010-552-33-0000	Ontario	6Z	142
1051 W. Holt Boulevard	1011-132-07-0000	Ontario	6Z	143
925-927 W. Holt Boulevard	1011-141-11-0000	Ontario	6Z	144
756 E. Holt Boulevard	1049-101-10-0000	Ontario	6Z	145
766 E. Holt Boulevard	1049-101-11-0000	Ontario	6Z	146
1619 E. Holt Boulevard	0110-081-06-0000	Ontario	6Z	147
1156 W. Holt Boulevard	1010-522-17-0000	Ontario	6Z	148
1515 W. Holt Boulevard	1011-111-20-0000	Ontario	6Z	149
1265 W. Holt Boulevard	1011-121-17-0000	Ontario	6Z	150

**Table 4-2: Resources Found not Eligible for Listing in the NRHP or the CRHR as a Result of the Current Study**

Address/Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
609 E. Holt Boulevard	1048-524-16-0000	Ontario	6Z	151
1067 E. Holt Boulevard	1048-481-01-0000	Ontario	6Z	152
1409 W. Holt Boulevard	1011-111-05-0000	Ontario	6Z	153
1230 E. Nocta Street	0110-061-22-0000	Ontario	6Z	154
Holt Avenue/Boulevard	N/A	Pomona Montclair Ontario	6Z	155
862 Woodlawn Street	1099-462-07-0000	Ontario	6Z	156
1304 S. Bon View Avenue	1049-462-09-0000	Ontario	6Z	157
1301-1315-1325 S. Bon View Ave.	1050-131-05-0000	Ontario	6Z	158
1333 S. Bon View Avenue	1049-421-01-0000 1049-421-02-0000	Ontario	6Z	159

There are 12 additional properties (all commercial) constructed within the 5-year span, 1969-1973, within the APE, as identified in Table 4-3. These properties fall within the 45-year time-frame survey window for completion of the Undertaking's Phase I (early 2023) and Phase II (2023) construction. These 12 properties appear to possess no potential to meet NRHP criteria though they were not formally evaluated as part of the historic and architectural survey and no DPR 523 forms were prepared; building dates were determined by County Assessor's data and historical research, including a review of historic aerial photographs, and supported by field reviews by qualified professionals. The table below also appears as Table 6.1 in the HPSR.

**Table 4-3: Built-Environment Resources in APE constructed between 1969-1973**

Address/Location	Parcel Number	City	Year Built	Building Function
399 N. Garey Avenue	8336-022-008	Pomona	1971	Ceramics Museum
4889 Holt Boulevard	1012-101-07-0000	Montclair	1972	Retail Clothing Store
5064 Holt Boulevard	1010-643-32-0000	Montclair	1972	Car Wash
5200 Holt Boulevard	1010-611-31-0000	Montclair	1971	Car Sales Lot
5391 Holt Boulevard	1011-051-05-0000	Montclair	1972	Car Sales Lot
5650 Holt Boulevard	1010-581-48-0000	Montclair	1970	Motel
1542 Holt Boulevard	1010-542-14-0000	Ontario	1970	Bar and Grill
1363 W. Holt Boulevard	1011-111-18-0000	Ontario	1973	Retail Trailer Supplies
934 W. Holt Boulevard	1010-501-77-0000	Ontario	1973	Car Sales Lot
803 E. Holt Boulevard	1011-131-28-0000	Ontario	1971	Car Sales Lot
1336 E. Holt Boulevard	1011-141-16-0000	Ontario	1970	Custom Cars
1366 E. Holt Boulevard	1010-121-08-0000	Ontario	1970	Rental Cars

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## 5.0 HISTORIC OVERVIEW

### 5.1 Introduction

This chapter describes the cultural setting beginning with the Euro-American settlement of San Bernardino County and Los Angeles County for the general project region to provide a context for understanding the types, nature, and significance of the cultural resources identified within the overall APE. The information regarding the historical overview is derived from the results of a review of background literature.

### 5.2 County Development

#### 5.2.1 San Bernardino County

San Bernardino County was formally established in 1853, organized from parts of Los Angeles and San Diego counties 3 years after California was admitted to the Union. At more than 20,160 square miles, it is the largest county in the nation. The most populous area is the southwest corner, which contains the City of San Bernardino, the county seat, as well as Ontario, Rancho Cucamonga, and Fontana. Large parts of the county include national forests and deserts (Hart, 1987). In its earliest years, the land use patterns near the project largely maintained those of the Spanish-Mexican Rancho period, with an emphasis on cattle and sheep ranching and in later years becoming a key agricultural center, as discussed in the individual city profiles below.

The earliest settlement by Euro-Americans occurred even before the county was established, when the area saw the establishment of Politana, a Mormon colony (Cataldo, 2002). Two Mormon colonies were established on either side of the Santa Ana River near the current City of San Bernardino, and the Mormon community established homes and farms and constructed a road that eventually became Foothill Boulevard as far as Cucamonga (Hoover and Rensch, 1966). The Mormons raised livestock, planted crops, and established civic services, including opening a school and post office. The Mormon settlers were recalled back to Salt Lake City, Utah, however, in 1858 by Brigham Young, to create a Mormon stronghold there (Scott, 1976). While most of the Mormon settlers in San Bernardino returned to Salt Lake City, some remained behind. Agriculture and livestock raising continued to be the chief industries in San Bernardino County.

General agriculture and livestock industries were quickly overshadowed by the emergence of the citrus industry in southern California beginning in about the 1870s, which was initially introduced by the Mission padres. The growing, packing, and shipping of oranges became the largest industry in the county, with the production of lemons in a far distant second place in terms of fruit production. In 1873, San Bernardino County began to see railroad activity with the construction of new lines and train depots, which itself provided more trading

opportunities and a stimulus for regional growth and development with the introduction of transcontinental rail lines (see Section 5.4.1). Other large industries beyond citrus and fruit growing in San Bernardino County in the late 19<sup>th</sup> century included mining, cattle ranching, and viticulture and enology.

Several companies were formed beginning in the latter 19<sup>th</sup> century to promote and take advantage of the economic opportunities that existed in San Bernardino County, and the southern California region in general. Beginning in 1887, the Semi-Tropic Land and Water Company purchased 28,000 acres and water rights and laid out the townsites of Rosena, Rialto, and Bloomington. The company initiated much of the early residential and commercial development in San Bernardino County. After the company's failure, largely due to a nationwide economic depression, several other development companies, such as the Fontana Farms Company, formed to purchase the company holdings and to further develop towns and industries throughout the county (Chasteen, 2015).

The county's population was 56,706 in 1910 according to the U.S. Census count. While citrus, other fruit, and vegetable crops, as well as dairy and viticulture, reigned supreme as the local economic engine, the county also supported a host of manufacturing industries. These are reflected in an inventory of the county taken in 1914 that tallied three olive factories, five cigar factories, and seven iron foundries, just to name a few. Its largest single corporate employer at the time, however, was the Santa Fe Railroad with more than 1,000 working in the machine shops (Southern California Panama Expositions Commission, 1914).

San Bernardino County remained sparsely populated in the early decades of the 20<sup>th</sup> century compared to its neighboring county of Los Angeles to the west. As more Angelinos purchased automobiles and took to the road, however, they often traveled east on Route 66, passing through mile after mile of citrus groves situated on either side of the road between Pomona and San Bernardino areas. Popular excursions included drives to the "Rim of the World" through the San Bernardino National Forest area and Lake Arrowhead, Big Bear Lake, Pine Crest, and other scenic mountain spots within easy driving access of Los Angeles and neighboring communities (Federal Writers' Project, 1939).

World War II brought civilian workers to San Bernardino to work in the Kaiser steel plant and military personnel to regional military installations, mostly established for aviation purposes because of the nearly year-long clear weather. The U.S. Army and Marines also arrived in large numbers for combat and tank maneuver training in the desert (*San Bernardino County Sun*, June 30, 1996). The county grew to number more than 282,000 by 1950, a phenomenal 75 percent increase over 1940. Still the county's population continued to skyrocket, and by 1960, the population had grown to 504,000, as orchards and farmlands were increasingly converted to housing tracts. San Bernardino remained one of the leading counties in agriculture in the state, but egg and dairy production surpassed the economic

volume derived from citrus industry and, by the mid-1960s, grapes, cattle, turkeys, and alfalfa ranked in highest dollar value. Still, despite the emphasis in agriculture, San Bernardino County was eighth among the state's 58 counties in terms of its manufacturing plants. In addition to steel production, other important products included transportation equipment, stone, clay, and glass products, and products related to food processing (Salitore, 1967). The county's population continued to soar, as demonstrated in the U.S. Census decennial survey results: reaching 895,000 in 1980, 1.4 million in 1990, 1.7 million in 2000, and 2.0 million in 2010. A good portion of the growth was attributed to having more affordable housing compared to the coastal areas of Orange County where many residents commuted and worked.

### 5.2.2 Los Angeles County Development

Los Angeles County was among the initial 27 counties formed after California was admitted to statehood in 1850; the former Spanish pueblo of Los Angeles was incorporated that same year and was statutorily declared the county seat. For the first few years of the American period, the economy remained agriculturally based, with an emphasis on raising livestock and growing wheat crops. As people migrated to southern California, however, they noticed that the climate and soils were particularly suited to fruit growing – primarily citrus – and it became one of the main products in the Los Angeles market. The California Fruit Growers' Exchange, later renamed Sunkist Growers, Inc., was founded in 1893 in Los Angeles. The trend from cattle ranching to producing grapes and citrus and the growing wine and fruit industries emerged.

The SPRR reached Los Angeles in 1876 and then a second transcontinental railroad, the Santa Fe, was completed in 1885, which induced a fare war, driving ticket prices to an unprecedented low and encouraging large numbers of people to migrate to southern California. Business interests partnered with the railroads to form the Los Angeles Chamber of Commerce, which produced and widely distributed literature promoting the area's salubrious climate and available land upon which to settle (Federal Writer's Project, 1939), but it remained primarily an agriculturally based economy. In the first decade of the 20<sup>th</sup> century, for instance, the county annually shipped nearly 15,000 rail car loads of oranges and lemons, spurred by the San Pedro, Los Angeles, and Salt Lake Railroad, later absorbed into Union Pacific, which had established a third route east from Los Angeles in 1905. County lands also supported thousands of acres devoted to deciduous fruit (especially peaches and apricots), and walnuts (Southern California Panama Expositions Commission, 1914).

The southland was semi-arid, and drought was a frequent visitor; already by 1905, ballot measures had been put forth to the voters (and which they approved) for issuing bonds to finance construction of an aqueduct to divert water from the Owens River in the north more than 200 miles away and a mountain range in between. Upon completion in 1913, the

aqueduct became an instant engineering landmark (Hine and Faragher, 2000). Los Angeles County also had enormous petroleum fields, and by the 1920s, more than 1,200 oil derricks were erected. Meanwhile, real estate sales and tourism combined to serve as a mainstay underpinning of the local economy.

Los Angeles, with its nearly year-round Mediterranean-like mild climate and seeming limitless room to grow, symbolized an attractive land of opportunity in the first decades of the 20<sup>th</sup> century, with the motion picture industry continuously showcasing its varying landscape as a backdrop. Owning a California bungalow on an individual lot became the dream for many of those who had come to the area especially, as Census data readily showed, those originally hailing from the Midwest. The communities and their new housing tracts throughout Los Angeles and San Bernardino counties were served by an extensive network of trolleys, the “Red Car,” run by Henry E. Huntington’s Pacific Electric Railway Company (see Section 5.4). Between 1920 and 1930, the county’s population grew by 137 percent (Gebhard and Winter, 1994).

Though the Great Depression was painfully felt in Los Angeles County as everywhere else, southern California nonetheless served as a mecca for many Americans escaping the Dust Bowl conditions, with tens of thousands of people coming west via Route 66. One form of popular escape in the 1930s was going to see movies; attendance at theatres surged across the nation as Americans increasingly looked for inexpensive entertainment as a way to escape the bleak times. MGM, Columbia, Paramount, Universal Pictures, Warner Brothers and others were busily engaged in producing films in their local Hollywood studios. Another transformative impact on southern California was the expansion of the missile defense and aerospace industry beginning in the early 1940s and continuing well into the postwar period in which Douglas, Lockheed, and Northrup, and others, employed tens of thousands (Hart, 1987).

Between 1950 and 1960, the county’s population increased 45 percent to more than 6 million. By 1970, there were 7 million people living in the county. Across the southland, the construction of housing subdivisions followed the path of subdivisions, with 14 interconnecting Interstate freeways for the millions of motor vehicles weaving in and between the massive residential and commercial developments where people lived, worked, and played. The result was suburban sprawl, congestion, and smog, a term first coined in Los Angeles. Production of aircraft parts and space technology, electronics, motion pictures, and television shows, research think tanks and higher educational facilities, including the University of California, Los Angeles (UCLA) and the University of Southern California (USC), just to name a few of the economic juggernauts, and which tended to overshadow the more prosaic industries in which the county also excelled. These included producing such items as heating, pumps, and compressors; stone, clay, and glass products; and tires and other automobile and airline assembly parts. Another large sector was the service

economy, including restaurants, hotels, and entertainment and media venues (Hine and Faragher, 2000). Meanwhile, the population of the county continued to expand. The U.S. Census Bureau counted 8.8 million people living in Los Angeles County in 1990, 9.5 million in 2000, and 9.8 million in 2010.

### 5.3 City Development

#### 5.3.1 Development of Ontario

Ontario was established as a model colony within this region in 1882 by two brothers from Canada, George and William Chaffey, who named the area after their home province. The brothers obtained some 7,000 acres, which contain the present-day cities of Ontario and Upland. The Chaffey brothers advertised California's beautiful weather and abundant resources to easterners and Europeans to encourage settlers to come to Ontario. One selling point the brothers emphasized was the development of the "mutual water company" that provided each landowner a concrete pipe that conveyed water to their land, which gave them equal rights to the resource (Ontario Public Library, 2014). Many Midwesterners and Canadians came to Ontario to settle and to try their hands by working in the citrus industry.

Ontario became officially incorporated as a city in 1891. Upland, Ontario's sister city, was originally named North Ontario and was officially incorporated in 1906 as a separate city. As settlers began to move into the area, the agricultural enterprises continued to grow in the region. As settlers began to move into the area, the agricultural enterprises continued to grow in the region. By 1910, the city had a population of 7,144. The area's landscape remained largely rural, dominated by rows and rows of orange trees, and the accompanying citrus packing houses. Still, statistics for that period show that more than 25 percent of the acres in Ontario were devoted to peaches (Southern California Panama Expositions Commission, 1914). Hotpoint, known for its electric household appliances, had its start in Ontario in 1906 and became a major local industrial employer in the early 20<sup>th</sup> century, joining the famed Armstrong nursery, which sold seeds and saplings through catalog mail orders to farmers and orchardists from across the nation. Further development in Ontario was later spurred by the country's involvement in World Wars I and II, which brought wartime industries to the valley. One such industry was the expansion of the Lockheed Aircraft Service Company, located at the Ontario International Airport, just south of the proposed project. The Lockheed facility was once the largest of the company's locations and was an important employer in the area (Schuiling, 1984). Lockheed contributed to the real estate boom in the region in the 1940s and 1950s by attracting more workers to the area.

By 1960, the U.S. Census data showed Ontario had grown to 46,617 residents; the city continued to expand and develop, especially in new areas to the south and east; the city's location between Los Angeles and San Bernardino, with convenient freeway access and an airport (see Section 5.4.3 below), continued to help spur development. The opening of the

\$25 million Ontario Motor Speedway in 1970 brought a spotlight to the city, and it was designed to serve as an economic stimulus (Wagner, 2004); it was intended to become the Indianapolis Motor Speedway of the west, and it also served as a performance venue for massive rock concerts with prominent bands, including the Eagles, Fleetwood Mac, and Aerosmith in its early years. Nonetheless, the facility struggled mightily and closed within a decade (Provost, 2017). In 1996, the Ontario Mills mall opened in the eastern side of the city, and previously undeveloped areas experienced a surge of residential and commercial construction.

Much as with other cities of the Inland Empire, including Rancho Cucamonga and Fontana, Ontario today serves as a bedroom community, as well as the center for multiple business parks; hotels; and gigantic distribution warehouses for numerous big-box corporate retailers, including Wal-Mart, Target, Staples, and Home Depot among others; as well as supporting many smaller, often older, commercial retail shops and businesses that serve local and regional clientele (Wagner, 2004). The city's population was estimated to be 174,283 as of January 1, 2017 (California Department of Finance, 2017).

### 5.3.2 Development of Montclair

Compared to the other communities in the WVC Project corridor, Montclair is the smallest in terms of size and population. Through the late 19<sup>th</sup> century, the area encompassing current day Montclair was little more than range land for cattle grazing. In 1897, Mrs. Edward Fraser was instrumental in founding the Township of Marquette, giving the area its first name, but settlement remained sparse. In the early 1900s, Emil Firth, a Los Angeles-based land developer, purchased the 1,000-acre land tract and platted it as "Monte Vista" (or "mountain view" in Spanish) in 1907, selling parcels in 10-, 20-, and 40-acre tracts. Soon the land was planted with citrus groves and other agricultural commodities as settlers moved into the area to establish small ranches. Completion of the Santa Fe, Southern Pacific, and Pacific Electric rail lines through the region opened southern California's citrus market and other food products to the rest of the nation and quickly helped lay the foundation of the local economy prior to the emergence of automobiles and trucks (*Montclair Tribune*, September 21, 1972).

The Monte Vista Land Tract experienced a population boom after World War II, and like other nearby areas throughout the region, tract housing and the commercial developments began replacing citrus groves. Returning military veterans received GI benefits and Veteran Administration no-interest loans for home purchases and moved into the area to start families and buy from the supply of affordable housing that was being mass produced by developers. As the population expanded, many of the residents eventually pushed for city incorporation. Upon its official incorporation in 1956, the City of Monte Vista had a population of 8,008 spread over an area of 4.2 square miles. The community went through a name change to Montclair in 1958 because another town in California had already taken up

the name Monte Vista (*Montclair Tribune*, September 14, 1972). No longer an unincorporated area of San Bernardino County, the City had to establish its own municipal systems, including police and fire, a library, and other civic functions (City of Montclair, 2005).

One of the most important developments in Montclair was the creation of a large regional shopping center, the Montclair Plaza in 1968, which helped create a stable tax base to help fund the municipal services the City needed to provide its residents. In the first year alone, the retail complex's collected sales taxes contributed an additional 30 percent to the local tax base (City of Montclair, 2005). With periodic renovations and expansions, the Plaza has remained one of the region's premier concentrated shopping destinations. Apart from the mall complex, Montclair is best known as a suburban bedroom community. The city was estimated to have a population of 39,122 as of January 1, 2017 (California Department of Finance, 2017).

### 5.3.3 Development of Rancho Cucamonga

The City of Rancho Cucamonga traces its origins to a 13,000-acre Spanish land grant in 1839 and was primarily used for livestock ranching, as well as a vineyard, which became one of California's first commercial wineries. Rancho Cucamonga was sold to a wealthy southerner, John Rains, in 1858, who together with his wife, Dona Merced, expanded the vineyards and in 1860 built a large burnt-brick house, Casa de Rancho Cucamonga, later to be known as the Rains House (currently a museum and listed in the NRHP). Rancho Cucamonga changed hands again in 1870 when Isaias Hellman bought it. Hellman founded the Cucamonga Company and the Cucamonga Homestead Association (Wagner, 2004). In 1913, some portions of the former Rancho Cucamonga became part of the town of Alta Loma, while another segment became the community of Etiwanda (Schuiling, 1984). The economic mainstay of the three communities through the first 4 decades of the 20<sup>th</sup> century was agriculture, particularly citrus fruits, olives, peaches, and vineyards. It was commercial wine production for which Cucamonga first became widely known (see Section 5.5.2), most of it associated with Italians who recently migrated to America. The Prohibition era, however, beginning in 1919 and lasting until the 18<sup>th</sup> Amendment was repealed in 1933, caused major economic hardship to most of the town's grape growers (City of Rancho Cucamonga, 2010).

Following World War II, the area that is now Rancho Cucamonga, not yet incorporated, and under the jurisdiction of San Bernardino County, became a sprawling suburb, with commercial businesses and shopping centers. Etiwanda, Alta Loma, and Cucamonga consolidated and incorporated as the new City of Rancho Cucamonga in 1977. The nascent city, now composed of mainly residences, with some manufacturing and aerospace industries and retail businesses as well, was determined by the City to be 87 percent built out by the early 2000s (City of Rancho Cucamonga, 2010). The city's population had climbed to 177,324 as of January 1, 2017 (California Department of Finance, 2017).

### 5.3.4 Development of Fontana

In 1905, Azariel Blanchard (A.B.) Miller purchased 17,000 acres in Rosena (renamed Fontana in 1913). Miller, who initiated the Fontana Farms' "Partnership of Hens and Oranges," introduced the first major transformation of the area in offering parcels for sale on the installment plan, in which the new owners would combine citrus, walnut, and grape farming with poultry raising; on A.B. Miller's part, the parcels were supplied water, electricity, fertilizer, and tree saplings. Some 3,000 Fontana Farms homesteads had been purchased by 1930 (Stantec, 2016). Fontana's population was estimated to be more than 6,000 by 1939 when the town was identified as an area specializing in small citrus, grape, walnut, poultry, and rabbit farms (Federal Writers' Project, 1939). In fact, the first and only rabbit research and experimental station in the U.S. operated in Fontana (8384 Cypress Avenue) between the years 1928 and 1965 (Roberts, 1999), now a California Historic Landmark.

By the early 1940s, Fontana's primarily agricultural-based land use patterns would begin to give way. Industrialist Henry J. Kaiser established the state's largest steel mill on a former site of a hog farm in Fontana, in 1942, shortly after the start of America's entrance into World War II, and as part of his endeavors for building Liberty ships in the Kaiser shipyards in the San Francisco Bay area (Anicic, 2006).



**Kaiser Steel Mill during World War II**

Not only did the steel mill produce high-sulfur air pollution, quickening the end of citrus production in the Inland Empire, but so did the emergence of the steel mill, with its influx of thousands of essential workers creating a large demand for additional housing in the valley area, which itself would also accelerate conversion of orchard and farm land to residential and commercial uses in the ensuing years. Kaiser Community Homes would help partially relieve the housing shortage by building

affordable residential tract neighborhoods in Fontana and Ontario, and other cities (Stantec, 2016). Kaiser also established medical facilities for his employees with a prepaid health care program. The Kaiser Hospital in Fontana opened in 1955, and it eventually became part of one of the largest health care providers in the United States, Kaiser Permanente, and a



model for other health maintenance organizations as (Foster, 1989). The steel mill, however, ceased operations in 1983 (Hart, 1987).

Fontana formally incorporated as a city in 1953, and by 1960, it had grown to more than 14,500 residents, having more than doubled in size in 2 decades (Stantec, 2016). While it was still noted in a local guidebook in that period as a town of egg and poultry producers, its large Kaiser steel plant was likewise touted (Donaldson, 1959). As a harbinger of the growing popularity of auto racing and the car culture throughout the region in the 1950s and 1960s, Mickey Thompson's Fontana International Drag Way became a National Hot Rod Association circuit venue famous for races; and a \$100 million racing venue, the California Speedway, eventually opened on the site of the abandoned Kaiser steel mill site in 1997, now the Auto Club Speedway.

With an evolution away from its earlier largely agricultural and industrial history, Fontana's land uses transitioned to become largely suburban in nature, with the construction of thousands of houses year after year. The tremendous population growth pattern was reflected in the U.S. Census data showing populations of more than 36,000 by 1980 and more than 128,000 by 2000. The city was estimated to have reached a population of 212,786 as of January 1, 2017 (California Department of Finance, 2017).

### 5.3.5 Development of Pomona

Pomona, in the easternmost portion of Los Angeles County, began as sheep and cattle grazing lands as part of Rancho San Jose. In 1876, it was designed as a horticultural community with the first town lots sold. A parcel was offered as a prize to the person suggesting the most apt name for the town; Solomon Gates proposed "Pomona," the Roman goddess of fruit trees (Hanna, 1951). Pomona formally incorporated as a city in 1888, shortly after the tracks of the Santa Fe Railroad and the SPRR had been laid through the area (Federal Writers' Project, 1939). While the planting of fruit trees occurred at the outset, vineyards were established in the 1880s, and the region started producing wine and raisins. In the 1890s, olive trees began to be planted in growing numbers, but fruit growing remained the central thrust of the economy through the early decades of the 20<sup>th</sup> century. This included construction of massive factories for the drying and canning of deciduous fruits and tomatoes. Other industrial and commercial enterprises were also launched; a 1920 business inventory included numerous foundries and machine shops. By this same time, the automobile had already made its mark on Pomona's physical landscape. As one historian wrote, "The automobile has introduced a volume of business in repairs and minor construction which is almost incredible. If brought together in one factory, it would cover many acres of ground, employing hundreds of mechanics in Pomona alone" (Brackett, 1920).

Modernization aside, Pomona's early agricultural traditions induced county officials to choose the town to serve as the permanent home of the popular annual Los Angeles County Fair since 1922 (Hart, 1987). Fairplex, as the facility is called, has drawn millions of people to its gates over the years for fairs and festivals. Pomona's population had reached 20,804 by 1939 and it continued to grow steadily after World War II with the building of thousands of postwar houses, with the population topping 62,000 within 20 years (Donaldson, 1959). Pomona is home to California State Polytechnic University (Cal Poly Pomona), with approximately 24,000 students. The campus is located on the former site of W.K. Kellogg's Arabian Horse Ranch, founded in the mid-1920s. Kellogg, a native of Battle Creek, Michigan, found fame and fortune in promoting the health value of eating toasted corn flakes. He deeded the land to the State of California in 1949, shortly before his death in 1951.

At the mid-point of the 20<sup>th</sup> century, Pomona's economy assumed a large industrial presence, though it still had a foot in agriculture. Businesses included Pomona Tile Manufacturing Company, H.W. Loud Machine Works, the Convair Pomona Plant, Potlach Paper Mill, Hazel Atlas Glass, Brogdex Company, Bestform Foundation, Malwin of California, and Wayne Manufacturing Company, each of which employed hundreds of workers (Murray, 2016).

By 1960, Pomona's population had topped 67,000, and the local economy was no longer agriculturally based but had become largely a bedroom community. Still, it had diversified into other endeavors. This included manufacturing missile and aircraft parts, shoes, glass containers, and bicycles, and became a regional center for banking and retail commerce (Salatore, 1967). Pomona's downtown went through a major redevelopment phase in the 1960s, beginning with one of the nation's first pedestrian malls on Second Street, designed by Victor Gruen and Associates in 1960, and continuing with a new city hall, public library, and post office in the same period (Gebhard and Winter, 1994). The city's population had climbed to 155,306 residents by January 1, 2017 (California Department of Finance, 2017).

## 5.4 Development of Transportation

### 5.4.1 Regional Development of Railroads

As the agricultural industry began to expand in southern California in the last quarter of the 19<sup>th</sup> century, railroad financiers understood that a tremendous potential for markets existed, and on their part, growers understood the need to ship products to consumer markets. The development of railroads was integral to the growth and expansion of population and local industries throughout southern California. The first railroad constructed in San Bernardino County was built by SPRR in the 1870s. Construction began in Los Angeles, headed east, and eventually met with tracks connected with the eastern seaboard, creating the first transcontinental railroad that would pass through Los Angeles and San Bernardino counties.

SPRR enjoyed a virtual monopoly until the early 1880s, when competing railroads, such as the California Southern Railroad, built lines that provided additional services and greater access to certain communities. The Santa Fe Railway acquired short lines in its efforts to gain access to a port on the Pacific Ocean in 1884 (Schuiling, 1984).

The Santa Fe Railway, soon to become the Atchison, Topeka, and Santa Fe Railway (AT&SF), built its main yards and engine shops in Colton, near the City of San Bernardino, and created the second transcontinental railroad through San Bernardino and Los Angeles counties in 1885. As both railroad behemoths vied for control of the passenger market, intense competition between AT&SF and SPRR began in 1886. A fare war developed for transport from Chicago and Kansas City and other destinations to California (Schuiling, 1984). The result was a population explosion and corresponding real estate boom in southern California. Good climate, tourism, health spas and resorts, and the prospect of land ownership and economic prosperity began to attract people by the tens of thousands. The San Pedro, Los Angeles, and Salt Lake Railroad, later absorbed into Union Pacific Railroad (UPRR), had established a third route east from Los Angeles by 1905.

In the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, the need for commuter train service and the desire by entrepreneurs to promote land sales to newcomers led to the development and expansion of electric rail in southern California. With Henry E. Huntington at the helm, Pacific Electric Railway was founded in 1901. The extensive network of Pacific Electric connected the residential suburbs and open lands with the city itself. SPRR eventually purchased Pacific Electric and merged with several additional entities, including the San Bernardino Valley Traction Company, Redlands Central Railway Company, San Bernardino Inter-Urban Company, and the Ontario and San Antonio Heights Railroad Company (Walker, 2006). The San Bernardino Line of the Pacific Electric Railway, with stations in Claremont, Upland, Alta Loma, Etiwanda, Fontana, and Rialto, was Pacific Electric's longest line; the line was completed through Rancho Cucamonga in 1914. Initially, Pacific Electric was mostly used to transport citrus, although it carried a variety of freight (Chattel Architecture, 2010).

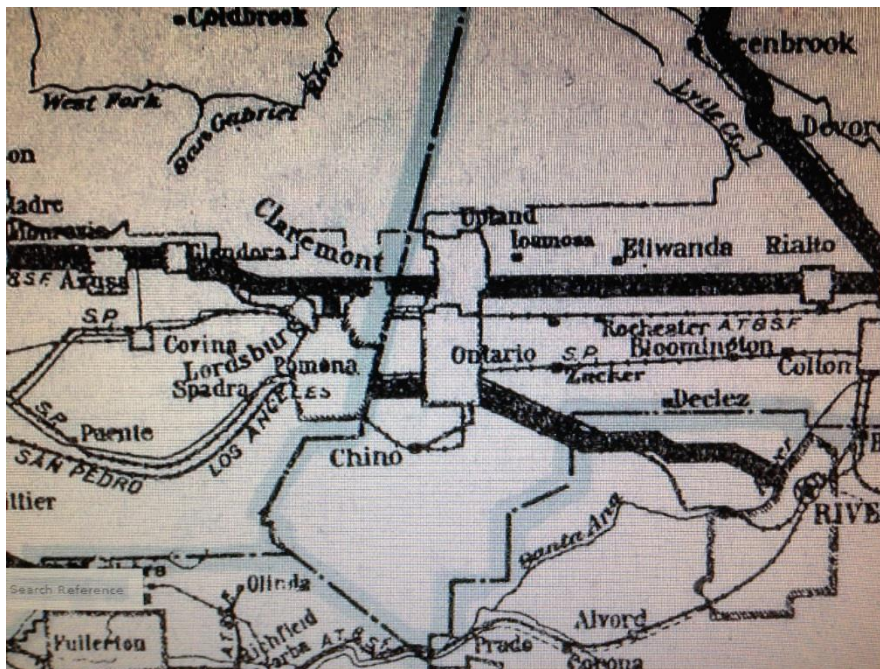
The automobile eventually became the preferred choice for mobility by many, however, in ensuing decades of the 20<sup>th</sup> century. The development of the freeway system in the 1940s and 1950s, with the new freeways often paralleling many of the old Pacific Electric trackage, helped to seal the fate of the rail system. The last Pacific Electric commuter train ran in the southland in 1961 (Howard, 1980).

#### **5.4.2 Holt Avenue/Holt Boulevard and Foothill Boulevard**

##### ***Holt Avenue/Boulevard***

By the early 1900s, especially with the advent of the affordable Model-T mass produced by Henry Ford beginning in 1906, automobiles became more accessible to a larger segment of

society, and California took the lead in car ownership. Rather than viewed as merely practical, cars were considered a novelty and used for a new and growing hobby: auto tourism, buoyed by the establishment of the Automobile Association of Southern California in 1900 (Nelson, 2009). As ownership increased, the public began to demand that new and improved roadways be built to accommodate autos; this was called the Goods Road Movement. Generally, cities were responsible for local road upkeep, with the areas outside municipal jurisdictions falling to counties and the State of California. Proposals were made for the state to pay for roads used by through traffic, both from rising tourist traffic and increasing farm to market vehicles associated with the state’s agricultural base economy (Caltrans, 1990). In 1909, voters approved the first highway bond act to fund a paved two-lane State Highway System between county seats, with the first State highway opening in 1912 in Burlingame, California. An additional bond act passed in 1915. In a map illustrating the State Highway System in 1918, and produced by the predecessor agency of the



**Portion of “Road Map of the State of California,” 1918; Pomona and Ontario in center.**

California Department of Transportation (Caltrans), the California Highway Commission, the east-west road connecting Pomona and Ontario, and Ontario to Riverside is delineated by a thick bold line, indicating it was a “bond-issue” road with the pavement either completed or under contract to be built. In the areas of Pomona and Ontario, this State highway was

connected with today’s Holt Avenue/ Boulevard, from Pomona and Montclair and through Ontario, respectively. Within the City of Ontario, the road was called A Street until it was officially renamed Holt Boulevard in 1954. The county road traced back to at least as far back to the late 19<sup>th</sup> century, evidenced by not only some residences that front the road whose date of construction is that time period, but the road is also easily discerned in the 1897 USGS Quad map ([historicaerials.com](http://historicaerials.com), accessed December 5, 2017).

Therefore, while Holt Avenue/Boulevard itself predated the State Highway System, it became incorporated as part of a larger effort when the State launched its program of filling

in the roadway gaps that largely existed between the cities, in this case Pomona, Ontario, and to the southeast, Riverside.

According to a recent study, “By 1920, Holt Boulevard had been transformed from a 2-lane scenic road lined with citrus trees and grand Victorian homes into a modern 4-lane highway” (City of Ontario, No Date). This does not appear to be accurate, as evidence indicates the roadway had not yet become a four-lane highway by that early date. In an article from the year 1926 on the Ontario to Riverside State highway (highways were not yet signed and numbered), an engineer noted that the road had just been widened from 15 feet to 20 feet with asphaltic concrete pavement and with a graded shoulder (California Department of Public Works, 1926). An aerial view of A Street/Holt Boulevard in 1938 shows the width of the highway as 40 feet (measured near Mountain Avenue and Holt Boulevard), compared to the 60-foot-wide boulevard it would become, as viewed and measured in a 2012 aerial (*historical.aerials.com*, accessed December 5, 2017).

By 1923-24, A Street/Holt Boulevard [and the roadway on either side of it] may have been considered a segment of the “Pike’s Peak – Ocean to Ocean Highway (PPOO),” a transcontinental route. Formally organized in 1914 in St. Joseph, Missouri, the PPOO Association was dedicated to promoting improvement and use of a road from New York City to San Francisco in the early motor era. In the California portion, the route alignment had been designated to come west from Reno, Nevada, and go through the Feather River Canyon, and then through Portola, Quincy, Oroville, Marysville, Sacramento, Davis, Benicia, Martinez, Berkeley, Oakland, and finally, terminating in San Francisco. To aid drivers, the organization used red and white markers, with the black letters, “P.P.O.O.” Yet, in California, nothing was specifically engineered or constructed because of the designation. Between 1923 and 1924, the PPOO’s transcontinental route terminus in California was shifted to Los Angeles; the road would now traverse San Bernardino County on its way to Los Angeles. It apparently largely overlapped the National Old Trails Road in California, just as it had originally overlapped the Lincoln Highway when it had terminated in the northern part of the state. But there was no road infrastructure specifically constructed in California as part of the PPOO. The organization merely promoted an alignment weaving together pre-existing roadways in California for the motoring public to use, including the portion that passed through Ontario (<http://www.ppoo.org/>[[ppoo.org](http://www.ppoo.org/), accessed December 5, 2017, and <https://www.fhwa.dot.gov/infrastructure/pikes.cfm>[[fhwa.dot.gov](https://www.fhwa.dot.gov/), accessed December 5, 2017]). With the federal support, designation, and engineering of Route 66, beginning in 1926 [now Foothill Boulevard in the project area], the PPOO, especially in California, appears to have been easily eclipsed and was soon forgotten.

The State highway encompassing Holt Avenue/Boulevard was eventually brought into the U.S. Highway System, being simultaneously both US 60 and US 70 in this corridor segment location by 1932, and was soon redesignated as US 99 and US 70 (likewise co-joined in this

location; see “Road Map of California,” prepared by the California Division of Highways, 1936). From downtown Los Angeles, the highway was routed through El Monte and West Covina (today’s Valley Boulevard) to Pomona, Ontario, and points eastward (Roland, *et. al.*, 2011).



**Holt Avenue/US 99/US 70, Pomona, CA, 1950**

By 1939, the highway was a segment of a 60-mile-long State highway section traversing from Pomona east through Ontario, the roadway oriented in a southeast direction towards Beaumont, Riverside County. It was described at that time as “a wide concrete roadbed” that “runs smoothly over miles of flatland, bordered by far-stretching orange groves and acres and acres of close-cropped grape vines” (Federal Writers’ Project, 1939).

Particularly in the project area in Pomona and Ontario, land uses abutting the State highway alignment evolved from sporadic commercial businesses and residences that fronted the roadway, which were themselves often surrounded by acres and acres of citrus groves in the pre-World War II years.

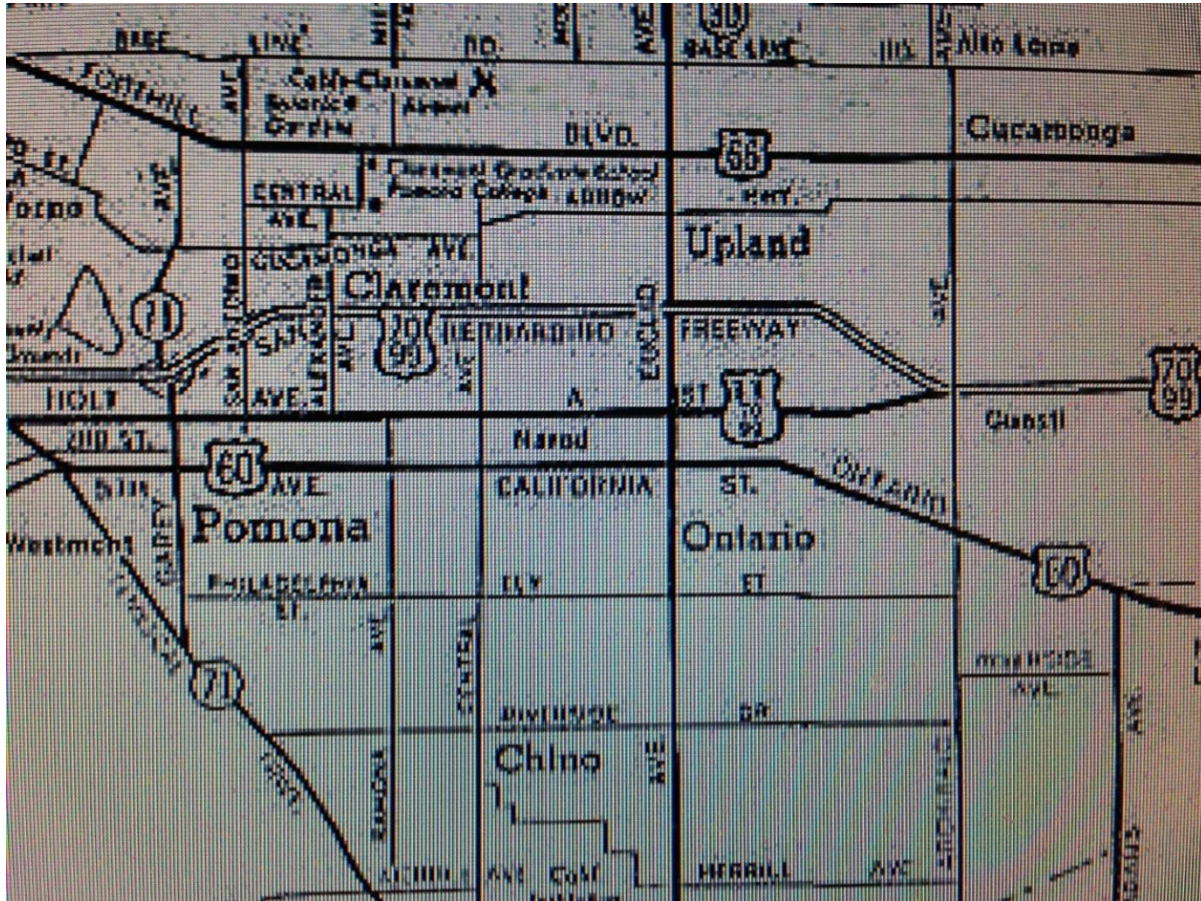
Fewer commercial buildings appeared along A Street (today's Holt Boulevard) in the 1920s and 1930s than they did in the Pomona area, but a greater number appeared on the physical landscape adjacent to the highway by the late 1940s and 1950s as older buildings were either demolished or converted to commercial land or industrial uses. In some cases, commercial buildings were placed directly in front of houses. Other businesses were



**Ford's Lunch, Euclid Avenue and Holt Boulevard, Ontario**

designed to serve food to hungry patrons, whether they be the local populace, or the traveling public, much like the once popular restaurant spot Ford's Lunch at the southwest corner of A Street (Holt Boulevard) at Euclid Avenue, Ontario (no longer standing), shown here in a photograph taken in circa 1930; for decades, it was a popular dining stop for the local populace, as well as those traveling longer distances on the State highway.

Whereas north-south running Euclid Avenue was the primary business street for the daily activities of the citizens of Ontario (e.g., banks, department stores, and theatre were concentrated on that avenue), while the State highway (A Street) appears to have attracted a greater number of overnight motels, restaurants, and auto- and truck-oriented land uses, as mentioned previously. By the 1940s, as a reflection of its function as a local street and as a State highway, and part of its role as US 99 and US 70, the Holt Avenue/Boulevard corridor carried interstate and intrastate traffic, particularly agricultural products of the Pomona Valley and Imperial Valley, headed to Los Angeles; therefore, the highway carried a mix of passenger cars and trucks. Comparing aerial photos from 1948 when the sizable citrus groves bordering Holt Boulevard are still largely evident, to 1959, when most land uses bordering Holt Boulevard have by then intensified development and a majority of businesses serving automotive or truck service purposes, such as commercial car or truck sales lots, automotive repair garages, tire stores, gasoline stations, and the like, proliferated.



**Rand McNally and Company, “Los Angeles Calif. and Vicinity” (1959), depicting Holt Avenue, A Street, and US Routes 60/99, 66, and new San Bernardino Freeway**

With the advent of the California freeway system, engineering plans were unfurled by the forerunner of Caltrans, the California State Division of Highways, even before the end of World War II, to remove the through heavy vehicular traffic from Holt Avenue in Pomona/ Holt Boulevard in Ontario by means of construction of the San Bernardino Freeway, with an alignment located to the north in between Route 66 and Holt Boulevard. Construction on the freeway began in 1946, and most of the work was completed in the Pomona and Ontario city limits by November 1954 (Laird, *et. al*, 1954). As a result, many local businesses that had once flourished and relied on regional passing traffic now had a more challenging time surviving economically, though the growth of the suburbs mollified a steep decline. In 1954, Ontario changed the name of A Street to Holt Boulevard, to match the county designations, as the thoroughfare was already known as Holt Avenue in Pomona and east through unincorporated areas until it reached the Ontario city limits.

***Foothill Boulevard***

As discussed in Section 4.1, a portion of the proposed project would operate on Foothill Boulevard in Rancho Cucamonga and Fontana. Foothill Boulevard served as U.S. Highway



66 in this area, known colloquially as Route 66, which originally ran 2,448 miles, from Chicago, Illinois, to Santa Monica, California. Construction began in 1926; the road was part of the first nationally designated highway system. The road served as a major route for those who migrated west, especially those Americans escaping Dust Bowl conditions in the 1930s, as characterized in John Steinbeck’s novel, *The Grapes of Wrath*, until the highway was bypassed in the Interstate era. The route has since been long celebrated in film, song, and touring guides, as a concrete symbol of American’s penchant to take to the road. At Rancho Cucamonga, the old Route 66 alignment (Foothill Boulevard) crosses Interstate 15 (I-15) and continues east for another 15 miles, passing through Fontana, before bending north at San Bernardino to join I-15 at the summit of Cajon Pass. As a recent City of Fontana planning report noted, “The area of Foothill Boulevard in Fontana began to lose much of its historic business and character in the 1970s as freeways were built and became the preferred route of traffic movement. Foothill Boulevard remains the second most traveled street in Fontana, but it has lost most of its historic character” (Stantec, 2016). As holds true also for its neighboring town, Rancho Cucamonga, Route 66 in Fontana is today primarily one characterized by strip commercial development. There are no parcels in the APE that have been evaluated as part of this undertaking that are considered contributors to the NRHP-listed Route 66.

#### 5.4.3 Ontario International Airport

Ontario International Airport was established in 1923 with the arrival of a J-N-4 Curtis bi-plane, dubbed “Jennie,” and of Ontario Aircraft Corporation. Located adjacent to the UPRR tracks, near San Antonio Avenue, is the location of the first dirt track that served as the initial airport landing strip in 1923. The area was originally called Latimer Field but was soon renamed Ontario Municipal Airport. By World War II, the need for airports for military endeavors was realized throughout the United States. From 1942 until 1946, the U.S. Army owned and controlled Ontario Municipal Airport and to which the 311<sup>th</sup> Airbase Squadron was activated and assigned. With the end of the war, the U.S. Army declared the air field war surplus on November 15, 1945; soon thereafter, the airfield went into inactive status (Douglas and Livingstone, 2006).

The City of Ontario expressed their interest in resuming commercial airport operations and received the deed to the property in 1949 and renamed it as an International Airport. The first commercial airplane, operated by Western Airlines, landed at Ontario International Airport later that year. The first modern control tower was constructed at the airport in 1953. Commercial air traffic continued to increase after construction of the tower. From 1967 until 1985, the Los Angeles Department of Airports operated and maintained the commercial operations for the City of Ontario, and in 1985, Ontario Airport was formally deeded to the Department of Airports (Douglas and Livingstone, 2006).



**Picture Postcard of Ontario Airport, c. 1960**

Ontario International Airport is now a major hub in southern California for the transportation of people and goods, and it serves the eastern part of the Los Angeles metropolitan area and San Bernardino County. Development and expansion of the airport contributed to the growth of local

industries, including the area becoming a major warehousing and distribution center.

## 5.5 Development of Local Industries

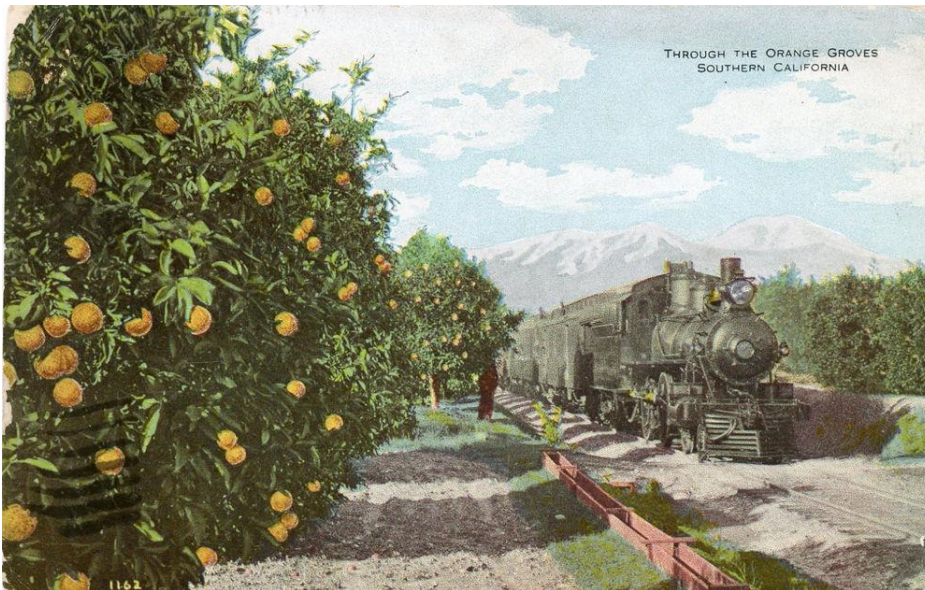
### 5.5.1 Citrus Industry

Citrus farming became a mainstay agricultural pursuit and a backbone of the Inland Empire's economy beginning in the late 19<sup>th</sup> century. The earliest commercial growers of navel oranges, a fruit which ripens in winter, were Luther and Eliza Tibbetts, who planted a grove near Riverside in 1873; in 1876, A.B. Chapman of San Gabriel was the first to cultivate the Valencia, an orange that matures in summer and fall. Thus, if planting both crops, citrus ranchers could have yields that produced year-round (Hart, 1987). The combination of climate and soil offers ideal conditions for these endeavors and contributes to the success of citrus farming throughout the region. Vented box cars, invented in the 1870s, allowed railroads to ship citrus to other parts of the country. Packing warehouses sprung up throughout the region. Over time, the growers and packers in each district formed fruit exchanges and cooperatives (Brackett, 1920). Lemons were also introduced in the 1870s, but their popularity and marketing never matched that of orange production (Southern California Panama Expositions Commission, 1914). By the 1880s and 1890s, oranges and lemons were making their way into markets across the country; however, some of the fruit would not last on the trains and became wasteful byproducts. The California Fruit Growers Exchange (Sunkist) found that they could turn these culls into useful products, such as orange juice, thus revolutionizing the industry (Rounds, 1999). In addition, the invention of the refrigerated rail car, the development and use of large ice houses, and other technologies helped citrus remain a valuable commodity export to other parts of the nation

well into the 1960s, although the overall citrus industry was already well on the decline in the county and egg production and dairy products had already overtaken it in total economic value (Salatore, 1967).

### 5.5.2 Vineyards and Wineries

Agriculture was a major industry for Los Angeles and San Bernardino counties since the arrival of the Spanish Mission and Rancho systems; the State’s table grapes and wine had their start in southern California, but by the 1870s, the Sonoma and Napa valleys had already jumped ahead in terms of production compared to their neighbors to the south.



Grape-growing was introduced into the region in 1870, and by the late 19<sup>th</sup> century, several ranches had started growing table grapes commercially (Schuiling, 1984). In the Pomona Valley, more than 800 acres of vineyard were planted by 1885,

and the first winery was built that same year. While a report of the grape industry from the period noted that wine grapes and table grapes were being grown in the latter 1880s, the profits did not match what could be made from other agricultural products (Brackett, 1920). In San Bernardino, most wineries and viticulture operations remained relatively small. The exception, however, was the Italian Vineyard Company, started around the turn of the 19<sup>th</sup> century by an Italian immigrant, Secundo Guasti, located a few miles east of Ontario. In 1914, it was reported that Guasti’s 4,000 acres produced more than 2 million gallons of wine annually, and it was claimed to be the world’s largest vineyard under singular management (Southern California Panama Expositions Commission, 1914). The large vineyard was described 25 years later:

The 5,000-acre Guasti Vineyard extends from the foothills of the San Gabriel Mountains deep into the valley floor. For five miles the highway [US 99/70] runs between rows of vines stretching far away between furrows of sandy loam. Here are more than 500 varieties of grapes, 25 of which are raised on

commercial scale. The annual crop is slightly more than 20,000 tons. The large, modern winery produces both dry and sweet wines and one of the few California “champagne” wines (Federal Writers’ Project, 1939).

Additionally, Cucamonga was noted in the same publication as a center of a grape- and olive-growing district, with several wineries. The area became known as the Cucamonga-Guasti Wine District, and it became especially well known nationally for its red Zinfandels (Walker and Peragine, 2017). In between 1919 and 1933, by amendments to the U.S. Constitution, the public had passed Prohibition of alcohol and then 14 years later voted to repeal it. While several area wineries closed in the interim, several of the wineries did stage a comeback, including the Italian Vineyard Company, Padre Vineyard Company, and Garrett and Company. A cooperative, the Cucamonga Pioneer Company, built a winery with vats that could hold a million gallons for the small producers (Adamson, 2011).

The number of area wineries steeply fell in later decades, in part due to America’s changing taste in wines. Too, the land became too valuable to keep for grape-growing purposes. By 1950, wineries decreased to approximately 60 wineries from the high of 163 during the mid-1930s; most were considered “mom and pop” family operations. San Bernardino County, where the Cucamonga district lies, had 23,000 acres of grapes in 1960, but by 1997, there were just 1,000 acres left (Adamson, 2011).

### 5.5.3 Dairy Farming

In addition to citrus orchards and vineyards, dairy farming was also a historically important agricultural economic enterprise in the Los Angeles and San Bernardino region, but it did not initially start out that way. Up until the late 19<sup>th</sup> century, dairying in California was largely confined to Humboldt County, the Pt. Reyes Peninsula in Marin County, the coastal section of San Luis Obispo, and the mountain pastures of the Lake Tahoe region, with only a nominal few dairies based in southern California; products were moved by rail within the state (Galvin, 2004). In the early 1890s, the first mechanical milk separators were introduced into California. With the advent of the farm separator, dairy farmers could produce creams and cheeses, as well as milk, from cows. Mechanical cream separation, pasteurization, a reliable method of butterfat measurement, and even the glass milk bottle were all developed between 1877 and 1892 (Bishop and Schaffer, 2005)

Dairying in California shifted from a domestic activity to a major industry around the turn of the century. Prior to the 1920s, most of the dairy farmers were family owned and operated. Family-owned dairy farms were 5 to 6 acres in size. By the 1920s, the population was rapidly increasing in southern California, which increased the demand for milk and dairy products. This changed the nature of the dairy farms from family operated to a larger-scale, dry-lot dairying based on mechanical milking. Dairy herd improvement associations aided the dairy farmer in selectively breeding cows that produced higher volumes of milk.

Improvements in the diagnosis and treatment of bovine diseases, and improvements in milking machine technology in conjunction with newly improved herds, saw production explode in the beginning of the 20<sup>th</sup> century. Farmer-owned dairy cooperatives developed in the first decades of the 20<sup>th</sup> century provided members an assured market for their milk and helped them negotiate prices, assemble, haul, manufacture, process, and market milk and dairy products to wholesalers (Bishop and Schaffer, 2005).

Southern California dairies were primarily concentrated in Los Angeles County and northern Orange County early in the 20<sup>th</sup> century, though there were already dairy farms established in the Chino Valley of San Bernardino County by the 1890s. In Los Angeles County, the major dairy producing areas were in the San Fernando and San Gabriel Valleys until about World War II. Beginning in the 1950s, production began to shift to the Chino Valley, the Mojave Basin, and San Jacinto, as urbanization spread across Los Angeles and dairies there ceased operation. The industry essentially moved east, into the Inland Empire, especially in and near Chino, where former vineyards were removed. By the 1950s, dairies had virtually disappeared from most of Los Angeles and Orange counties. Since the mid-1970s, however, dairies have been shifting out of the Chino Valley, heading primarily to the Central Valley to the north and Imperial Valley to the south. The largest factor given to the changing land use was a familiar one: population pressures for affordable housing in the region had increased land value, thereby offering incentives for dairy producers to sell their land and move their production or leave the industry altogether (Chang, 2013).

## 5.6 Post-World War II Population Growth and the Expansion of Towns and Cities

Following the end of World War II in 1945, many servicemen returned to southern California to start families after being stationed at one of the many military installations spread across the southland. The result of this population growth was a massive real estate boom that resulted in the suburbanization of western San Bernardino County and the Pomona Valley in the eastern part of Los Angeles County, as detailed in the various community and county histories in Section 5.2. Between 1940, Los Angeles County's population grew from 2.7 million to 4.1 million in 1950 and had reached a staggering 6 million by 1960; San Bernardino County's population grew at an even higher percentage rate. Census records indicate the county expanded from 161,000 in 1940 to 281,000 in 1950; population reached 504,000 by 1960. Providing housing for this explosive population growth, and demand for affordable housing, propelled the emergence of immense neighborhoods of single-family residences, which were built on a massive scale in this period.

By the late 1940s, several tract developments had already emerged in the region, including those constructed under the direction of builder Fritz B. Burns, who was known for his pioneering innovations in prefabrication techniques in the production of houses made

affordable to families under the G.I. Bill, which required little or no money of former military service personnel for a down payment on their new house, and mortgages were structured for extended periods (up to 30 years) at low interest rates. Burns worked with Henry J. Kaiser to build Kaiser Community Homes, which were planned suburban developments in neighborhoods in southern California stretching from Panorama City, Westchester, Westside Village, North Hollywood, to Ontario (Lane, 2015). Many other developers and builders began to respond to the acute need to supply housing, largely made possible by financial and technical support from government agencies, including most notably the Federal Housing Administration and the Veterans Administration. Thus, for the first time in American history, home ownership became attainable to many (Caltrans, 2011).

The population explosion resulted in a prolific construction industry that was matched by a concomitant decline in the agricultural industry as lands formerly devoted to citrus groves and vineyards were now converted for the purposes of supporting residential housing tracts, and other accompanying developments, including commercial and retail properties. The profound transformation of the landscape included the need for building supporting infrastructure, including schools, libraries, water facilities and roads, just to name a few. The opening of the San Bernardino Freeway in 1955 (eventually called Interstate 10 [I-10]), between San Bernardino and downtown Los Angeles, resulted in increased suburbanization of the region.

## 6.0 DESCRIPTION OF CULTURAL RESOURCES

The project sits primarily at the eastern end of Los Angeles County in the City of Pomona and at the southwestern end of San Bernardino County in the cities of Montclair, Ontario, Rancho Cucamonga, and Fontana. The project area is bounded on the north by Foothill Boulevard, on the west by Main Street, on the east by Sierra Avenue, and on the south by Valley Boulevard. The project is located within an urban setting with primarily residential and commercial development. Land uses in the project vicinity include residential, commercial, educational institutions, recreation, utility, civic, public service facilities (e.g., fire stations, hospitals, and churches), agricultural, industrial, transportation, and vacant land.

The large early homestead parcels, which were mostly associated with citrus orchards in the late 19<sup>th</sup> and early decades of the 20<sup>th</sup> century have, for the most part, been filled in with residential, commercial, retail, and industrial developments, as reflected in most of the building types in the WVC Project APE and formally evaluated for this project. Many of the residential properties within the APE developed in the years prior to World War II, most of which reflect the Craftsman bungalow style, but of which there are also examples of the Queen Anne and Stick styles. Many of the parcels within the APE have undergone further urbanization and now often contain mixes of land uses and lots with filled-in areas with commercial buildings, constructed after 1968. As a result, some of these former residences have been converted for other uses or are on or adjacent to parcels that have been in-filled with commercial buildings.

Of the 478 parcels in the APE, 163 parcels have not been previously evaluated for the NRHP and/or the CRHR and were built in or before 1968; therefore, they were evaluated for this report, as was Holt Avenue/Boulevard as a separate resource. The total 163 resources evaluated or updated for the purposes of this project have been recorded on DPR 523 Primary Record and Building, Structure and Object Record forms. All DPR 523 forms and maps can be found in Appendix B of this HRER.

The buildings in the West Valley Connector APE were considered, but do not appear to constitute an NRHP-eligible historic district or a potential landscape and appear to the cultural resources team to be only individual resources. The National Park Service defines a historic district as “a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.” Except in a very broad sense of being arranged along the former State highway (i.e., Holt Avenue/Holt Boulevard), the vast variety of extant properties are not functionally related to one another by a common historic theme, and likewise are not sufficiently unified by periods of significance or architectural styles, and most are less than 50 years of age, as determined by County Assessor’s data and other real estate data base lists, and supported by field reviews; these properties less than 50 years of age were not formally evaluated as part of

the historic architectural survey. The contemporary Holt Avenue/Boulevard (former U.S. Route 99) streetscape is visible in the photographs contained in the DPR 523 form prepared as part of its evaluation located in Appendix B of this HRER.

## 6.1 Description of NRHP-Eligible Resources

Of the 163 resources evaluated, which includes 154 parcels and Holt Avenue/Boulevard, 4 were found to be eligible for inclusion in the NRHP (see Table 6-1). Any property that is found to be eligible for the NRHP is automatically found to be eligible for inclusion in the CRHR. In addition, as discussed in Section 4.1, five resources in the APE were previously listed or determined eligible for listing in the NRHP: Southern Pacific Railroad Depot (Pomona); Lincoln Park Historic District (Pomona); Euclid Avenue/SR 83 (Ontario/Upland); National Old Trails Road/Route 66 (Rancho Cucamonga; Fontana) and Malaga Underpass Bridge (Fontana).

**Table 6-1: NRHP-Eligible**

Address/ Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
1206 W. Holt Boulevard	1010-543-01-0000 1010-543-02-000	Ontario	3S	31
961 W. Holt Boulevard	1011-141-07-0000	Ontario	3S	46
724 W. Holt Boulevard	1048-604-14-0000	Ontario	3S	55
541 E. Holt Boulevard	1048-523-17-0000	Ontario	3S	70

The four resources listed in Table 6-1 were evaluated as part of this study and were found to be eligible for inclusion in the NRHP. The description of these resources is provided below:

### *1206 W. Holt Boulevard, Vince’s Spaghetti*

The building at 1206 West Holt Boulevard (formerly A Street), Vince’s Spaghetti, appears to be eligible for the NRHP under Criteria A and C at the local level of significance. Its period of significance is 1945 to 1967. It is significant as an example of a Mid-Century Modern commercial roadside establishment, which dates its beginnings back to when Holt Boulevard (called A Street) was part of US 99. It has had a continuous presence as a popular roadside eatery in the community and has been under the same family ownership, the Cuccia family, at this location since 1945. Its character-defining features include an irregular shape, flat roof with overhanging canopy, steel I beam supports, and mixed use of building materials. In addition, the building's low one-story entrance and dominance of the large window pattern uniting the façade combine to emphasize the horizontality of the building, which, when paired with its original, iconic 1950s roadside neon sign, are all a hallmark and reflection of the Mid-Century roadside architecture design aesthetic. The



building possesses integrity of location, setting, workmanship, materials, association, and feeling. The building's expansions were directly related to its growth and are in keeping with its original function and occurred more than 50 years ago. The period neon pole sign near the driveway entrance is considered a contributing element.

### ***961 W. Holt Boulevard, A.C. Moorhead House***

The A.C. Moorhead House (sometimes referred to as the A.C. Moorehead House) appears to be eligible for the NRHP under Criteria A and C at the local level of significance. Its period of significance is 1893 to 1950, which begins with its date of construction, carrying it through the years when it served as a locally prominent rural residence in the emerging citrus belt that Ontario became in its early development history, as well as later when it became the Orange Grove Inn/Southern House, a once popular roadside restaurant attracting motorists traveling along the state highway and US 99.

In terms of its architecture, the property is an excellent example of the Queen Anne style. Under Criterion C, the 2.5-story building embodies many of the character-defining features of the style, including a conical tower with a witch's cap, steep pitched gable roof, shingles for exterior walls, a large recessed porch with Doric columns, spindle work friezes, and decorative brackets. The Moorhead House retains much, though not all, of its authenticity under the NRHP's seven aspects of integrity, notwithstanding alterations made to the building in converting it from residential to commercial purposes decades ago. The south façade appears to have had a second-floor veranda added, and an addition on the north façade also appears to have been constructed later in time. The property's integrity of location, design, materials, and workmanship are largely intact despite the alterations. The A.C. Moorhead House retains sufficient integrity to adequately exhibit both its historical significance under Criterion A and its architectural significance under Criterion C.

### ***724 W. Holt Boulevard, The Grinder Haven***

The commercial building located at 724 W. Holt Boulevard, Ontario, appears to be eligible for the NRHP under Criterion C at the local level of significance based on its architecture, in that it embodies the distinctive characteristics of a type and period as an example of Mid-Century Modern commercial roadside architecture. D'Elia's Grinder Haven was constructed in 1958; it was a property type called a drive-in (before the term fast food came into vogue). The one-story building appears to be a good example of the style, with its signature triple A-structural steel beams projecting through the roofline and original neon sign with a swooping arrow near the front of the parcel, reflecting what is commonly referred to as the Googie commercial architectural style, named after a popular 1950s southern California coffee shop that employed expressive shapes and materials as design elements. This building, in its intent to attract the passing motorist's attention, has two primary characteristic features of the Googie style – employing unusual geometric shapes to stand out among

other nearby buildings and its use of a colorful neon signage, considered a contributing element. The property retains integrity of location, design, setting, materials, feeling, and association.

**541 E. Holt Boulevard, Jacob Lerch House**

The two-story Jacob Lerch House located at 541 E. Holt Boulevard in Ontario appears to be eligible for listing in the NRHP under Criterion C at the local level of significance as a very good example of the Shingle style of architecture, typified by such character-defining features as the uniform covering of wood shingle siding, including as a protection over the porch, steeply pitched and multi-planed gable roofs, louvered vents, and generally small casement and sash windows grouped into twos. The building’s period of significance is 1901, which is its estimated date of construction. The building is a distinctive example of the style, and it retains a high degree of integrity. The Jacob Lerch House retains most of its early 20<sup>th</sup> century scale, massing, and feeling to its original use as a residence. The location, setting, materials, association, and workmanship remain, as well as most of the original design. Some of the landscaping (e.g., California Date Palm) appears to be original and is considered a contributing element of the property.

These four resources were also evaluated in accordance with Section 15064.5 (a)(2)-(3) of the CEQA guidelines using the criteria outlined in California PRC 5024.1 and found to be historical resources for the purposes of CEQA because they are eligible for inclusion in the CRHR.

**6.2 Description of CEQA Resources**

Properties were also evaluated in conformity with Section 15064.5(a) (2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California PRC. Twenty (20) properties were found to be CEQA-only resources (see Table 6-2). These are buildings found to be significant on a local level, but they are not eligible for the CRHR or the NRHP.

**Table 6-2: CEQA-Only Resources**

Address/ Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
212-214 E. Holt Boulevard	1049-063-01-0000	Ontario	5S1	58
220-222 E. Holt Boulevard	1049-063-03-0000	Ontario	5S1	59
444 E. Holt Boulevard	1049-066-02-0000	Ontario	5S1	61
745 W. Holt Boulevard	1049-011-04-0000	Ontario	5S1	52
545 E. Holt Boulevard	1048-523-16-0000	Ontario	5S1	68
616 E. Holt Boulevard	1049-093-01-0000	Ontario	5S1	72

**Table 6-2: CEQA-Only Resources**

Address/ Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
639 E. Holt Boulevard	1048-525-19-0000	Ontario	5S1	76
741 E. Holt Boulevard	1048-512-18-0000	Ontario	5S1	83
745 E. Holt Boulevard	1048-512-17-0000	Ontario	5S1	84
748 E. Holt Boulevard	1049-101-08-0000	Ontario	5S1	88
752-754 E. Holt Boulevard	1049-101-09-0000	Ontario	5S1	89
541 E. Emporia Street	1049-091-05-0000	Ontario	5S1	116
765 E. Holt Boulevard	1048-512-11-0000	Ontario	5S1	91
1670 E. Holt Boulevard	0110-111-06-0000	Ontario	5S1	110
1744 E. Holt Boulevard	0110-101-01-0000	Ontario	5S1	111
635 W. Holt Boulevard	1049-021-03-0000	Ontario	5S1	131
1101 E. Holt Boulevard	1048-471-23-0000	Ontario	5S1	132
1300 E. Holt Boulevard	0110-131-06-0000	Ontario	5S1	133
204 E. Holt Boulevard	1049-063-01-0000	Ontario	5S1	137
104-112 W. Holt Boulevard/ 101-103 N. Euclid Avenue	1049-043-04-0000	Ontario	5S1	

The buildings listed in Table 6-2 are currently under consideration or already included by the City of Ontario in its Register of Historic Resources. In 2003, the Ontario City Council established the Ontario Register, previously known as the List of Eligible Historic Resources, through adoption of the Historic Preservation Ordinance. The Ontario Register includes historic resources that have been determined eligible, nominated, or designated local landmarks/districts by the approving authority.

The Development Code for the City of Ontario establishes a Tier system that ranks historic resources in order of significance, from Tier I as the highest level to Tier III, the lowest level. Descriptions of these resources are as follows:

**212-214 E. Holt Boulevard**

The building at 214 E. Holt Boulevard does not appear to be eligible for the NRHP. In its 2009 Tier Determination, the Ontario Historic Preservation Subcommittee/Commission recommended that the building be listed in the City’s List of Eligible Historical Resources because of its associations with the local automotive industry. It has also been listed as a local landmark (Number 8) by the City in April 1996. Historic resources as defined by CEQA include properties listed in “local registers” of historic properties. The building has a long

history of being occupied by the Dietz automotive business, although the building and the business had several different owners.

### **220-222 E. Holt Boulevard**

The building at 220-222 E. Holt Boulevard does not appear to be eligible for the NRHP; however, it was designated a City of Ontario Tier III historical resource on November 12, 2009. Ontario's Historic Preservation Subcommittee found the building "representative of the typical brick commercial building that was common to the City" during the 1920s. The building is a good example of its type as a small commercial brick building from the mid-1920s, but it is a common building type and is not exceptional. The building retains its integrity of location, design, setting, materials, workmanship, association and feeling but does not appear to rise above numerous examples extant throughout Southern California, and nor is it the work of a master architect.

### **444 E. Holt Boulevard**

The building at 444 E. Holt Boulevard, formerly Torley's Big Store, was designated a City of Ontario Tier II historical resource on November 12, 2009. The City found "The significance of the building is, in terms of its construction, is the operations and function for which it was constructed, and not necessarily its architectural style." The property at 444 E. Holt Boulevard does not appear to meet the criteria for listing in the NRHP because it no longer sufficiently conveys its use as a supermarket during what would have been its period of significance, 1935 to 1959, when it was sold by the Torley family. Though it served as an important early family-run supermarket in the region, there is no evidence to suggest that this store is associated with events that have made a significant contribution to the broad patterns of history in Ontario, the state, or the nation. Though it was an early example of a local "super" market and a retailer of all kinds of merchandise, the literature did not reveal that the store introduced any innovations or was in any sense different than such stores established in communities across the nation in this era. While the property maintains integrity of location and setting, its design, workmanship, feeling, and association have been diminished. On March 9, 2017, the Historic Preservation Subcommittee approved the Tier Determination for the property and determined the property was a historic resource eligible for the Ontario Register.

### **745 W. Holt Boulevard**

The building at 745 W. Holt Boulevard was designated a City of Ontario Tier III historical resource on December 10, 2007. The City found the building is "associated with a business, company, or individual that has made a significant, cultural, social, or scientific contribution to the City." This building does not appear eligible for the NRHP. It was originally built as a residential property and more recently was converted to a commercial property. Some secondary land records date the building to 1901, although the architectural style indicates

perhaps a slightly earlier date. This property retains only a fair amount of its integrity, with changes in its design, materials, and workmanship due to its altered physical appearance. The building does not appear to be associated with important events or important people in the past, and it has experienced compromises to aspects of integrity.

### **545 E. Holt Boulevard**

The City of Ontario Historic Preservation Subcommittee designated 545 E. Holt Boulevard as a Tier III historical resource on November 12, 2009. The City found the building is “one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.” The building may be described as a bungalow court, although it does not have the size or number of units typically associated with such properties once prominently found throughout California. It appears quite likely that the two bungalows in the foreground of the parcel were built after the house to the rear, which has architectural characteristics reflecting popular tastes of the late 19<sup>th</sup> century. While the property appears to possess integrity, it does not appear to possess sufficient significance to be eligible for listing in the NRHP.

### **616 E. Holt Boulevard**

While the property at 616 E. Holt Boulevard does not appear to be eligible for the NRHP, in its 2009 Tier Determination, the Ontario Historic Preservation Subcommittee/Commission recommended that it be listed in the City’s List of Eligible Historical Resources. The parcel has two buildings: a Craftsman Bungalow slightly set back and a more utilitarian building, which once was a popular restaurant, among other uses, closer to the sidewalk. The property’s integrity of setting, feeling, design, and workmanship have been compromised with the later addition of the one-story commercial building and the installation of a large billboard in the front yard area.

### **639 E. Holt Boulevard**

The City of Ontario Historic Preservation Subcommittee designated 639 E. Holt Boulevard as a Tier III historical resource on November 12, 2009. The City judged the building to be in the category as “one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.” However, the building at 639 E. Holt Boulevard (historically A Street) does not appear to be eligible for the NRHP. The building reflects a well-established design aesthetic that was common in virtually all downtown commercial business sections in Southern California during this period. The building retains its integrity of location, materials, but its design, workmanship, and feeling and association have been compromised with alterations, most notably in the storefront windows and doorway. The remaining original details are typical features of the commercial buildings of the period and it appears the property lacks architectural and historic significance and does not retain sufficient integrity.

### 741 E. Holt Boulevard

The City of Ontario Historic Preservation Subcommittee designated the building at 741 E. Holt Boulevard as a Tier III historical resource on November 12, 2009. This property does not appear to be eligible for listing in the NRHP. The house at this address was constructed in 1916 for Andrew J. Kohler, who identified himself as an alfalfa farmer and rancher, and who had moved with his wife and children to Ontario from Chino. In 1964 and 1967, with the next city directories available to review, Louis Gheller is named as the building's tenant. While both the Kohlers and Stillmans were locally prominent in the community, their importance did not rise to a level where their names are recognizable today. In addition, the property's integrity has been compromised. Modifications to the property's setting, design, materials, and workmanship have changed with the expansion of concrete for parking spaces, placement of signage, application of newer materials to the roof and siding, and other changes that have collectively altered the distinctive characteristics of the building.

### 745 E. Holt Boulevard

The City of Ontario Historic Preservation Subcommittee designated 745 E. Holt Boulevard as a Tier III historical resource on November 12, 2009. The evaluation completed for this building found it ineligible for the NRHP. It is a typical example of a common form and style. Constructed in 1912, the house was most likely used as a rental property, at least dating back to the mid-1920s, as city directories indicate numerous different tenants. None of the names appear to be important in the past in local, state, or national history. Furthermore, the house has experienced several changes affecting its overall integrity since its original construction; in addition to rear additions, changes include alterations to the front porch and replacement of the original wood siding with a new cement fiber composite. Therefore, it has lost integrity aspects of design, materials, and workmanship.

### 748 E. Holt Boulevard

The City of Ontario Historic Preservation Subcommittee designated 748 E. Holt Boulevard as a Tier III historical resource on November 12, 2009, noting its low overall integrity, and making this determination before additional changes were made to the residential building. In terms of its architecture, the property is a modest example of the Queen Anne cottage style and, due to new window placements, exterior siding, more modern roofing materials, and other altered design elements, does not appear to retain sufficient integrity of workmanship, materials, or feeling from its original period of construction to warrant listing in the NRHP. Surface treatments have given it a more contemporary look. The building is not known to be the work of a master architect.

### 752-754 E. Holt Boulevard

The commercial buildings at 752-754 E. Holt Boulevard were designated a City of Ontario Tier III historical resource on November 12, 2009. The City found the building is “one of the few remaining Streamline Moderne style buildings in the City.” There are two buildings located on the parcel identified at this address; a commercial building placed in front of a Craftsman Bungalow. Research conducted determined that neither of the buildings appears to be eligible for listing in the NRHPs. From 1948 to 1951, the business fronting the street, operating at 752-754 E. Holt Boulevard, was identified to be a restaurant, Los Monitos Tortilleria, operated by the Max Alonzo family. At some point, its name was changed to Los Monitos Tacos, but ultimately it closed in 2010. While the commercial building displays influential elements of the Streamline Moderne and Mission Revival architectural styles, it does not appear to rise above numerous and better examples still extant throughout southern California. The Craftsman Bungalow farther back on the parcel also does not appear to retain its integrity of workmanship, design, or materials as the windows, cladding, door, and roof all appear to be modern upgrades.

### 541 E. Emporia Street

The City of Ontario Historic Preservation Subcommittee designated 541 E. Emporia Street as a Tier II/III historical resource on January 17, 2008. The City judged the Ontario Ice and Cold Storage Company, an industrial building constructed in 1922, to be “associated with a business, company, or individual that has made a significant, cultural, social, or scientific contribution to the City, state, or nation.” The property does not appear to be eligible for listing in the NRHP. It was founded as the Ontario and Cold Storage Company in 1922 by Winford W. Stevens. At the time, the industry was already mature in terms of its technology, as several ice-making plants had been constructed in the Los Angeles and San Bernardino county area as early as the 1880s.

The most important consequence of the emergence of the cold storage warehouse was to lengthen the time during which perishable fruit and vegetables could be temporarily held, sold, and distributed, and a spur rail line once ran to the site. However, there is no indication that this property played a more prominent role than others located throughout California during this time, and it was not among the first generation. Furthermore, the physical plant is a common industrial architectural style, and its integrity has been compromised over the years by multiple expansions and reconstruction so that it more closely resembles a plant from the 1940s and 1950s. The property has integrity of location, setting, and design, with some compromises to the aspects concerning materials, association, and feeling.

### 765 E. Holt Boulevard

The City of Ontario Historic Preservation Subcommittee designated 765 E. Holt Boulevard as a Tier III historical resource on November 12, 2009. The City’s review only entailed an

evaluation of the front house and not any rear buildings (and likewise the survey team did not gain access to rear portions of the private property). The front residence embodies many of the character-defining features of the Craftsman style. However, the building does not appear to be a distinguished example of the style. Within the city are many better representatives of the style. The house retains many aspects of integrity, including location, design, materials, and workmanship. However, other aspects have been compromised. The original setting associated with the residence during its early historic period, that is, the landscaping, including trees with large canopies, and a lawn, have been removed and the front yard has been covered with asphalt. The property does not appear eligible for listing in the NRHP.

### **1670 E. Holt Boulevard**

The City of Ontario Historic Preservation Subcommittee designated 1670 E. Holt Boulevard as a Tier III historical resource on November 12, 2009. The City judged the building to be in the category as “one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type.” However, the building at 1670 E. Holt Boulevard does not appear to meet the criteria for listing in the NRHP. The building traces its origins to 1922 but reflects a more contemporary California Ranch appearance. The property has been extensively remodeled with the addition of rooms and a garage so that it does not appear to retain sufficient integrity of design, workmanship, and feeling.

### **1744 E. Holt Boulevard**

The City of Ontario Historic Preservation Subcommittee designated 1744 E. Holt Boulevard as a Tier III historical resource on November 12, 2009. However, the building at 1744 E. Holt Boulevard does not appear to be eligible for the NRHP. The building at 1744 E. Holt Boulevard contains two units constructed of reinforced concrete, one with a flat roof and the other with a front-facing gable roof. The building does not demonstrate the distinctive characteristics of a period, type, or method of construction, nor does it appear that the building represents the work of a master or possesses high artistic values.

### **635 W. Holt Boulevard**

This building was designated as a City of Ontario Tier III historical resource on December 10, 2007. The residential building was built circa 1921, with the first residents of the house Hobart R. Alter and wife Kathrine. The father, Ezra R. Alter, had served as Mayor of Ontario from 1916 to 1918, and Hobart would follow in his father’s footsteps by moving his young family nearby to establish his own citrus ranch elsewhere in Ontario in about 1930. Like his father, Hobart also later got involved in politics and won a State Assembly seat as a Republican on the Prohibition platform, serving a 2-year term in Sacramento in 1932 to 1934. Hobart Alton became interested in education and served as president of the Ontario



school board from 1936 to 1945. After 1931, city directories reflect the fact that the house had multiple subsequent owners. While the first homeowners, Hobart and Kathryn Alter, had some local prominence, the building is not closely associated with prominent persons during their period of significance as Hobart Alter had already moved away from this address when he was elected to the California Legislature. Lastly, the property does not embody the distinctive characteristics of a type, period, or method of construction, nor does it appear to represent the work of a master architect or possess high artistic values. It does not appear eligible for the NRHP.

### **1101 E. Holt Boulevard**

The warehouse located at 1101 E. Holt Boulevard was constructed in 1929 and was originally and briefly used as a storage warehouse for a poultry rancher, Paul Walker, owner of one of the largest businesses for poultry and eggs in San Bernardino County in the 1920s; however, he sold the property within a few years of its construction to Giovanni Vai in 1933. Vai opened the Cucamonga Valley Wine Company and Distillery, which specialized in wines and brandies, at this location in 1933 with the repeal of the Volstead Act and end of Prohibition. Although Vai was heavily involved with the regional wine industry, it does not appear that this specific facility played an important role in local history, nor did the Cucamonga Valley Winery and Distillery stay in operation as long as others in the area. A period newspaper article indicated Vai sold most of his estate, valued at \$1.8 million in 1953. The documentation completed on this property by Ontario's Historic Preservation Subcommittee/Commission in 2009 stated, "Warehouse/industry buildings that were constructed of concrete similar to this building were once very common along Holt Boulevard and adjacent areas. There are approximately four other known buildings located on east Holt Boulevard that can be classified as this typology". On March 9, 2017, the Historic Preservation Subcommittee approved the Tier Determination for the property and determined the property was a historic resource eligible for the Ontario Register.

### **1300 E. Holt Boulevard**

The address of the warehouse, alternately identified as 1264 E. Holt Boulevard by the City, was listed as 1250 East A Street prior to 1955; after 1955, it became 1300 E. Holt Boulevard. The warehouse was constructed at some point prior to 1927; however, the original construction date was not identified through research. The warehouse was known as the Fontaine Winery (alternately known as the Fountain Winery) from 1938 to 1972. The warehouse was owned by Irma and Arvil Sheppard from approximately 1927 to 1955, when they sold the property to Louise and Fontaine (also spelled Fountain) Coragliotti in 1955, to which they had been leasing the building. Louise and Fontaine established the Fontaine Winery in 1938. Period newspapers indicate that the Fontaine Winery sold wine by the gallon and specialized in red varietals – claret, zinfandel, and burgundy. They also carried beer and other liquors for public sale. The Fontaine Winery ceased operation in

1972 when the owners retired and sold the property. Although the Fountaine Winery is one of the businesses historically associated with the wine industry in the region, it was a small operation that began later in time in comparison to others. It does not appear eligible for listing in the NRHP due to a lack of significance. On March 9, 2017, the Historic Preservation Subcommittee approved the Tier Determination for the property and determined the property was a historic resource eligible for the Ontario Register.

### **204 E. Holt Boulevard**

Built in 1904, this brick commercial building was known as the Stayner & Edmondson Building, two men who were associated with the Goodyear Tire business from approximately 1937 to 1966. Although Stayner and Edmondson were involved in Ontario's automotive industry, they did not appear to make a substantial contribution to the development of the industry in Ontario or in the greater San Bernardino and Los Angeles regions. Despite some alterations that compromises its integrity, affecting the aspects of design, materials, and workmanship, the exterior of the building remains recognizable as to its earlier function from the 1920s through the 1960s. Due to the alterations, however, the former warehouse and car showroom is now largely indistinguishable from other storefronts and businesses in the area.

## 7.0 FINDINGS AND CONCLUSIONS

### 7.1 Findings

The properties identified in the APE fall into one of the following three categories:

- *Resources Evaluated as Not Eligible for Inclusion in the NRHP and CRHR:* 159 are in this category.
- *Historic Properties Previously Listed in or Determined Eligible for the NRHP:* 5 are in this category: (P-19-189200, SPRR Depot; P-36-015397, Lincoln Park Historic District; Euclid Avenue/SR-83; P-36-002910; National Old Trails Road/Route 66; Malaga Underpass Bridge; P-36-015982).
- *Potentially Eligible Historic Properties Evaluated as Part of This Study:* 4 are in this category (1206 W. Holt Boulevard, Ontario; 961 W. Holt Boulevard, Ontario; 724 W. Holt Boulevard, Ontario; and 541 E. Holt Boulevard, Ontario).

The 159 properties listed in Table 7-1 were built in or prior to 1968 and do not appear to be eligible for inclusion in the NRHP or CRHR.

**Table 7-1: Resources that do not Appear NRHP or CRHR-Eligible**

Address/Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
550 N. Garey Avenue	8336-016-028	Pomona	6Z	1
485, 499 N. Garey Avenue	8336-022-015	Pomona	6Z	2
445 N. Garey Avenue	8336-022-007	Pomona	6Z	3
415-425 N. Garey Avenue	8336-022-008	Pomona	6Z	4
130 E. Holt Avenue	8336-021-005	Pomona	6Z	5
173 E. Center Street	8336-021-022	Pomona	6Z	6
416-442 N. Garey Avenue	8336-021-027	Pomona	6Z	7
155 W. Commercial Street	8336-032-011	Pomona	6Z	8
167 W. Commercial Street	8336-032-010	Pomona	6Z	9
295 N. Garey Avenue	8336-032-014	Pomona	6Z	10
472-478 E. Holt Avenue	8337-025-002	Pomona	6Z	11
468 E. Holt Avenue	8337-025-003	Pomona	6Z	12
450-454 E. Holt Avenue	8337-025-004	Pomona	6Z	13
440 E. Holt Avenue	8337-025-015	Pomona	6Z	14
519 E. Holt Avenue	8337-016-010	Pomona	6Z	15
520 E. Holt Avenue	8337-021-002	Pomona	6Z	16

**Table 7-1: Resources that do not Appear NRHP or CRHR-Eligible**

Address/Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
540 E. Holt Avenue	8337-020-011	Pomona	6Z	17
1545-1575 E. Holt Avenue	8323-025-025	Pomona	6Z	18
1538 W. Holt Boulevard	1010-552-13-0000	Ontario	6Z	19
1528 W. Holt Boulevard	1010-552-12-0000	Ontario	6Z	20
1520 W. Holt Boulevard	1010-552-11-0000	Ontario	6Z	21
1512 W. Holt Boulevard	1010-552-38-0000	Ontario	6Z	22
1502 W. Holt Boulevard	1010-552-37-0000	Ontario	6Z	23
1442 W. Holt Boulevard	1010-552-06-0000	Ontario	6Z	24
1426 W. Holt Boulevard	1010-552-05-0000	Ontario	6Z	25
1364 W. Holt Boulevard	1010-543-32-0000	Ontario	6Z	26
1340 W. Holt Boulevard	1010-543-12-0000	Ontario	6Z	27
1263 W. Holt Boulevard	1011-121-18-0000	Ontario	6Z	28
1260 W. Holt Boulevard	1010-543-07-0000	Ontario	6Z	29
1240 W. Holt Boulevard	1010-543-04-0000	Ontario	6Z	30
1150 W. Holt Boulevard	1010 -522-13-0000	Ontario	6Z	32
1136-1142 W. Holt Boulevard	1010-522-06-0000	Ontario	6Z	33
1108 W. Holt Boulevard	1010-522-11-0000	Ontario	6Z	34
1050 W. Holt Boulevard	1010-502-08-0000	Ontario	6Z	35
1020 W. Holt Boulevard	1010-502-07-0000	Ontario	6Z	36
1021 W. Holt Boulevard	1011-132-10-0000	Ontario	6Z	37
1034 W. Holt Boulevard	1010-502-06-0000	Ontario	6Z	38
1013 W. Holt Boulevard	1011-132-11-0000	Ontario	6Z	39
964 W. Holt Boulevard	1010-501-80-0000	Ontario	6Z	40
967 W. Holt Boulevard	1011-141-06-0000	Ontario	6Z	41
960 W. Holt Boulevard	1010-501-79-0000	Ontario	6Z	43
940 W. Holt Boulevard	1010-501-78-0000	Ontario	6Z	44
943 W. Holt Boulevard	1011-141-35-0000	Ontario	6Z	45
900 W. Holt Boulevard	1010-501-76-0000	Ontario	6Z	47
909 W. Holt Boulevard	1011-141-13-0000	Ontario	6Z	48
830 W. Holt Boulevard	1010-491-03-0000	Ontario	6Z	49
863 W. Holt Boulevard	1011-141-32-0000	Ontario	6Z	50
755 W. Holt Boulevard	1049-011-03-0000	Ontario	6Z	51

**Table 7-1: Resources that do not Appear NRHP or CRHR-Eligible**

Address/Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
745 W. Holt Boulevard	1049-011-04-0000	Ontario	5S1	52
739 W. Holt Boulevard	1049-011-05-0000	Ontario	6Z	53
729 W. Holt Boulevard	1049-012-01-0000	Ontario	6Z	54
627 W. Holt Boulevard	1049-021-03-0000	Ontario	6Z	56
625 W. Holt Boulevard	1049-021-04-0000	Ontario	6Z	57
212-214 E. Holt Boulevard	1049-063-02-0000	Ontario	5S1	58
220-222 E. Holt Boulevard	1049-063-03-0000 1049-063-04-0000	Ontario	5S1	59
230 E. Holt Boulevard	1049-063-05-0000	Ontario	6Z	60
444 E. Holt Boulevard	1049-066-02-0000	Ontario	5S1	61
500 E. Holt Boulevard	1049-091-01-0000	Ontario	6Z	62
517 E. Holt Boulevard	1048-522-10-0000	Ontario	6Z	63
522 E. Holt Boulevard	1049-091-03-0000	Ontario	6Z	64
523 E. Holt Boulevard	1048-522-09-0000	Ontario	6Z	65
527 E. Holt Boulevard	1048-522-08-0000	Ontario	6Z	66
526 E. Holt Boulevard	1049-091-04-0000	Ontario	6Z	67
545 E. Holt Boulevard	1048-523-16-0000	Ontario	5S1	68
111 N. Monterey Avenue	1048-523-15-0000	Ontario	6Z	69
601 E. Holt Boulevard	1048-524-17-0000	Ontario	6Z	71
616 E. Holt Boulevard	1049-093-01-0000	Ontario	5S1	72
636 E. Holt Boulevard	1049-093-06-0000	Ontario	6Z	73
640-642 E. Holt Boulevard	1049-093-09-0000	Ontario	6Z	74
635 E. Holt Boulevard	1048-525-20-0000	Ontario	6Z	75
639 E. Holt Boulevard	1048-525-19-0000	Ontario	5S1	76
654 E. Holt Boulevard	1049-094-02-0000	Ontario	6Z	77
660 E. Holt Boulevard	1049-094-14-0000	Ontario	6Z	78
668 E. Holt Boulevard	1049-094-04-0000	Ontario	6Z	79
720 E. Holt Boulevard	1049-101-04-0000	Ontario	6Z	80
717 E. Holt Boulevard	1048-512-22-0000	Ontario	6Z	81
727 E. Holt Boulevard	1048-512-20-0000	Ontario	6Z	82
741 E. Holt Boulevard	1048-512-18-0000	Ontario	5S1	83
745 E. Holt Boulevard	1048-512-17-0000	Ontario	5S1	84

**Table 7-1: Resources that do not Appear NRHP or CRHR-Eligible**

Address/Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
728 E. Holt Boulevard	1049-101-05-0000	Ontario	6Z	85
736 E. Holt Boulevard	1049-101-06-0000	Ontario	6Z	86
744 E. Holt Boulevard	1049-101-07-0000	Ontario	6Z	87
748 E. Holt Boulevard	1049-101-08-0000	Ontario	5S1	88
752-754 E. Holt Boulevard	1049-101-09-0000	Ontario	5S1	89
755 E. Holt Boulevard	1048-512-16-0000	Ontario	6Z	90
765 E. Holt Boulevard	1048-512-11-0000	Ontario	5S1	91
800 E. Holt Boulevard	1049-101-12-0000	Ontario	6Z	92
810 E. Holt Boulevard	1049-101-13-0000	Ontario	6Z	93
814 E. Holt Boulevard	1049-101-14-0000	Ontario	6Z	94
813-817 E. Holt Boulevard	1048-512-13-0000	Ontario	6Z	95
824-828 E. Holt Boulevard	1049-101-18-0000 1049-101-16-0000	Ontario	6Z	96
831 E. Holt Boulevard	1048-512-14-0000	Ontario	6Z	97
932 E. Holt Boulevard	1049-131-05-0000	Ontario	6Z	98
958 E. Holt Boulevard	1049-131-08-0000	Ontario	6Z	99
1015 E. Holt Boulevard	1048-481-03-0000	Ontario	6Z	100
1031 E. Holt Boulevard	1048-481-02-0000	Ontario	6Z	101
1042 E. Holt Boulevard	1049-131-14-0000	Ontario	6Z	102
103 Virginia Avenue	1048-471-13-0000	Ontario	6Z	103
1133 E. Holt Boulevard	1048-472-21-0000	Ontario	6Z	104
1217 E. Holt Boulevard	0110-061-21-0000	Ontario	6Z	105
1329 E. Holt Boulevard	0110-061-18-0000	Ontario	6Z	106
1228-1264 E. Holt Boulevard	0110-131-20-0000	Ontario	6Z	107
1512 E. Holt Boulevard	0110-121-03-0000	Ontario	6Z	108
1614 E. Holt Boulevard	0110-111-01-0000	Ontario	6Z	109
1670 E. Holt Boulevard	0110-111-06-0000	Ontario	5S1	110
1744 E. Holt Boulevard	0110-101-01-0000	Ontario	5S1	111
9260 Sierra Avenue	0193-161-09-0000	Fontana	6Z	112
9333 Sierra Avenue	0194-091-36-0000	Fontana	6Z	113
122 N. Mountain Avenue	1010-502-10-0000	Fontana	6Z	114
1182 E. Nocta Street	1048-472-15-0000	Fontana	6Z	115

**Table 7-1: Resources that do not Appear NRHP or CRHR-Eligible**

Address/Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
541 E Emporia Street	1049-091-05-0000	Ontario	5S1	116
518 Sierra Court	1048-522-04-0000	Ontario	6Z	117
524 Sierra Court	1048-522-05-0000	Ontario	6Z	118
108 S. Malcolm Avenue	1049-093-11-0000	Ontario	6Z	119
113 S. Malcom Avenue	1049-094-11-0000	Ontario	6Z	120
114 S. Campus Avenue	1049-094-05-0000	Ontario	6Z	121
753 E. Emporia Street	1049-101-36-0000	Ontario	6Z	122
757 E. Emporia Street	1049-101-35-0000	Ontario	6Z	123
767 E Emporia Street	1049-101-34-0000	Ontario	6Z	124
763 E. Emporia Street	1049-101-33-0000	Ontario	6Z	125
765 E. Emporia Street	1049-101-32-0000	Ontario	6Z	126
817 E. Emporia Street	1049-101-30-0000	Ontario	6Z	127
111 S. Lemon Street	1049-063-10-0000	Ontario	6Z	128
730 E. Willow Street	1048-512-04-0000	Ontario	6Z	129
13641 Foothill Boulevard	0229-091-17-0000	Fontana	6Z	130
635 W. Holt Boulevard	1049-021-03-0000	Ontario	5S1	131
1101 E. Holt Boulevard	1048-471-23-0000	Ontario	5S1	132
1300 E. Holt Boulevard	0110-131-06-0000	Ontario	5S1	133
1111 E. Holt Boulevard	1048-471-15-0000	Ontario	6Z	134
1175 E. Holt Boulevard	1048-472-18-0000	Ontario	6Z	135
1179 E. Holt Boulevard	1048-472-17-0000	Ontario	6Z	136
204 E. Holt Boulevard	1049-063-01-0000	Ontario	5S1	137
659 E. Holt Boulevard	1048-525-17-0000	Ontario	6Z	138
1248 W. Holt Boulevard	1010-543-05-0000	Ontario	6Z	139
1328 W. Holt Boulevard	1010-543-10-0000	Ontario	6Z	140
1424 W. Holt Boulevard	1010-552-04-0000	Ontario	6Z	141
1414 W. Holt Boulevard	1010-552-33-0000	Ontario	6Z	142
1051 W. Holt Boulevard	1011-132-07-0000	Ontario	6Z	143
925-927 W. Holt Boulevard	1011-141-11-0000	Ontario	6Z	144
756 E. Holt Boulevard	1049-101-10-0000	Ontario	6Z	145
766 E. Holt Boulevard	1049-101-11-0000	Ontario	6Z	146
1619 E. Holt Boulevard	0110-081-06-0000	Ontario	6Z	147

**Table 7-1: Resources that do not Appear NRHP or CRHR-Eligible**

Address/Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
1156 W. Holt Boulevard	1010-522-17-0000	Ontario	6Z	148
1515 W. Holt Boulevard	1011-111-20-0000	Ontario	6Z	149
1265 W. Holt Boulevard	1011-121-17-0000	Ontario	6Z	150
609 E. Holt Boulevard	1048-524-16-0000	Ontario	6Z	151
1067 E. Holt Boulevard	1048-481-01-0000	Ontario	6Z	152
1409 W. Holt Boulevard	1011-111-05-0000	Ontario	6Z	153
1230 E. Nocta Street	0110-061-22-0000	Ontario	6Z	154
Holt Avenue/Boulevard	N/A	Pomona Montclair Ontario	6Z	155
862 Woodlawn Street	1099-462-07-0000	Ontario	6Z	156
1304 S. Bon View Avenue	1049-462-09-0000	Ontario	6Z	157
1301-1315-1325 S. Bon View Avenue	1050-131-05-0000	Ontario	6Z	158
1333 S. Bon View Avenue	1049-421-01-0000 1049-421-02-0000	Ontario	6Z	159

These parcels with built environment resources were found to be ineligible for the NRHP or CRHR because they did not meet any of the four criteria established for evaluation. The criteria for evaluation include examining the quality of the significance of a potential resource in American history, architecture, archaeology, engineering, and culture present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association (see Section 3.1.2).

The 19 properties listed in Table 7-2 are not eligible for inclusion in the NRHP or CRHR, but they are considered historical resources for the purposes of CEQA because they are eligible for a local listing.

**Table 7-2: Historical Resources for the Purposes of CEQA Only**

Address/Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
745 W. Holt Boulevard	1049-011-04-0000	Ontario	5S1	52
212-214 E. Holt Boulevard	1049-063-01-0000	Ontario	5S1	58
220-222 E. Holt Boulevard	1049-063-03-0000 1049-063-04-0000	Ontario	5S1	59



**Table 7-2: Historical Resources for the Purposes of CEQA Only**

Address/Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
444 E. Holt Boulevard	1049-066-02-0000	Ontario	5S1	61
545 E. Holt Boulevard	1048-523-16-0000	Ontario	5S1	68
616 E. Holt Boulevard	1049-093-01-0000	Ontario	5S1	72
639 E. Holt Boulevard	1048-525-19-0000	Ontario	5S1	76
741 E. Holt Boulevard	1048-512-18-0000	Ontario	5S1	83
745 E. Holt Boulevard	1048-512-17-0000	Ontario	5S1	84
748 E. Holt Boulevard	1049-101-08-0000	Ontario	5S1	88
752-754 E. Holt Boulevard	1049-101-09-0000	Ontario	5S1	89
541 E. Emporia Street	1049-091-05-0000	Ontario	5S1	116
765 E. Holt Boulevard	1048-512-11-0000	Ontario	5S1	91
1670 E. Holt Boulevard	0110-111-06-0000	Ontario	5S1	110
1744 E. Holt Boulevard	0110-101-01-0000	Ontario	5S1	111
635 W. Holt Boulevard	1049-021-03-0000	Ontario	5S1	131
1101 E. Holt Boulevard	1048-471-23-0000	Ontario	5S1	132
1300 E. Holt Boulevard	0110-131-06-0000	Ontario	5S1	133
204 E. Holt Boulevard	1049-063-01-0000	Ontario	5S1	137

Five resources were previously listed in or determined eligible for listing on the NRHP, as shown in Table 7-3.

**Table 7-3: Resources Previously Listed in or Determined Eligible for the NRHP**

P-Number	Other Identifier	Description	Address	OHP Status Code	Notes
P-19-189200	NRHP Reference No. 03001347	SPRR Depot	100 Commercial Street, Pomona	2S2	Located in Pomona, the SPRR Depot was determined eligible for the NRHP under Criteria A and C at the State level of significance in 2004.
P-36-015397	NRHP Reference No. 03001347	Lincoln Park Historic District	Roughly bounded by McKinley Avenue, Towne Avenue, Pasadena Street, and Garey Avenue, Pomona	1S	Although the district overlaps the APE, no contributing elements are located within the APE.

**Table 7-3: Resources Previously Listed in or Determined Eligible for the NRHP**

P-Number	Other Identifier	Description	Address	OHP Status Code	Notes
P-36-015982		Euclid Avenue/ SR-83	Euclid Avenue between Philadelphia Street and I-10, Ontario	1S	
P-36-002910	CA-SBR- 2910H	National Old Trails Road/ Route 66	In APE (runs through Foothill Boulevard/Route 66, and Haven Avenue), Rancho Cucamonga, Fontana	2S2	
P-36-015397	CHS 2335-1	Malaga Underpass Bridge	Underpass at E. Foothill Boulevard and Lime Avenue; between Almeria Avenue and Sultana Avenue, Fontana	4CM	

Four resources were evaluated as eligible for listing in the NRHP and CRHR as a result of the current study, as shown in Table 7-4.

**Table 7-4: Properties Evaluated as Eligible for Listing in the NRHP and CRHR**

Address/Location	Parcel Number	Community	OHP Status Codes	Map Reference No.
1206 W. Holt Boulevard	1010-543-01-0000; 1010-543-02-0000	Ontario	3S	31
961 W. Holt Boulevard	1011-141-07-0000	Ontario	3S	46
724 W. Holt Boulevard	1048-604-14-0000	Ontario	3S	55
541 E. Holt Boulevard	1048-523-17-0000	Ontario	3S	70

## 7.2 Conclusions

Within the APE, there are 9 resources that are listed in or have been recommended eligible for listing in the NRHP and CRHR. Another 19 resources are considered CEQA-only resources as they are eligible for local designation by the City of Ontario.

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## 9.0 PREPARERS' QUALIFICATIONS

### *Parsons*

Monica Corpuz, M.A., Public Archaeology, California State University, Northridge. Registered Professional Archaeologist, Lead Surveyor. More than 10 years of experience in education and cultural resource studies management and more than 2 years of experience preparing NHPA and CEQA compliance documents.

Greg King, M.A., Public Historical Studies, University of California, Santa Barbara. Principal Architectural Historian. More than 30 years of professional experience preparing or managing Section 106 Historic Resources compliance documentation for the University of California, Santa Barbara Office of Public Archaeology, Caltrans, and Parsons. Mr. King meets the Secretary of Interior's Professional Qualification Standards for History and Architectural History.

Jill Vesci, M.A., Historic Preservation, University of Southern California, Los Angeles. Principal Architectural Historian. More than 20 years of professional experience in teaching architectural history and preparing cultural resources, built-environment survey and compliance documentation for Historic Preservation Partners and the Southern California Institute of Architecture. Ms. Vesci meets the Secretary of Interior's Professional Qualification Standards for History and Architectural History.

### *Paleo Solutions*

Evelyn N. Chandler, M.A., Archaeology and Heritage, University of Leicester. More than 25 years of experience in cultural resources management, with an expertise in compliance with the cultural resources requirements of CEQA and Section 106 of the NHPA. Ms. Chandler is qualified as a Principal Investigator under the Secretary of Interior's Professional Qualification Standards for Archaeology and History.

Michael Kay, M.A., Anthropology, University of Florida, Registered Professional Archaeologist, Historic Resources Specialist. More than 14 years of professional experience conducting cultural resources investigations, including resource evaluations and preparation of technical reports for Caltrans and other public agencies.

Kristin Lindgren, M.A., Archaeology and Heritage, University of Leicester. Registered Professional Archaeologist, Historic Resources Specialist. More than 7 years of experience in conducting cultural resources management studies in California for public agencies.

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## **APPENDIX A – PROPERTIES EVALUATED IN THE APE**



## APPENDIX A

### Properties Evaluated within the West Valley Connector APE

Address/Location	Parcel Number	City	OHP Status Codes	Reference No.
550 N. Garey Avenue	8336-016-028	Pomona	6Z	1
485, 499 N. Garey Avenue	8336-022-015	Pomona	6Z	2
445 N. Garey Avenue	8336-022-007	Pomona	6Z	3
415-425 N. Garey Avenue	8336-022-008	Pomona	6Z	4
130 E. Holt Avenue	8336-021-005	Pomona	6Z	5
173 E. Center Street	8336-021-022	Pomona	6Z	6
416-442 N. Garey Avenue	8336-021-027	Pomona	6Z	7
155 W. Commercial Street	8336-032-011	Pomona	6Z	8
167 W. Commercial Street	8336-032-010	Pomona	6Z	9
295 N. Garey Avenue	8336-032-014	Pomona	6Z	10
472-478 E. Holt Avenue	8337-025-002	Pomona	6Z	11
468 E. Holt Avenue	8337-025-003	Pomona	6Z	12
450-454 E. Holt Avenue	8337-025-004	Pomona	6Z	13
440 E. Holt Avenue	8337-025-015	Pomona	6Z	14
519 E. Holt Avenue	8337-016-010	Pomona	6Z	15
520 E. Holt Avenue	8337-021-002	Pomona	6Z	16
540 E. Holt Avenue	8337-020-011	Pomona	6Z	17
1545-1575 E. Holt Avenue	8323-025-025	Pomona	6Z	18
1538 W. Holt Boulevard	1010-552-13-0000	Ontario	6Z	19
1528 W. Holt Boulevard	1010-552-12-0000	Ontario	6Z	20
1520 W. Holt Boulevard	1010-552-11-0000	Ontario	6Z	21
1512 W. Holt Boulevard	1010-552-38-0000	Ontario	6Z	22
1502 W. Holt Boulevard	1010-552-37-0000	Ontario	6Z	23
1442 W. Holt Boulevard	1010-552-06-0000	Ontario	6Z	24
1426 W. Holt Boulevard	1010-552-05-0000	Ontario	6Z	25
1364 W. Holt Boulevard	1010-543-32-0000	Ontario	6Z	26
1340 W. Holt Boulevard	1010-543-12-0000	Ontario	6Z	27
1263 W. Holt Boulevard	1011-121-18-0000	Ontario	6Z	28
1260 W. Holt Boulevard	1010-543-07-0000	Ontario	6Z	29
1240 W. Holt Boulevard	1010-543-04-0000	Ontario	6Z	30
1206 W. Holt Boulevard	1010-543-01-0000 1010-543-02-0000	Ontario	3S	31
1150 W. Holt Boulevard	1010 -522-13-0000	Ontario	6Z	32
1136-1142 W. Holt Boulevard	1010-522-06-0000	Ontario	6Z	33
1108 W. Holt Boulevard	1010-522-11-0000	Ontario	6Z	34
1050 W. Holt Boulevard	1010-502-08-0000	Ontario	6Z	35
1020 W. Holt Boulevard	1010-502-07-0000	Ontario	6Z	36
1021 W. Holt Boulevard	1011-132-10-0000	Ontario	6Z	37

## APPENDIX A

### Properties Evaluated within the West Valley Connector APE

Address/Location	Parcel Number	City	OHP Status Codes	Reference No.
1034 W. Holt Boulevard	1010-502-06-0000	Ontario	6Z	38
1013 W. Holt Boulevard	1011-132-11-0000	Ontario	6Z	39
964 W. Holt Boulevard	1010-501-80-0000	Ontario	6Z	40
967 W. Holt Boulevard	1011-141-06-0000	Ontario	6Z	41
960 W. Holt Boulevard	1010-501-79-0000	Ontario	6Z	43
940 W. Holt Boulevard	1010-501-78-0000	Ontario	6Z	44
943 W. Holt Boulevard	1011-141-35-0000	Ontario	6Z	45
961 W. Holt Boulevard	1011-141-07-0000	Ontario	3S	46
900 W. Holt Boulevard	1010-501-76-0000	Ontario	6Z	47
909 W. Holt Boulevard	1011-141-13-0000	Ontario	6Z	48
830 W. Holt Boulevard	1010-491-03-0000	Ontario	6Z	49
863 W. Holt Boulevard	1011-141-32-0000	Ontario	6Z	50
755 W. Holt Boulevard	1049-011-03-0000	Ontario	6Z	51
745 W. Holt Boulevard	1049-011-04-0000	Ontario	5S1	52
739 W. Holt Boulevard	1049-011-05-0000	Ontario	6Z	53
729 W. Holt Boulevard	1049-012-01-0000	Ontario	6Z	54
724 W. Holt Boulevard	1048-604-14-0000	Ontario	3S	55
627 W. Holt Boulevard	1049-021-03-0000	Ontario	6Z	56
625 W. Holt Boulevard	1049-021-04-0000	Ontario	6Z	57
212-214 E. Holt Boulevard	1049-063-02-0000	Ontario	5S1	58
220-222 E. Holt Boulevard	1049-063-03-0000 1049-063-04-0000	Ontario	5S1	59
230 E. Holt Boulevard	1049-063-05-0000	Ontario	6Z	60
444 E. Holt Boulevard	1049-066-02-0000	Ontario	5S1	61
500 E. Holt Boulevard	1049-091-01-0000	Ontario	6Z	62
517 E. Holt Boulevard	1048-522-10-0000	Ontario	6Z	63
522 E. Holt Boulevard	1049-091-03-0000	Ontario	6Z	64
523 E. Holt Boulevard	1048-522-09-0000	Ontario	6Z	65
527 E. Holt Boulevard	1048-522-08-0000	Ontario	6Z	66
526 E. Holt Boulevard	1049-091-04-0000	Ontario	6Z	67
545 E. Holt Boulevard	1048-523-16-0000	Ontario	5S1	68
111 N. Monterey Avenue	1048-523-15-0000	Ontario	6Z	69
541 E. Holt Boulevard	1048-523-17-0000	Ontario	3S	70
601 E. Holt Boulevard	1048-524-17-0000	Ontario	6Z	71
616 E. Holt Boulevard	1049-093-01-0000	Ontario	5S1	72
636 E. Holt Boulevard	1049-093-06-0000	Ontario	6Z	73
640-642 E. Holt Boulevard	1049-093-09-0000	Ontario	6Z	74
635 E. Holt Boulevard	1048-525-20-0000	Ontario	6Z	75

## APPENDIX A

### Properties Evaluated within the West Valley Connector APE

Address/Location	Parcel Number	City	OHP Status Codes	Reference No.
639 E. Holt Boulevard	1048-525-19-0000	Ontario	5S1	76
654 E. Holt Boulevard	1049-094-02-0000	Ontario	6Z	77
660 E. Holt Boulevard	1049-094-14-0000	Ontario	6Z	78
668 E. Holt Boulevard	1049-094-04-0000	Ontario	6Z	79
720 E. Holt Boulevard	1049-101-04-0000	Ontario	6Z	80
717 E. Holt Boulevard	1048-512-22-0000	Ontario	6Z	81
727 E. Holt Boulevard	1048-512-20-0000	Ontario	6Z	82
741 E. Holt Boulevard	1048-512-18-0000	Ontario	5S1	83
745 E. Holt Boulevard	1048-512-17-0000	Ontario	5S1	84
728 E. Holt Boulevard	1049-101-05-0000	Ontario	6Z	85
736 E. Holt Boulevard	1049-101-06-0000	Ontario	6Z	86
744 E. Holt Boulevard	1049-101-07-0000	Ontario	6Z	87
748 E. Holt Boulevard	1049-101-08-0000	Ontario	5S1	88
752-754 E. Holt Boulevard	1049-101-09-0000	Ontario	5S1	89
755 E. Holt Boulevard	1048-512-16-0000	Ontario	6Z	90
765 E. Holt Boulevard	1048-512-11-0000	Ontario	6Z	91
800 E. Holt Boulevard	1049-101-12-0000	Ontario	6Z	92
810 E. Holt Boulevard	1049-101-13-0000	Ontario	6Z	93
814 E. Holt Boulevard	1049-101-14-0000	Ontario	6Z	94
813-817 E. Holt Boulevard	1048-512-13-0000	Ontario	5S1	95
824-828 E. Holt Boulevard	1049-101-18-0000 1049-101-16-0000	Ontario	6Z	96
831 E. Holt Boulevard	1048-512-14-0000	Ontario	6Z	97
932 E. Holt Boulevard	1049-131-05-0000	Ontario	6Z	98
958 E. Holt Boulevard	1049-131-08-0000	Ontario	6Z	99
1015 E. Holt Boulevard	1048-481-03-0000	Ontario	6Z	100
1031 E. Holt Boulevard	1048-481-02-0000	Ontario	6Z	101
1042 E. Holt Boulevard	1049-131-14-0000	Ontario	6Z	102
103 Virginia Avenue	1048-471-13-0000	Ontario	6Z	103
1133 E. Holt Boulevard	1048-472-21-0000	Ontario	6Z	104
1217 E. Holt Boulevard	0110-061-21-0000	Ontario	6Z	105
1329 E. Holt Boulevard	0110-061-18-0000	Ontario	6Z	106
1228-1264 E. Holt Boulevard	0110-131-20-0000	Ontario	6Z	107
1512 E. Holt Boulevard	0110-121-03-0000	Ontario	6Z	108
1614 E. Holt Boulevard	0110-111-01-0000	Ontario	6Z	109
1670 E. Holt Boulevard	0110-111-06-0000	Ontario	6Z	110
1744 E. Holt Boulevard	0110-101-01-0000	Ontario	6Z	111
9260 Sierra Avenue	0193-161-09-0000	Fontana	6Z	112

## APPENDIX A

### Properties Evaluated within the West Valley Connector APE

Address/Location	Parcel Number	City	OHP Status Codes	Reference No.
9333 Sierra Avenue	0194-091-36-0000	Fontana	6Z	113
122 N. Mountain Avenue	1010-502-10-0000	Fontana	6Z	114
1182 E. Nocta Street	1048-472-15-0000	Fontana	6Z	115
541 E. Emporia Street	1049-091-05-0000	Ontario	5S1	116
518 Sierra Court	1048-522-04-0000	Ontario	6Z	117
524 Sierra Court	1048-522-05-0000	Ontario	6Z	118
108 S. Malcolm Avenue	1049-093-11-0000	Ontario	6Z	119
113 S. Malcolm Avenue	1049-094-11-0000	Ontario	6Z	120
114 S. Campus Avenue	1049-094-05-0000	Ontario	6Z	121
753 E. Emporia Street	1049-101-36-0000	Ontario	6Z	122
757 E. Emporia Street	1049-101-35-0000	Ontario	6Z	123
767 E. Emporia Street	1049-101-34-0000	Ontario	6Z	124
763 E. Emporia Street	1049-101-33-0000	Ontario	6Z	125
765 E. Emporia Street	1049-101-32-0000	Ontario	6Z	126
817E. Emporia Street	1049-101-30-0000	Ontario	6Z	127
111 S. Lemon Avenue	1049-063-10-0000	Ontario	6Z	128
730 E. Willow Street	1048-512-04-0000	Ontario	6Z	129
13641 Foothill Boulevard	0229-091-17-0000	Fontana	6Z	130
635 W. Holt Boulevard	1049-021-03-0000	Ontario	5S1	131
1101 E. Holt Boulevard	1048-471-23-0000	Ontario	5S1	132
1300 E. Holt Boulevard	0110-131-06-0000	Ontario	5S1	133
1111 E. Holt Boulevard	1048-471-15-0000	Ontario	6Z	134
1175 E. Holt Boulevard	1048-472-18-0000	Ontario	6Z	135
1179 E. Holt Boulevard	1048-472-17-0000	Ontario	6Z	136
204 E. Holt Boulevard	1049-063-01-0000	Ontario	5S1	137
659 E. Holt Boulevard	1048-525-17-0000	Ontario	6Z	138
1248 W. Holt Boulevard	1010-543-05-0000	Ontario	6Z	139
1328 W. Holt Boulevard	1010-543-10-0000	Ontario	6Z	140
1424 W. Holt Boulevard	1010-552-04-0000	Ontario	6Z	141
1414 W. Holt Boulevard	1010-552-33-0000	Ontario	6Z	142
1051 W. Holt Boulevard	1011-132-07-0000	Ontario	6Z	143
925-927 W. Holt Boulevard	1011-141-11-0000	Ontario	6Z	144
756 E. Holt Boulevard	1049-101-10-0000	Ontario	6Z	145
766 E. Holt Boulevard	1049-101-11-0000	Ontario	6Z	146
1619 E. Holt Boulevard	0110-081-06-0000	Ontario	6Z	147
1156 W. Holt Boulevard	1010-522-17-0000	Ontario	6Z	148
1515 W. Holt Boulevard	1011-111-20-0000	Ontario	6Z	149

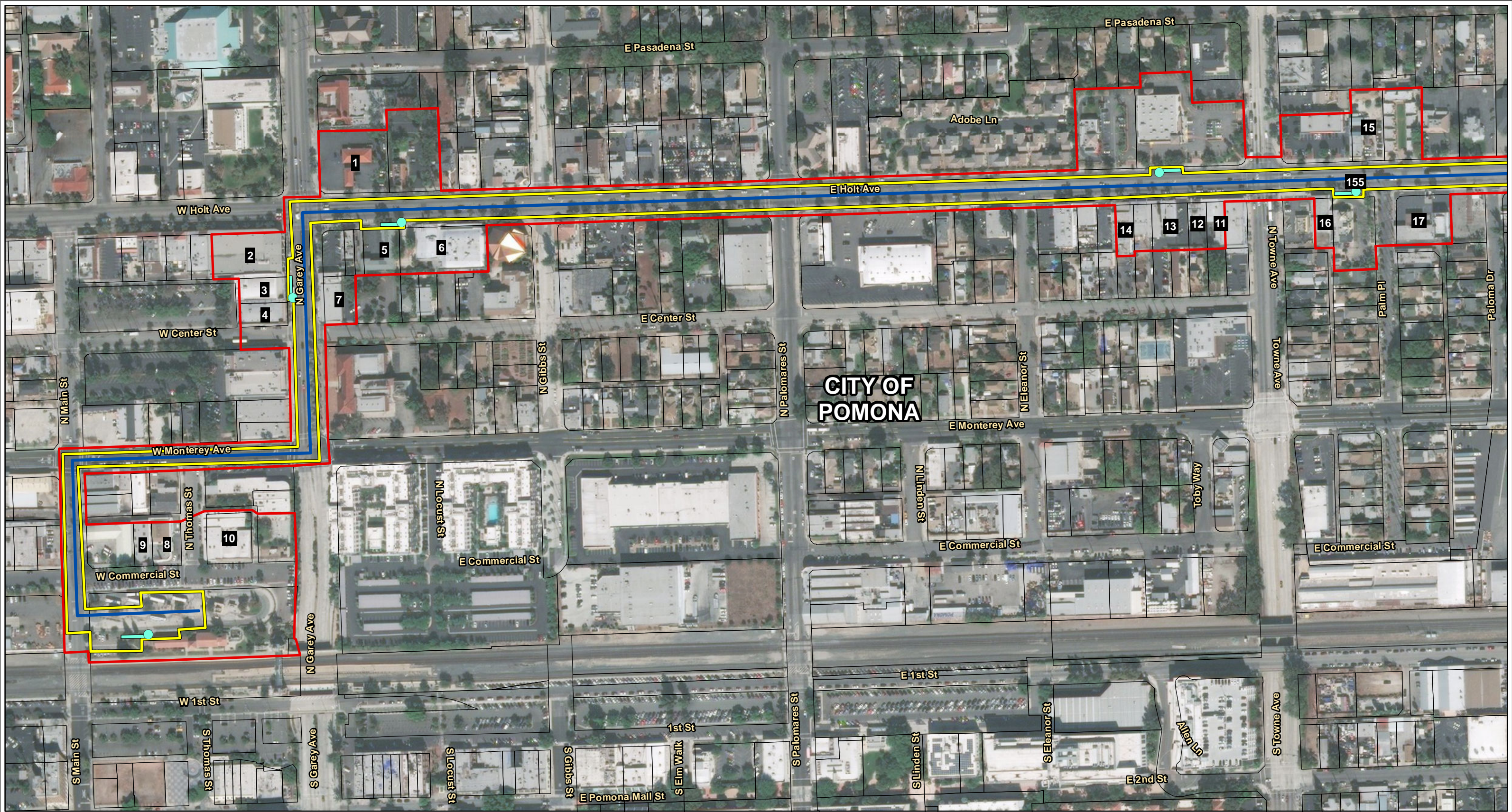


## APPENDIX A

### Properties Evaluated within the West Valley Connector APE

Address/Location	Parcel Number	City	OHP Status Codes	Reference No.
1265 W. Holt Boulevard	1011-121-17-0000	Ontario	6Z	150
609 E. Holt Boulevard	1048-524-16-0000	Ontario	6Z	151
1067 E. Holt Boulevard	1048-481-01-0000	Ontario	6Z	152
1409 W. Holt Boulevard	1011-111-05-0000	Ontario	6Z	153
1230 E. Nocta Street	0110-061-22-0000	Ontario	6Z	154
Holt Avenue/Holt Boulevard	N/A	Pomona Montclair Ontario	6Z	155
862 Woodlawn Street	<u>1099-462-07-0000</u>	Ontario	6Z	156
1304 S. Bon View Avenue	<u>1049-462-09-0000</u>	Ontario	6Z	157
1301-1315-1325 S. Bon View Ave.	<u>1050-131-05-0000</u>	Ontario	6Z	158
1333 S. Bon View Avenue	<u>1049-421-01-0000</u> <u>1049-421-02-0000</u>	Ontario	6Z	159



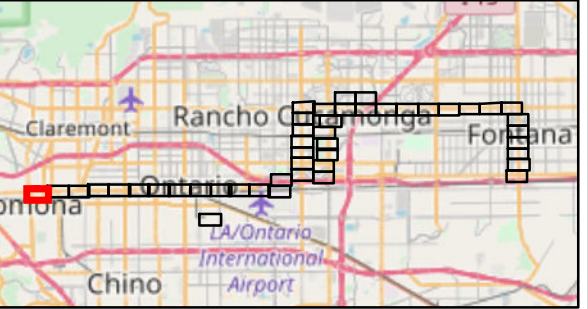


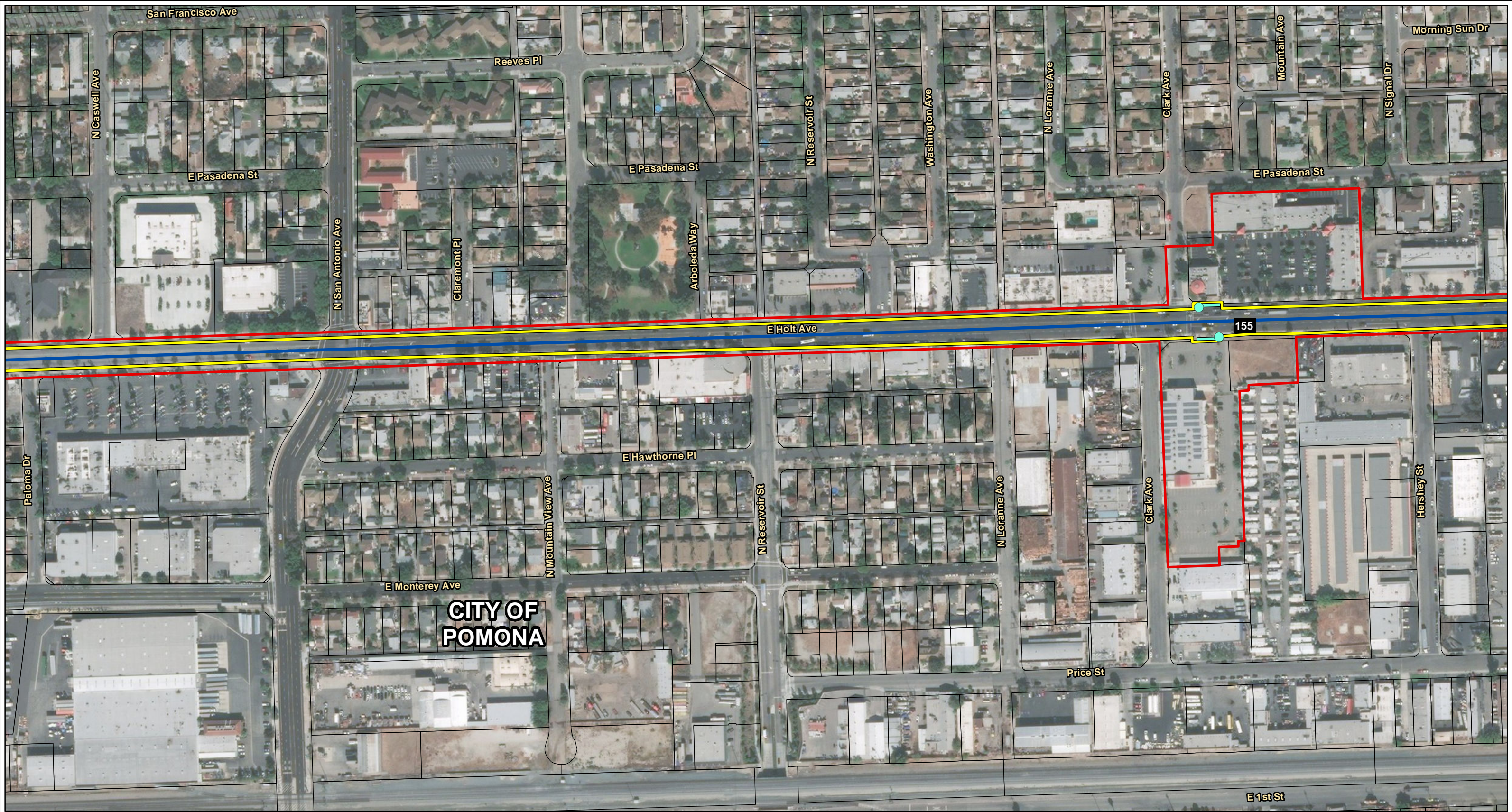
**West Valley Connector**  
*Properties Evaluated Within the APE*  
 Page 1 of 46

Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



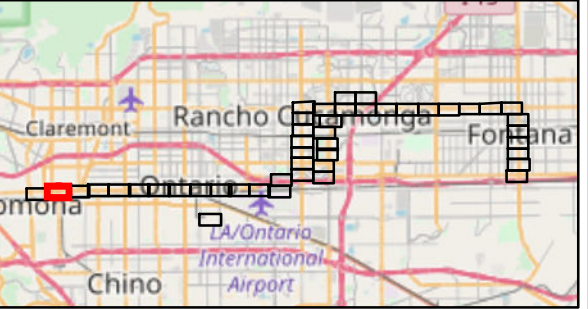


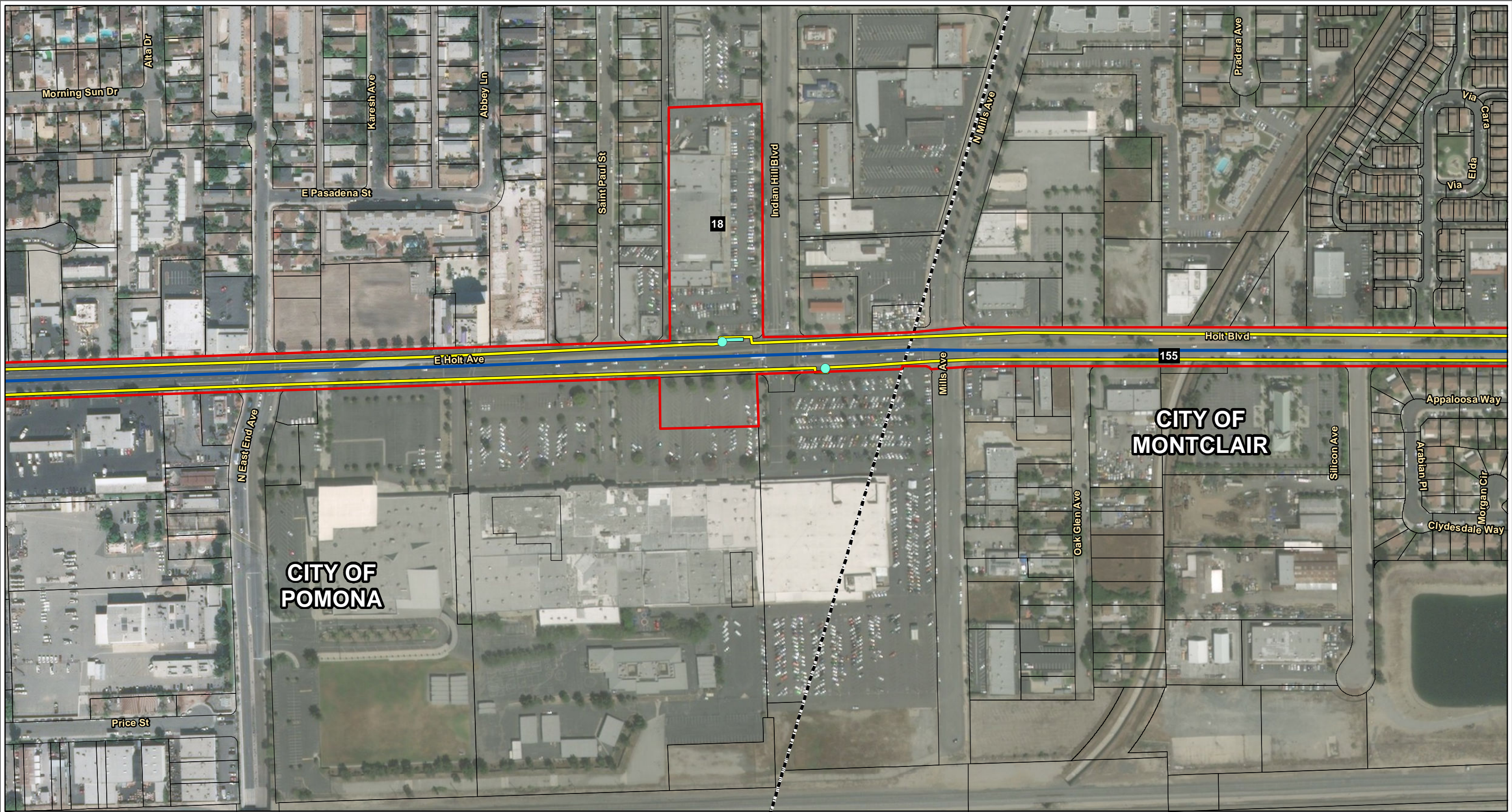
**West Valley Connector**  
*Properties Evaluated Within the APE*  
 Page 2 of 46

Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



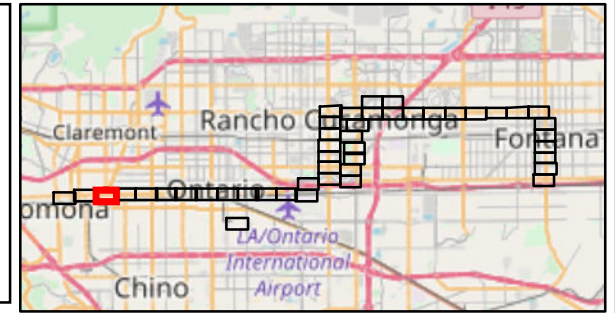


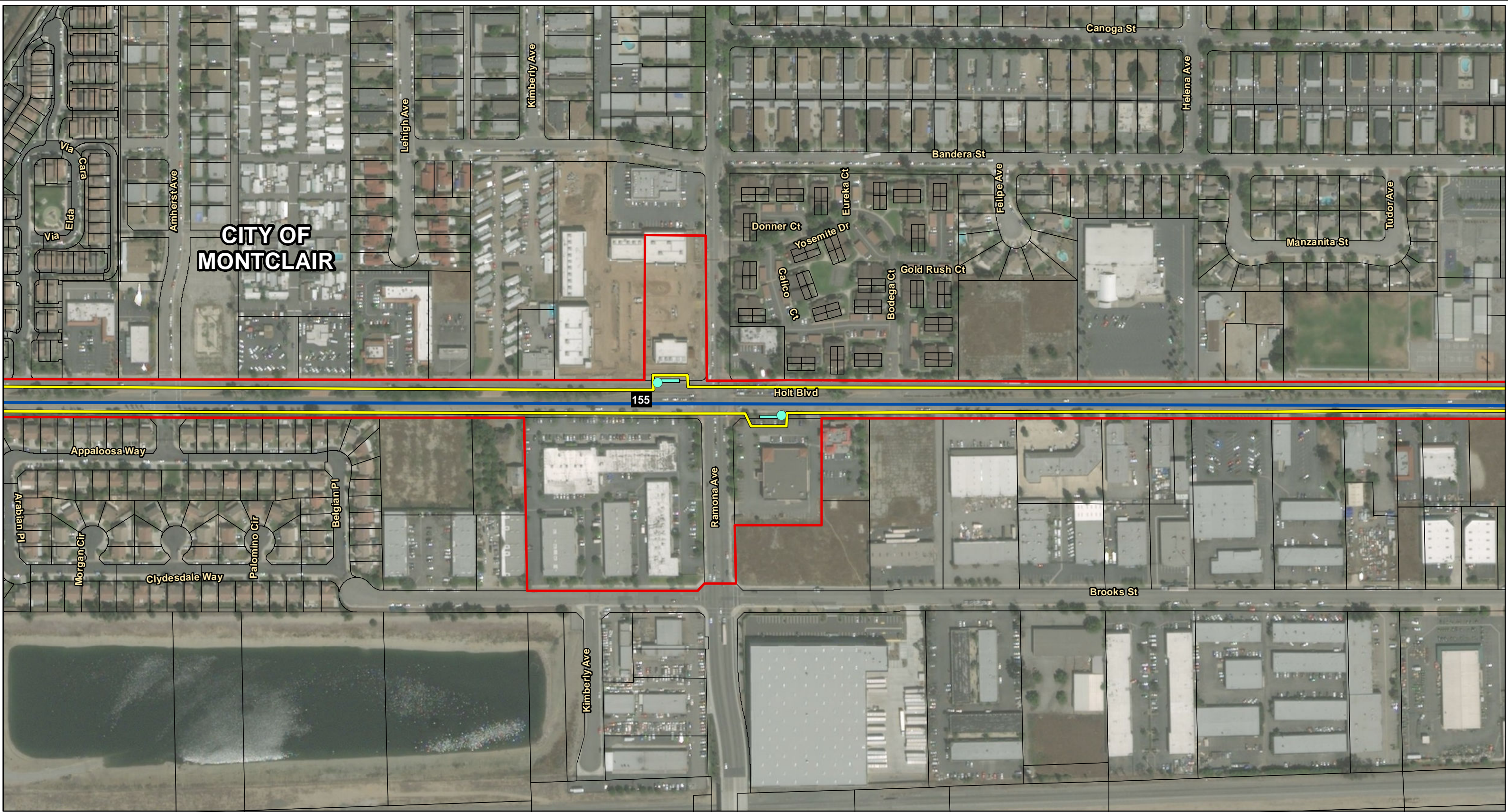
**West Valley Connector**  
*Properties Evaluated Within the APE*  
 Page 3 of 46

Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



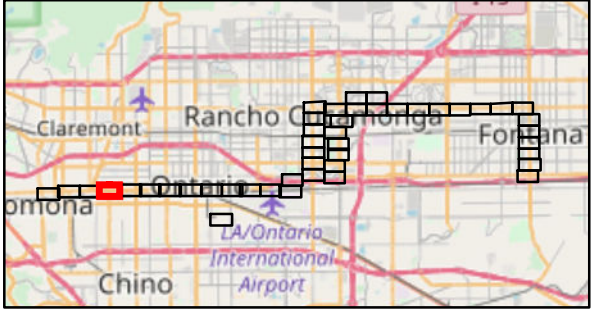


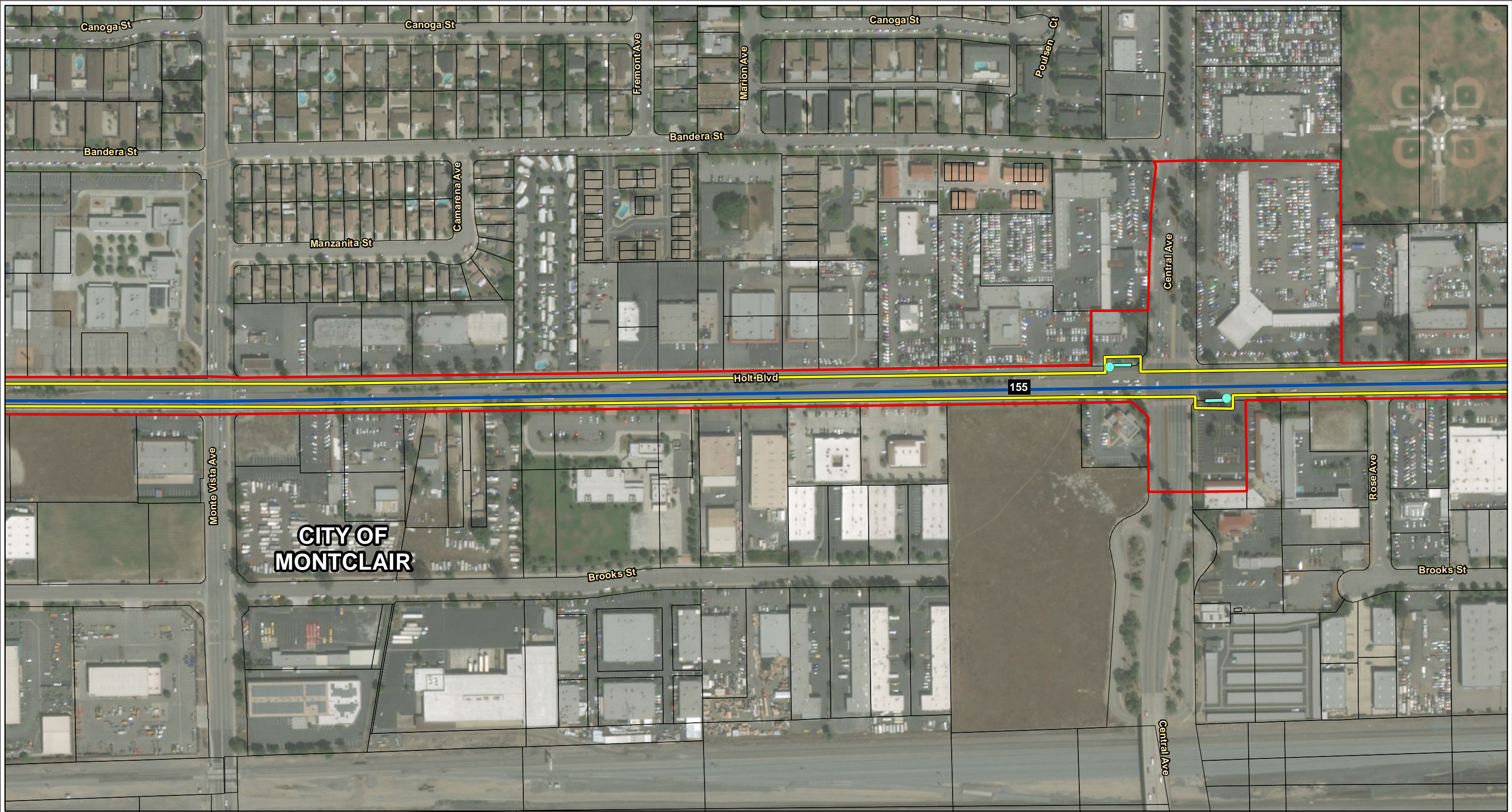
**West Valley Connector**  
*Properties Evaluated Within the APE*  
 Page 4 of 46

Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



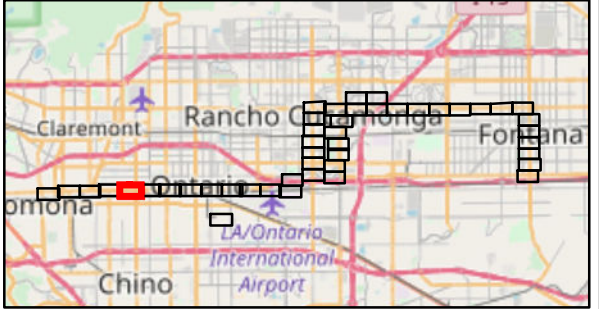


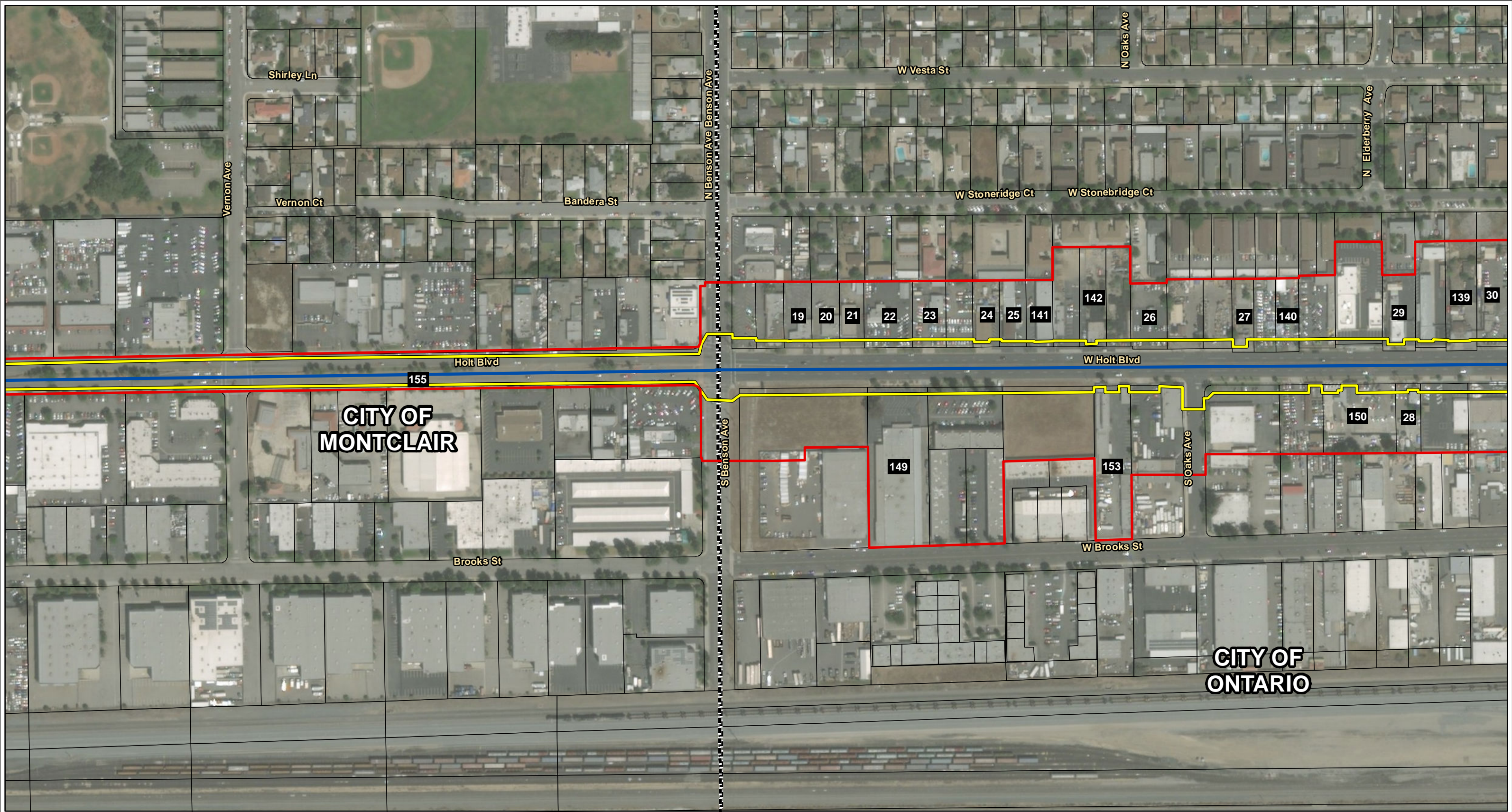
**West Valley Connector**  
*Properties Evaluated Within the APE*  
 Page 5 of 46

Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



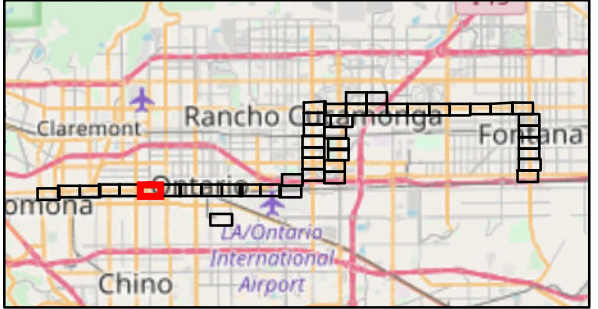


**West Valley Connector**  
*Properties Evaluated Within the APE*  
 Page 6 of 46

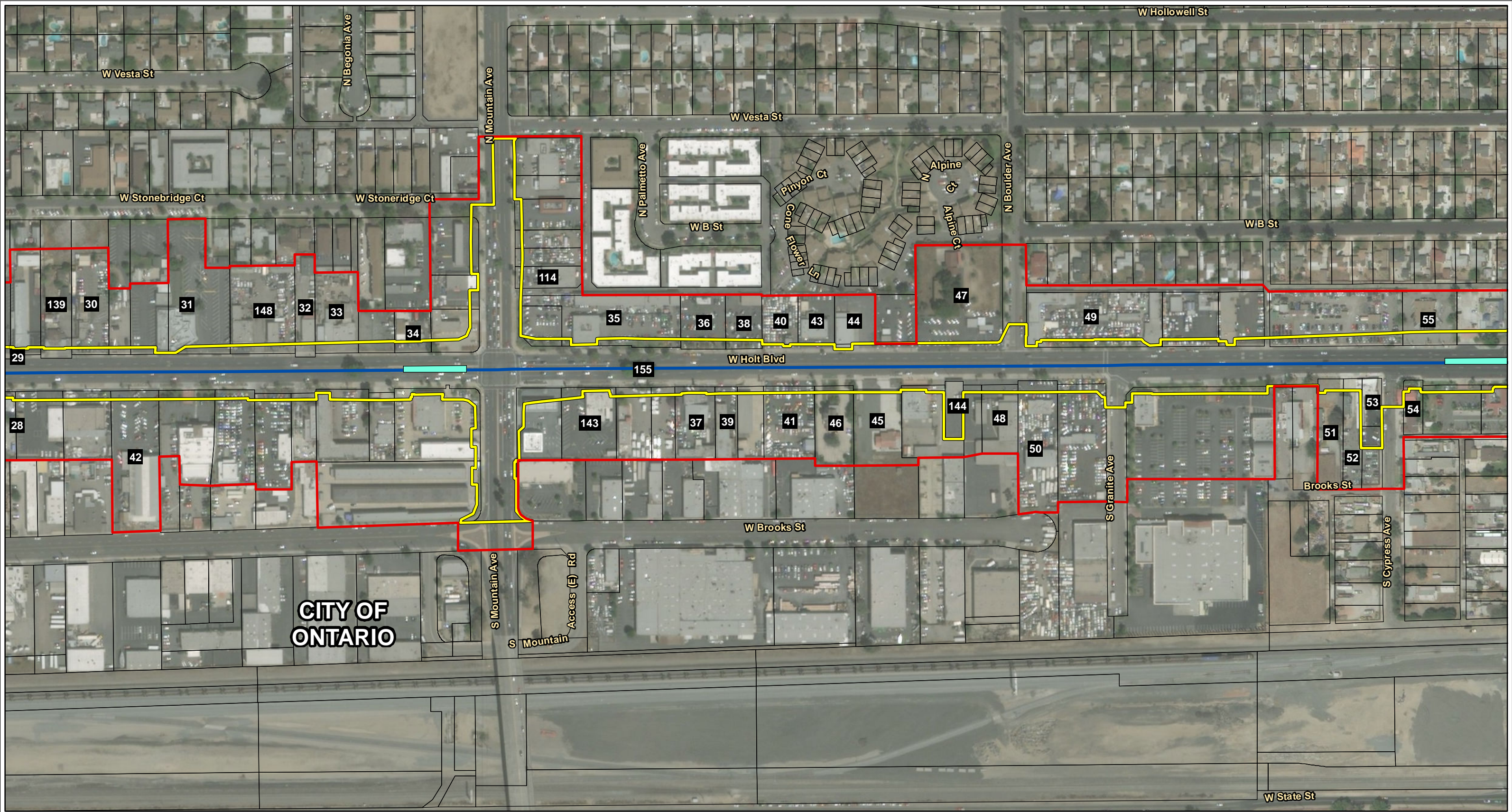
Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>		<b>Proposed BRT Stations</b>		Architectural APE	Parcel Boundary
	Phase I / Milliken Alignment		Side and Center Station	Archaeological APE	City Boundary
	Phase II / Haven Alignment		Pylon Pole		

0 500 1,000 Feet





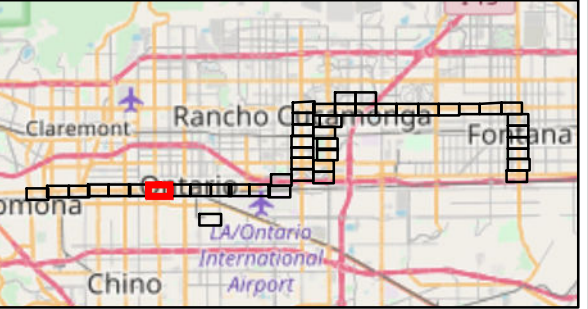


**West Valley Connector**  
*Properties Evaluated Within the APE*  
 Page 7 of 46

Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



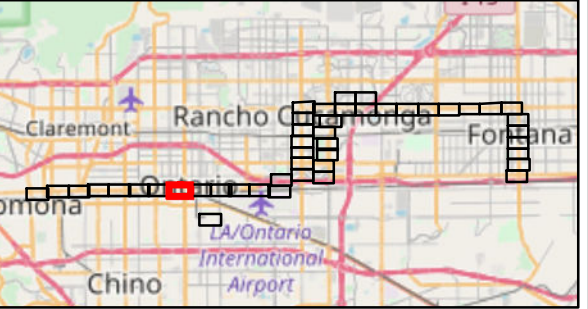


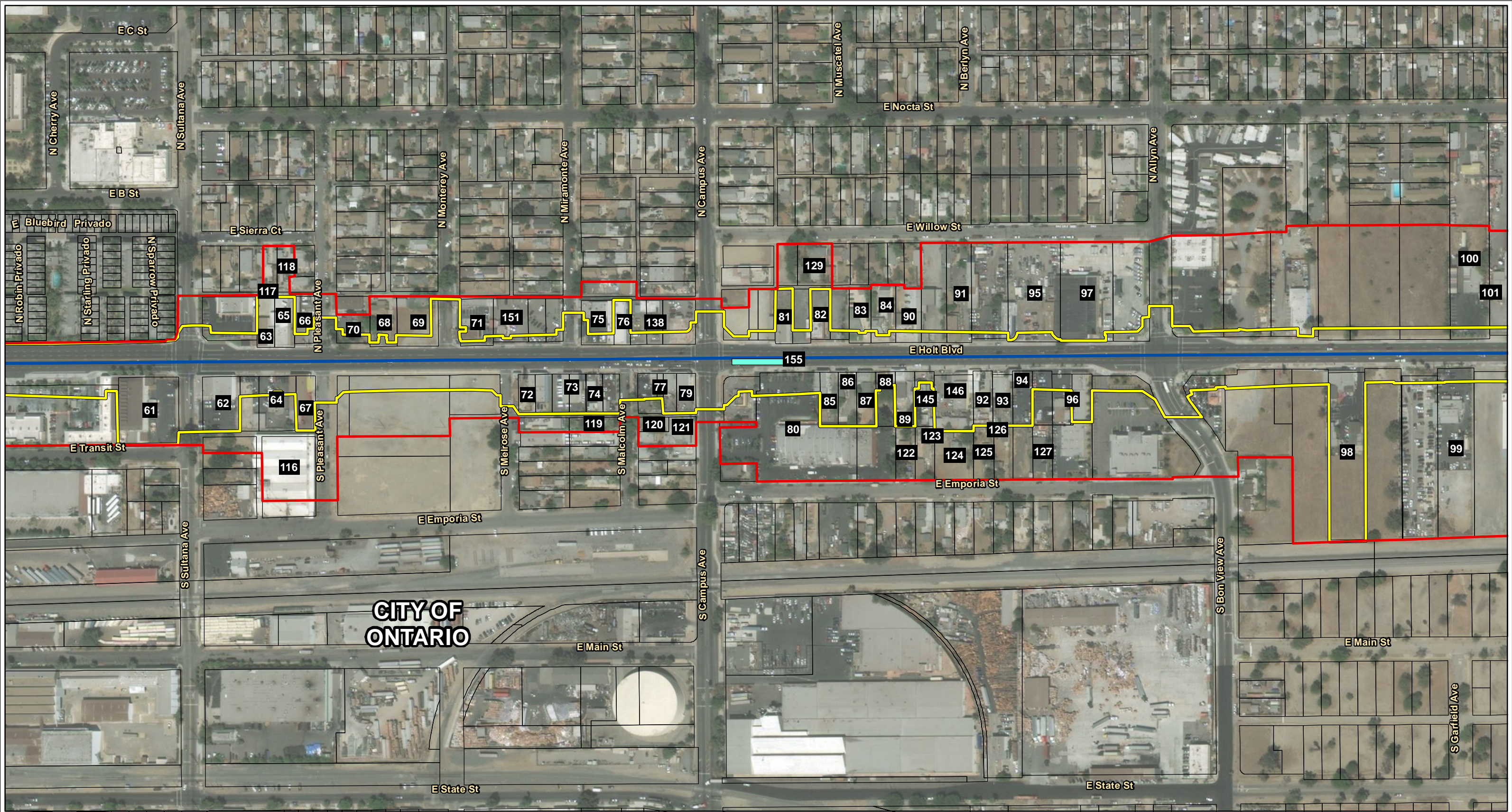
**West Valley Connector**  
*Properties Evaluated Within the APE*  
 Page 8 of 46

Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>		<b>Proposed BRT Stations</b>		Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	Pylon Pole	City Boundary	
Phase II / Haven Alignment					

0 500 1,000 Feet





# West Valley Connector

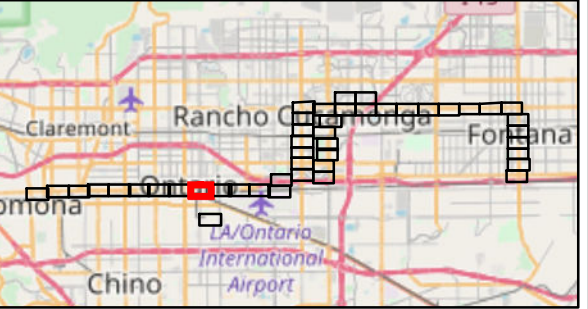
Properties Evaluated Within the APE

Page 9 of 46

Source: Parsons  
Map Created On: 3/12/2018

<b>Project Alignment</b>		<b>Proposed BRT Stations</b>		Architectural APE	Parcel Boundary
	Phase I / Milliken Alignment		Side and Center Station	Archaeological APE	City Boundary
	Phase II / Haven Alignment		Pylon Pole		

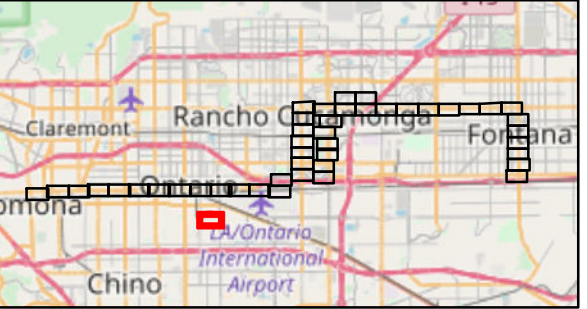
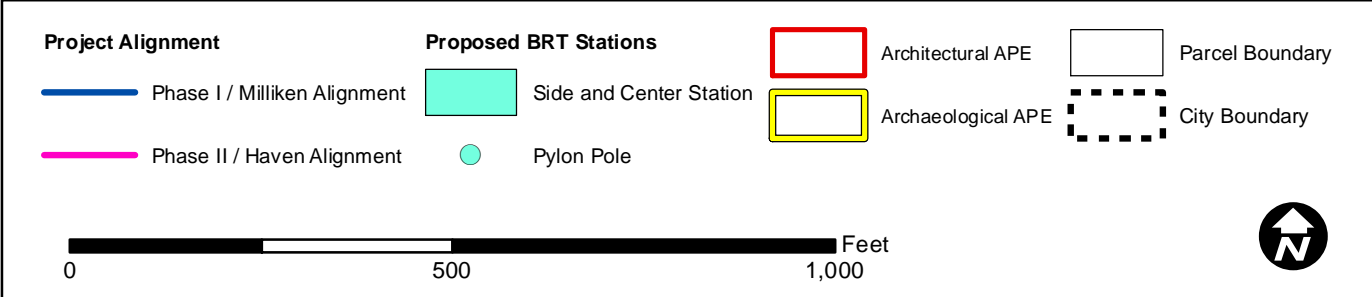
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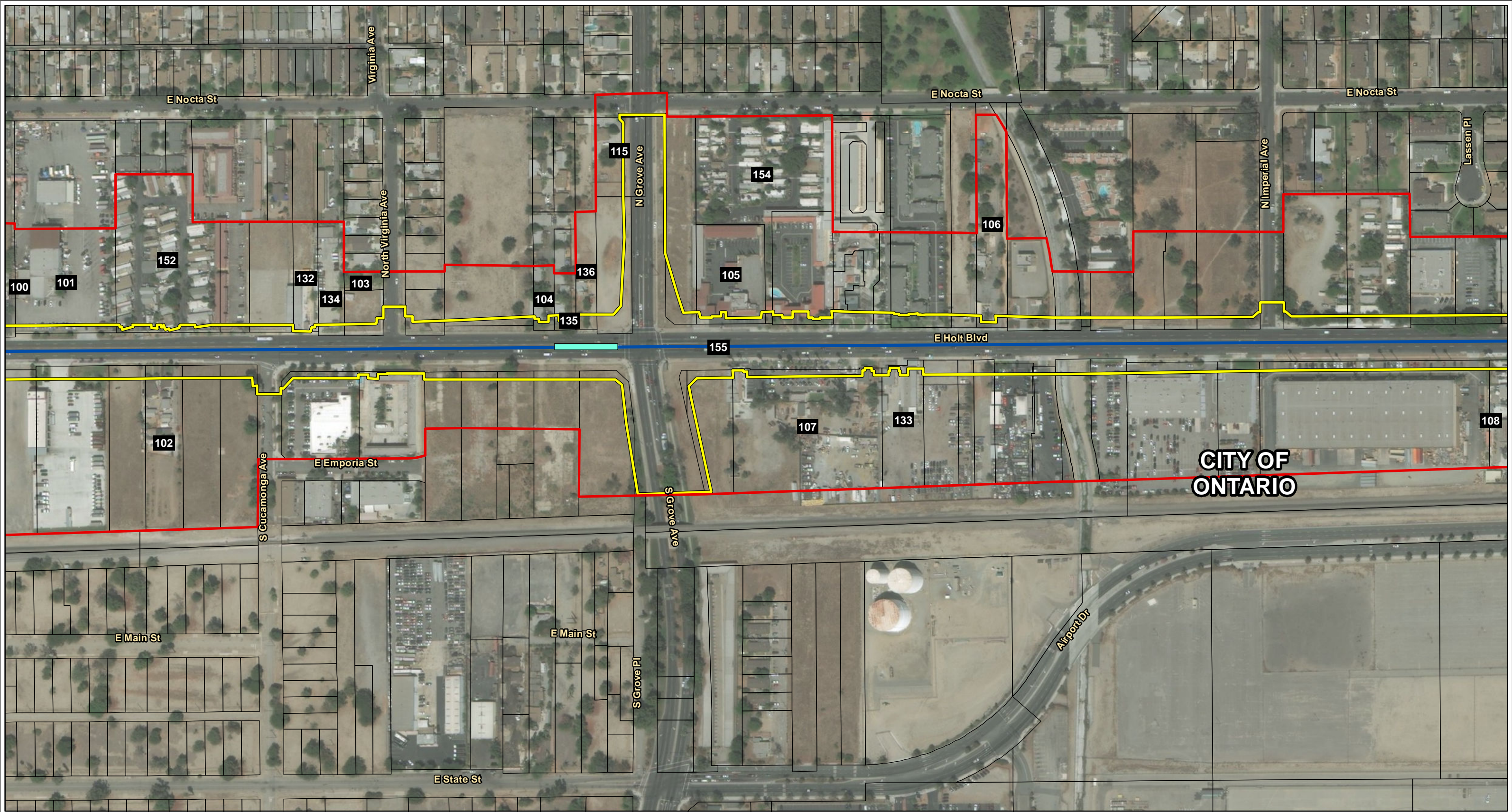




**West Valley Connector**  
*Properties Evaluated Within the APE*  
 Page 10 of 46

Source: Parsons  
 Map Created On: 3/12/2018



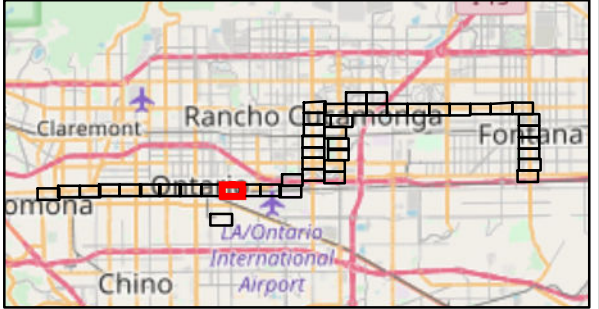


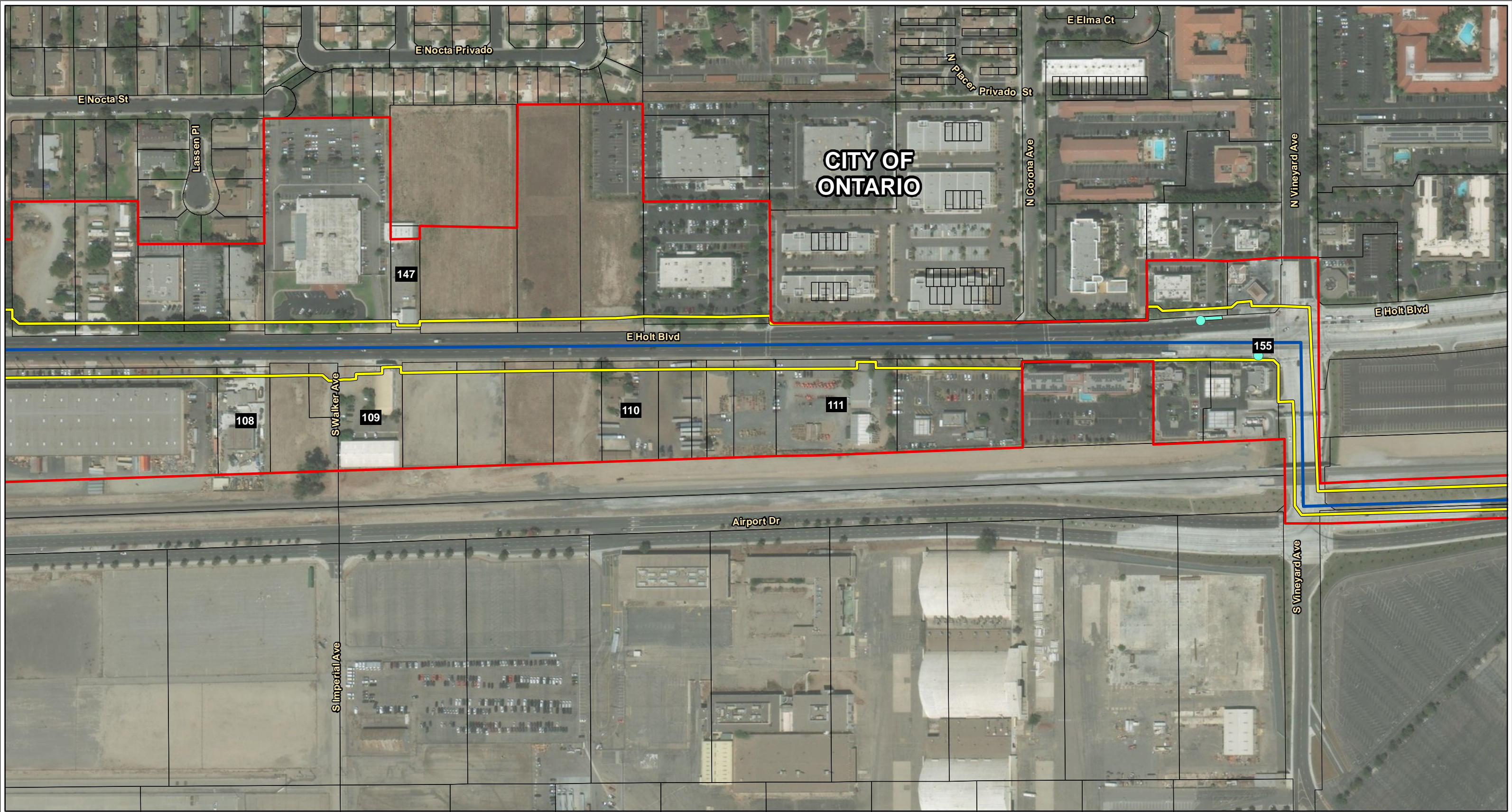
**West Valley Connector**  
*Properties Evaluated Within the APE*  
 Page 11 of 46

Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



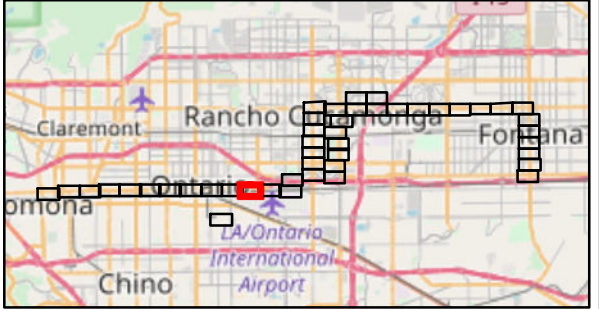


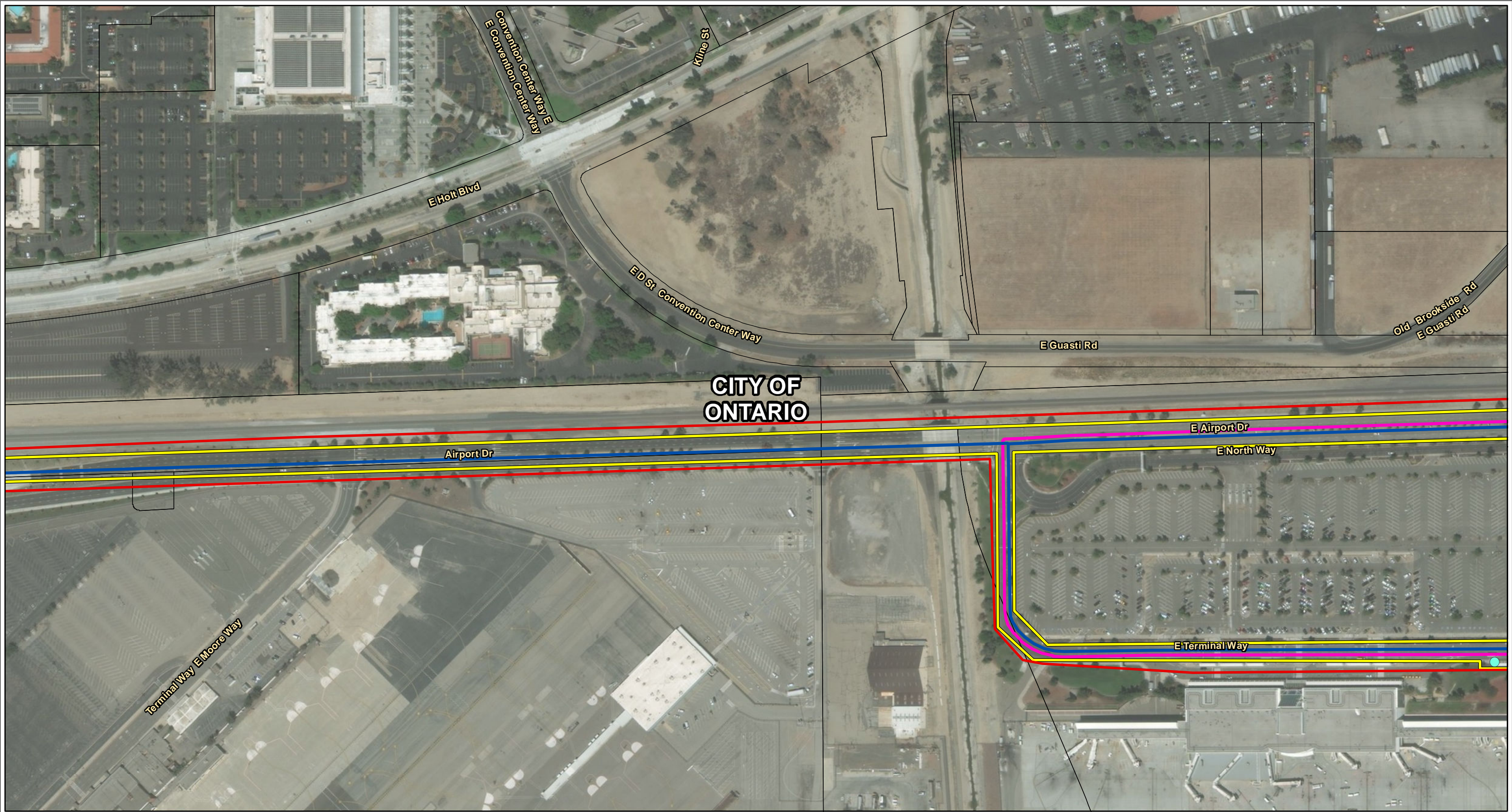
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



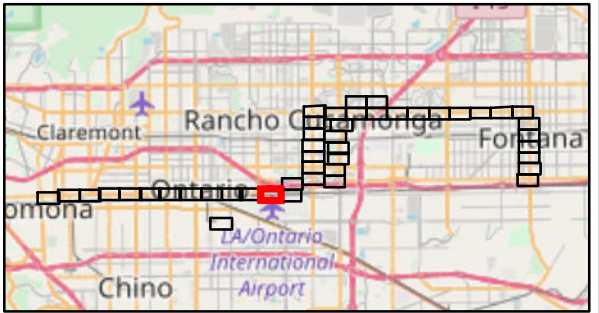


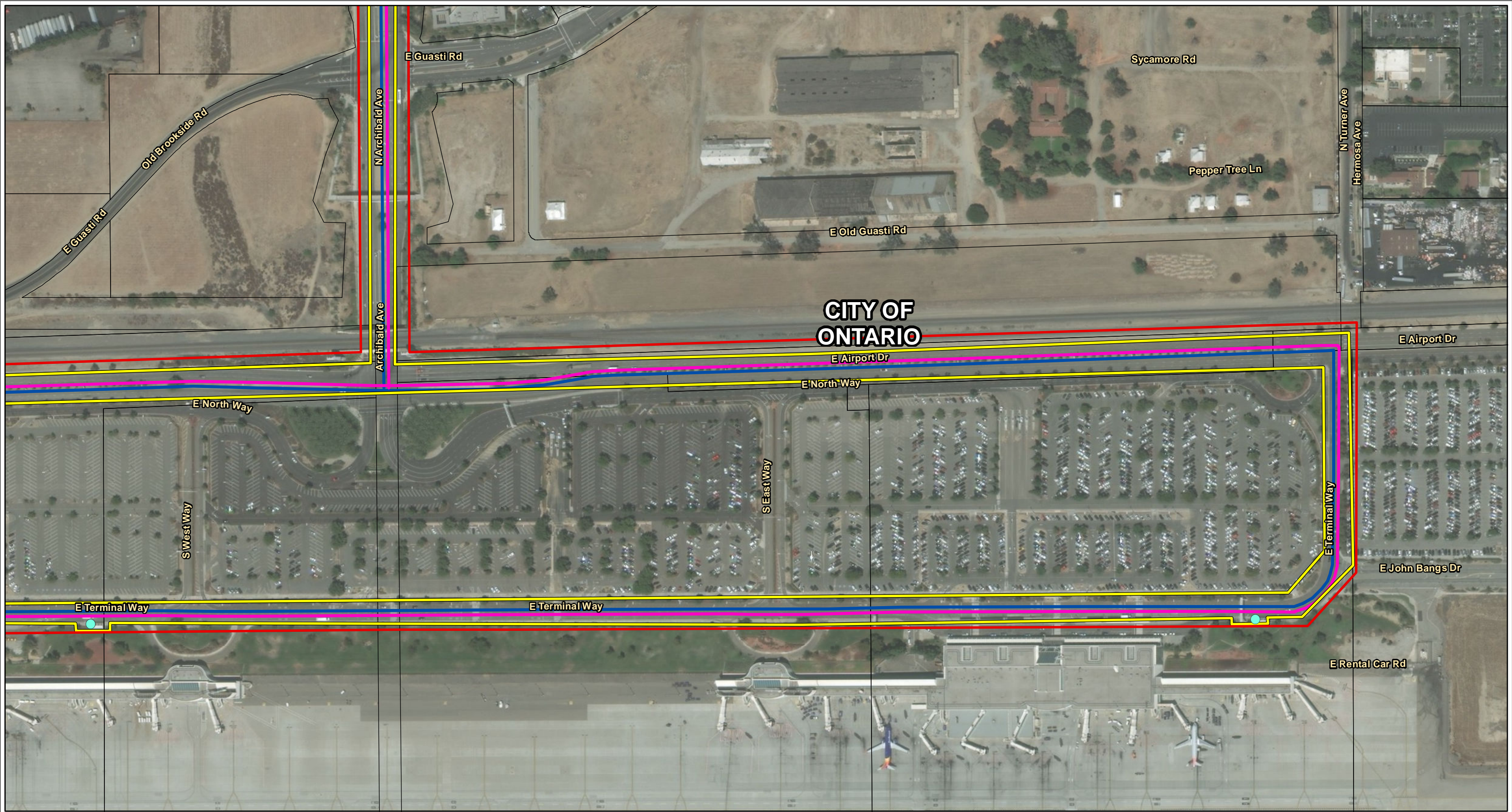
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet





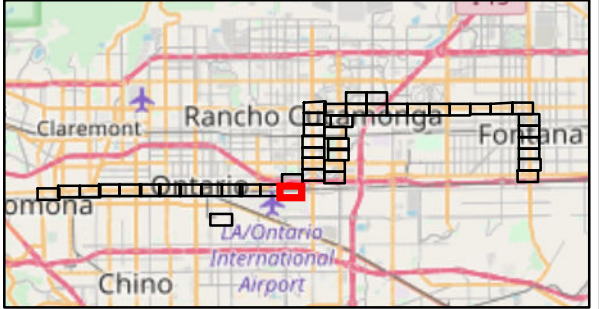
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ONTARIO**

**West Valley Connector**  
*Properties Evaluated Within the APE*  
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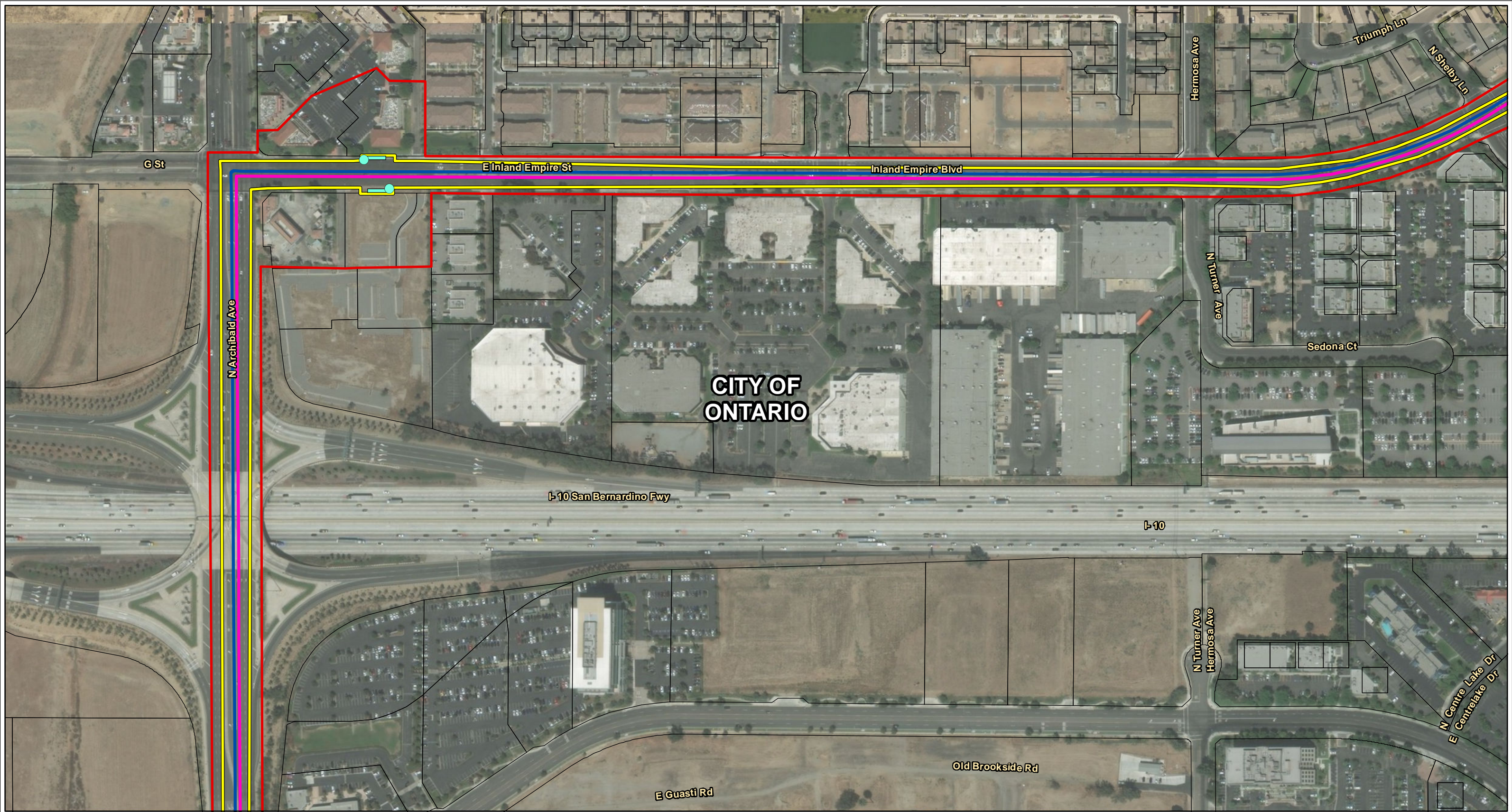
Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet





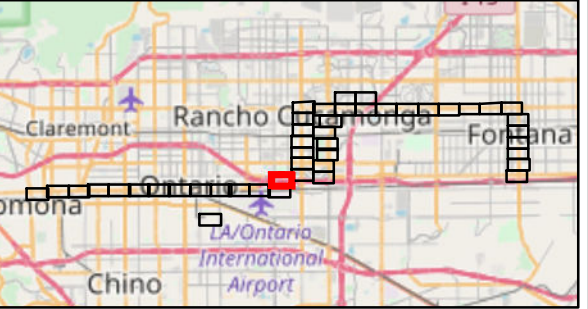


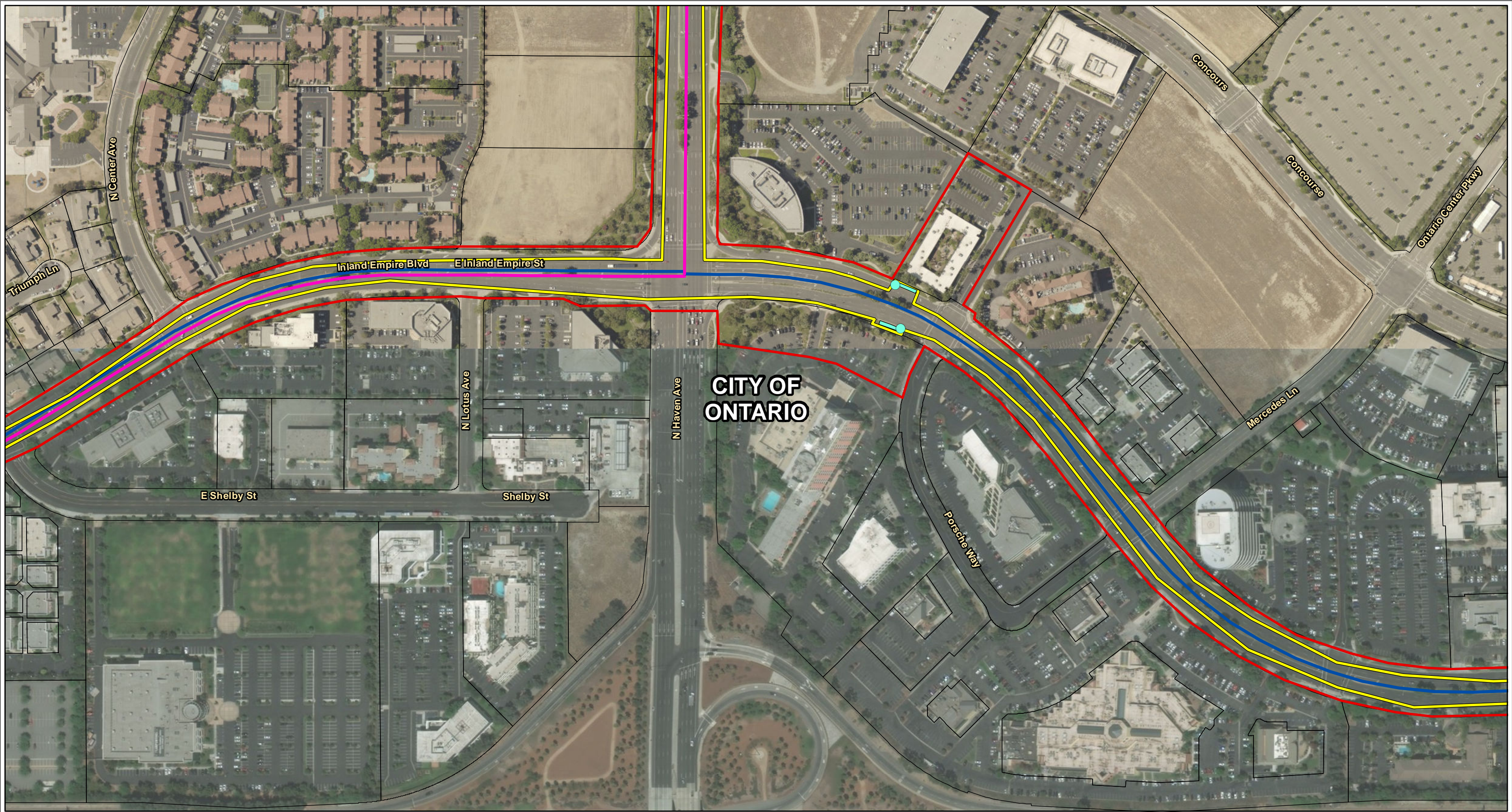
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



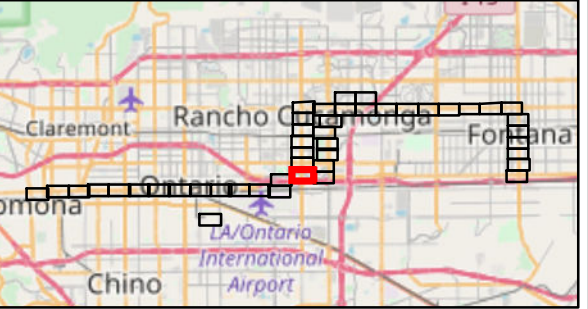


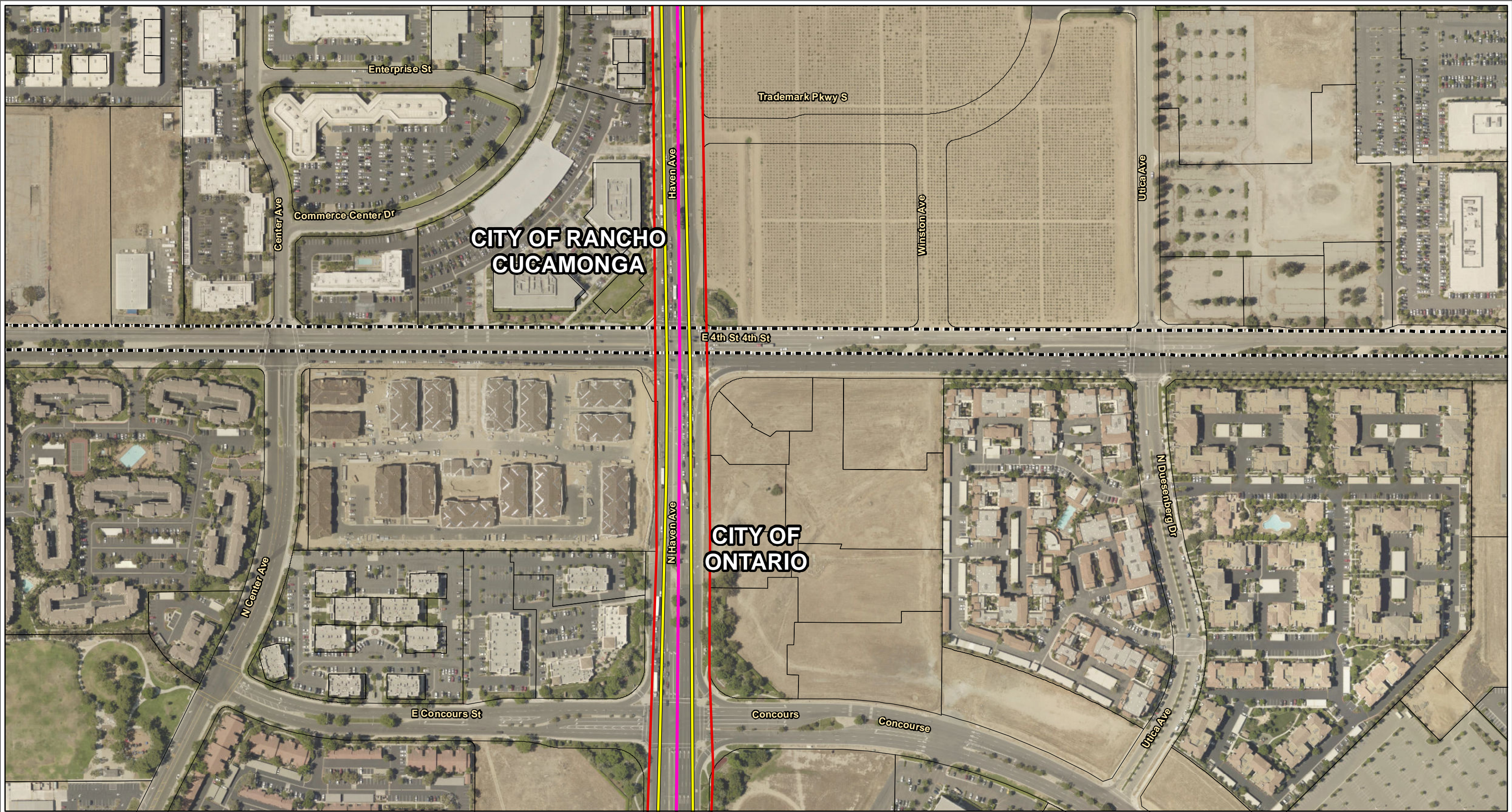
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



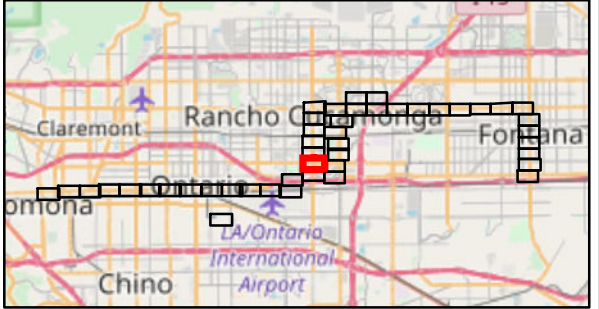


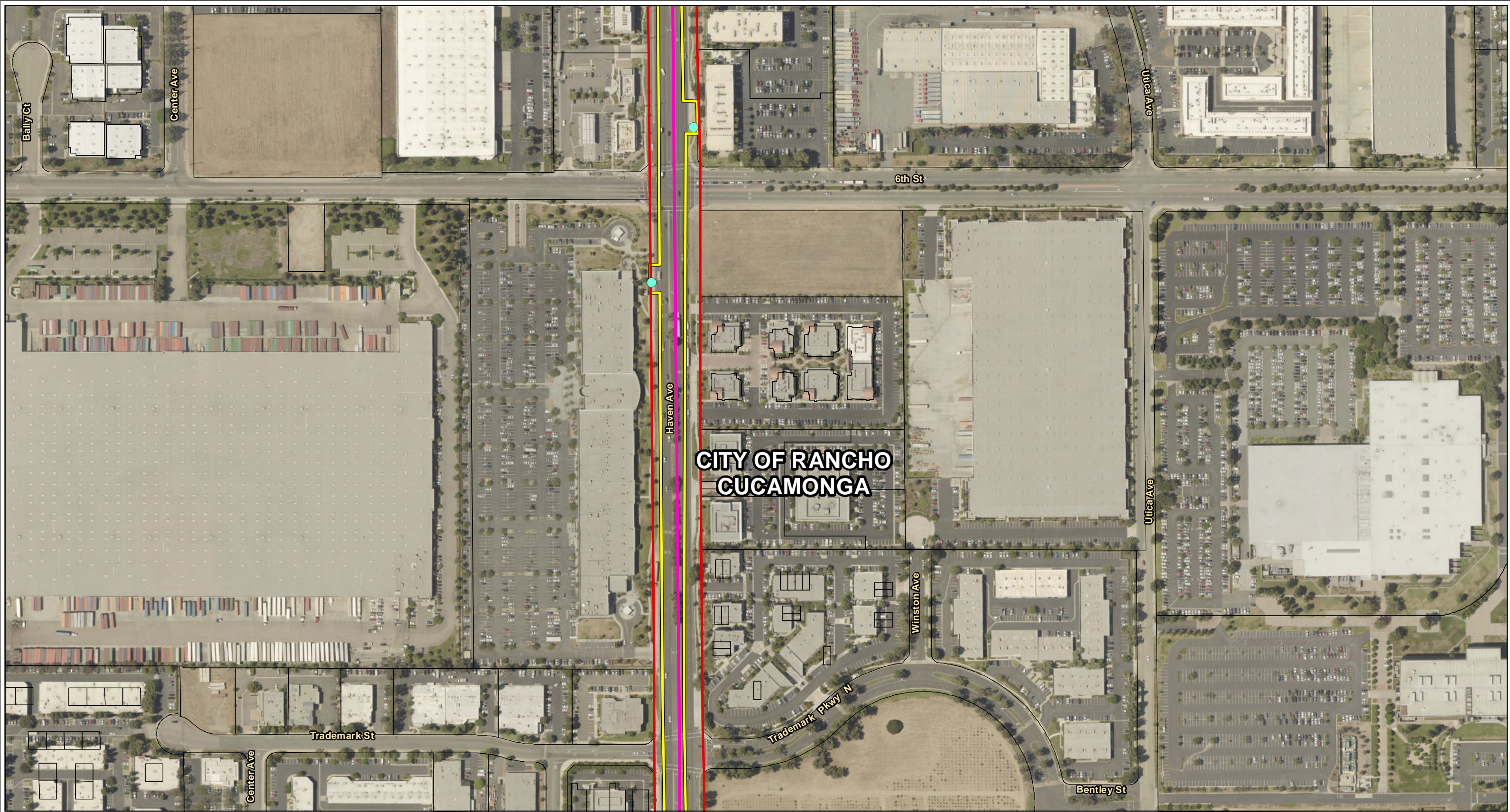
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



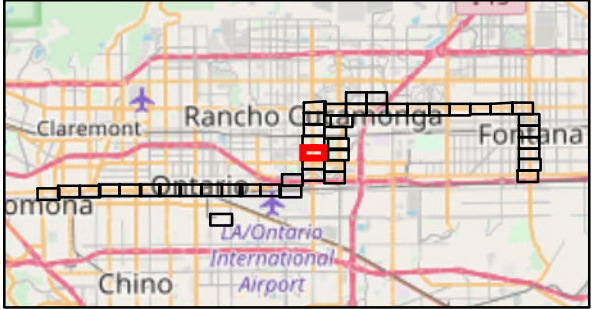


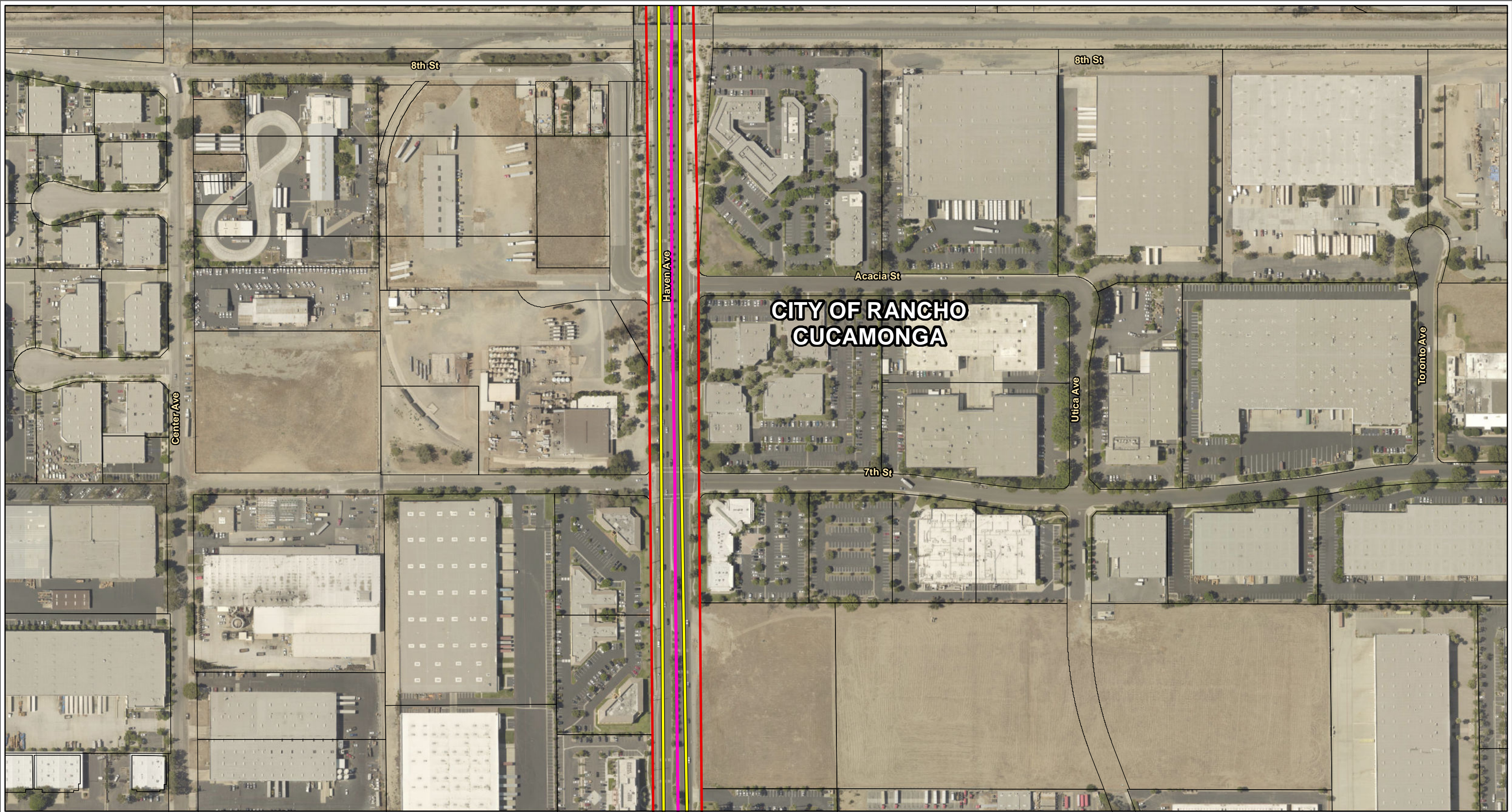
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



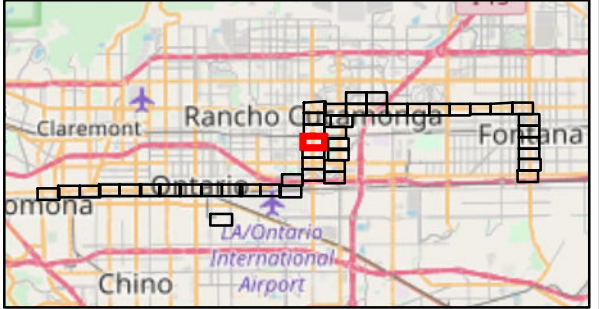


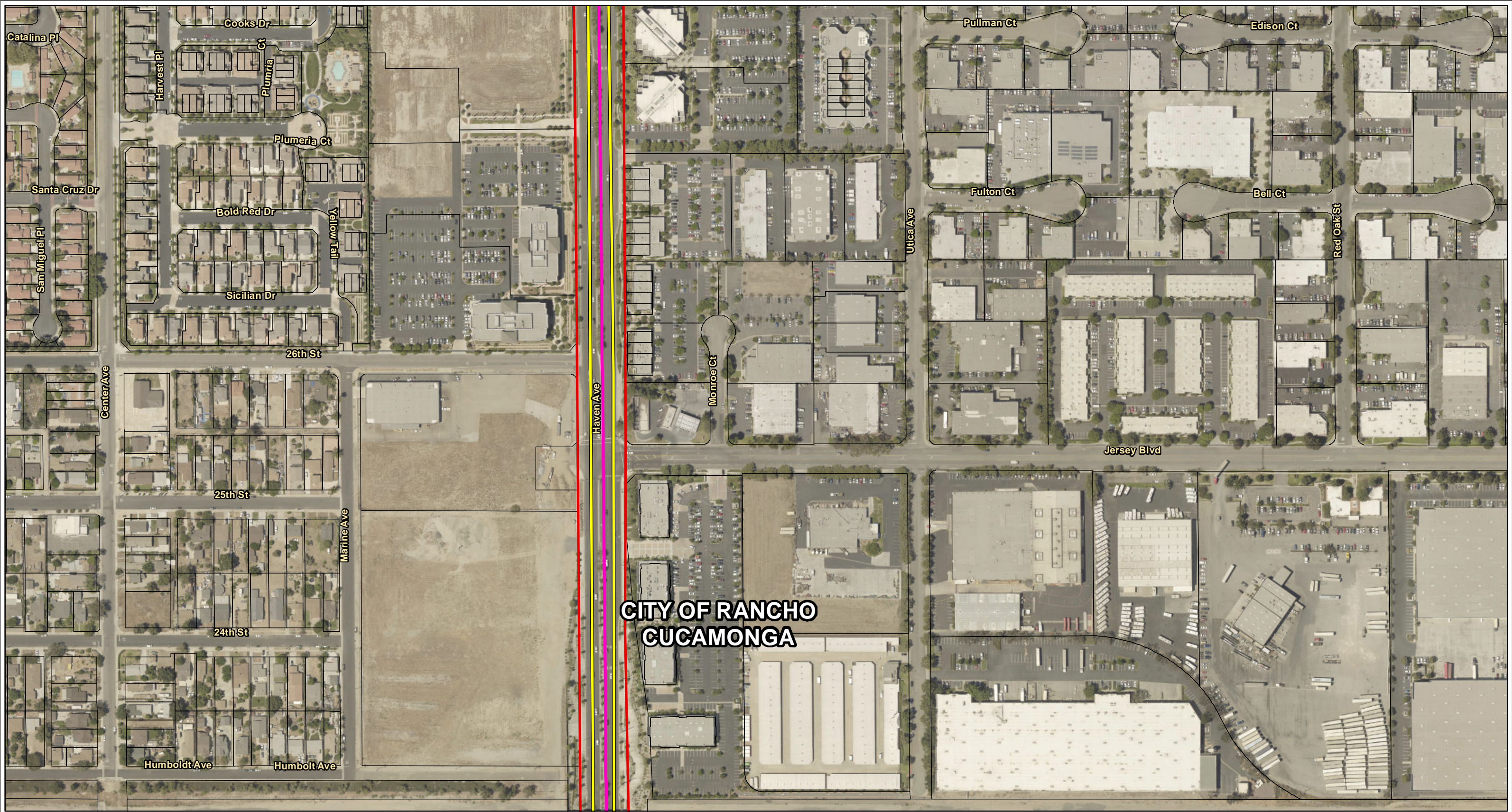
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



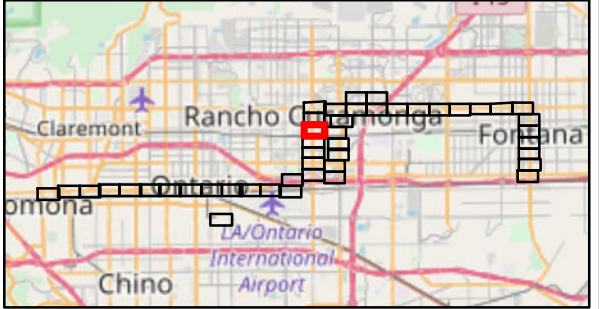


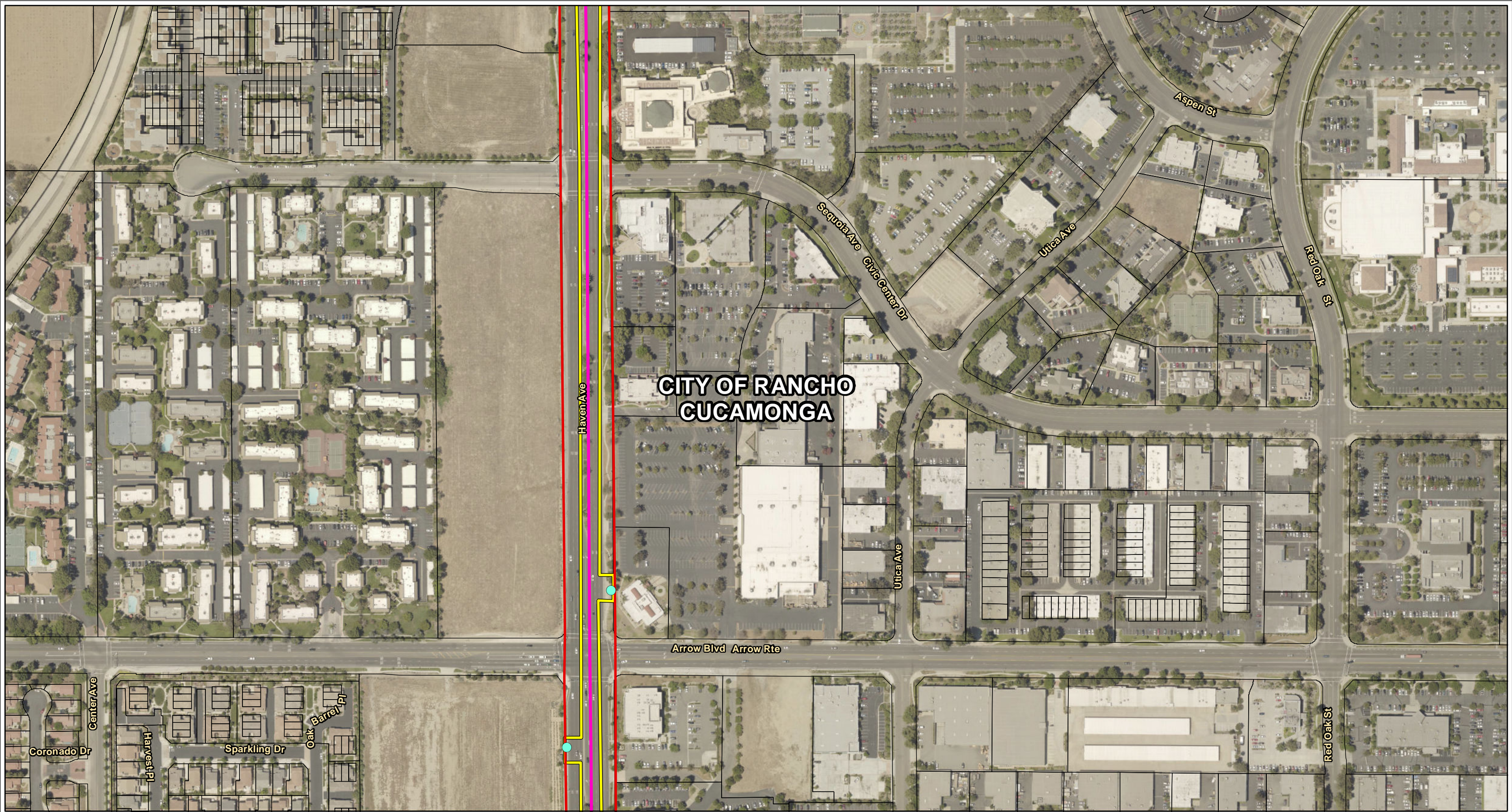
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



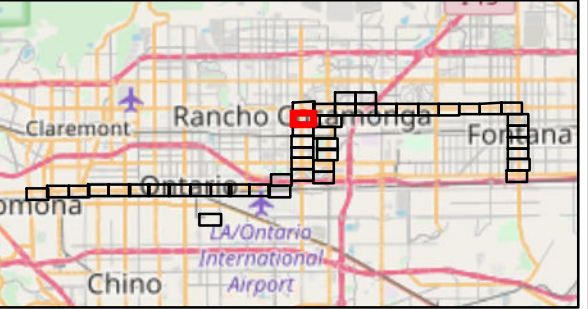


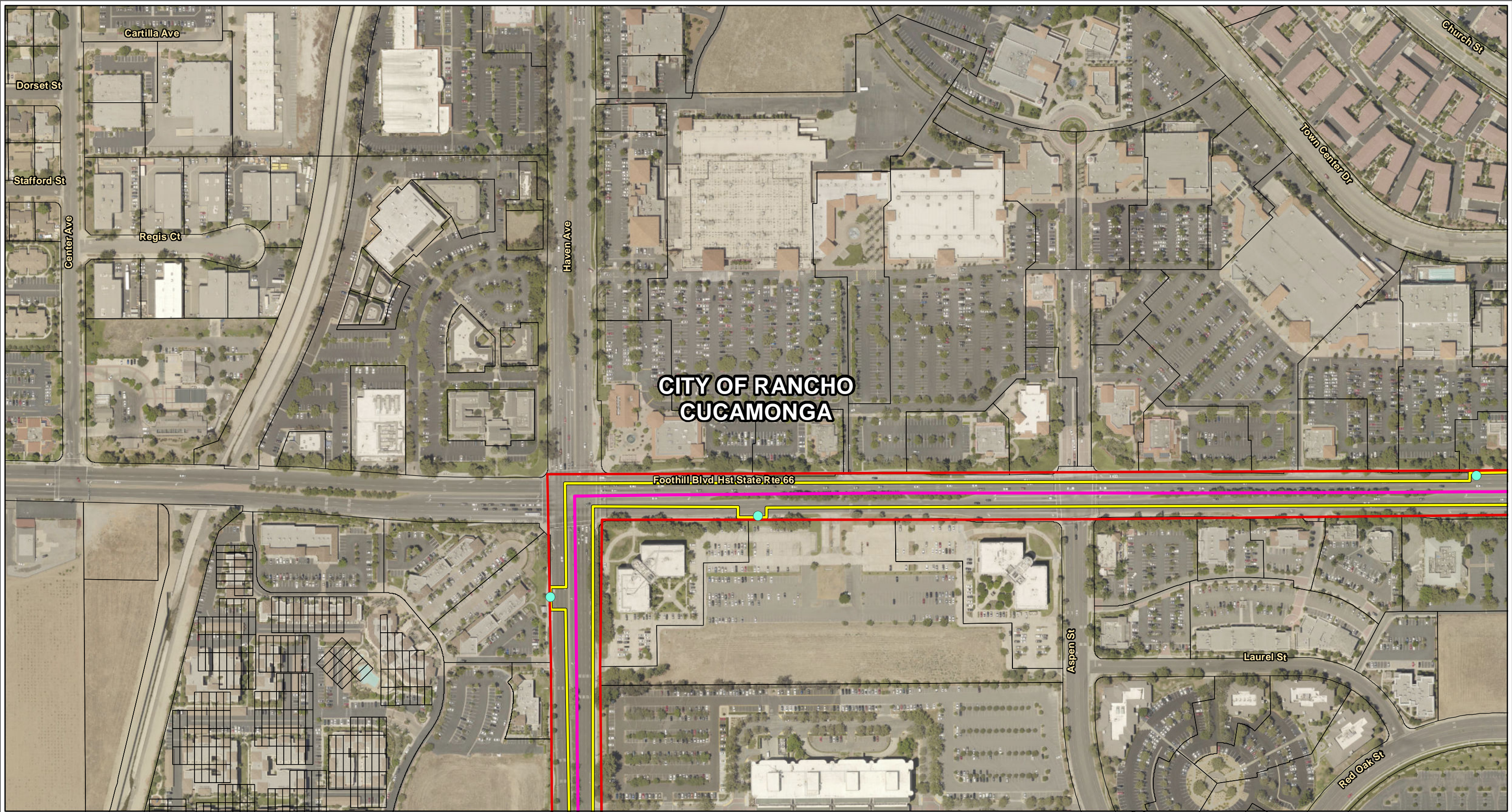
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



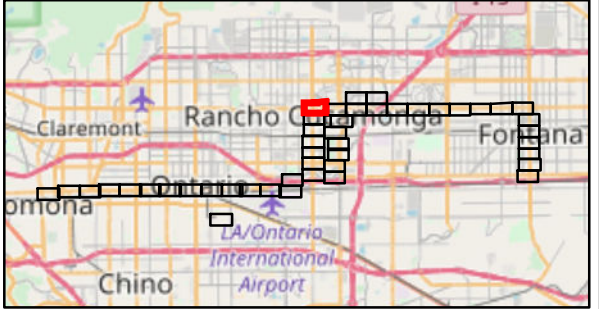


**West Valley Connector**  
*Properties Evaluated Within the APE*  
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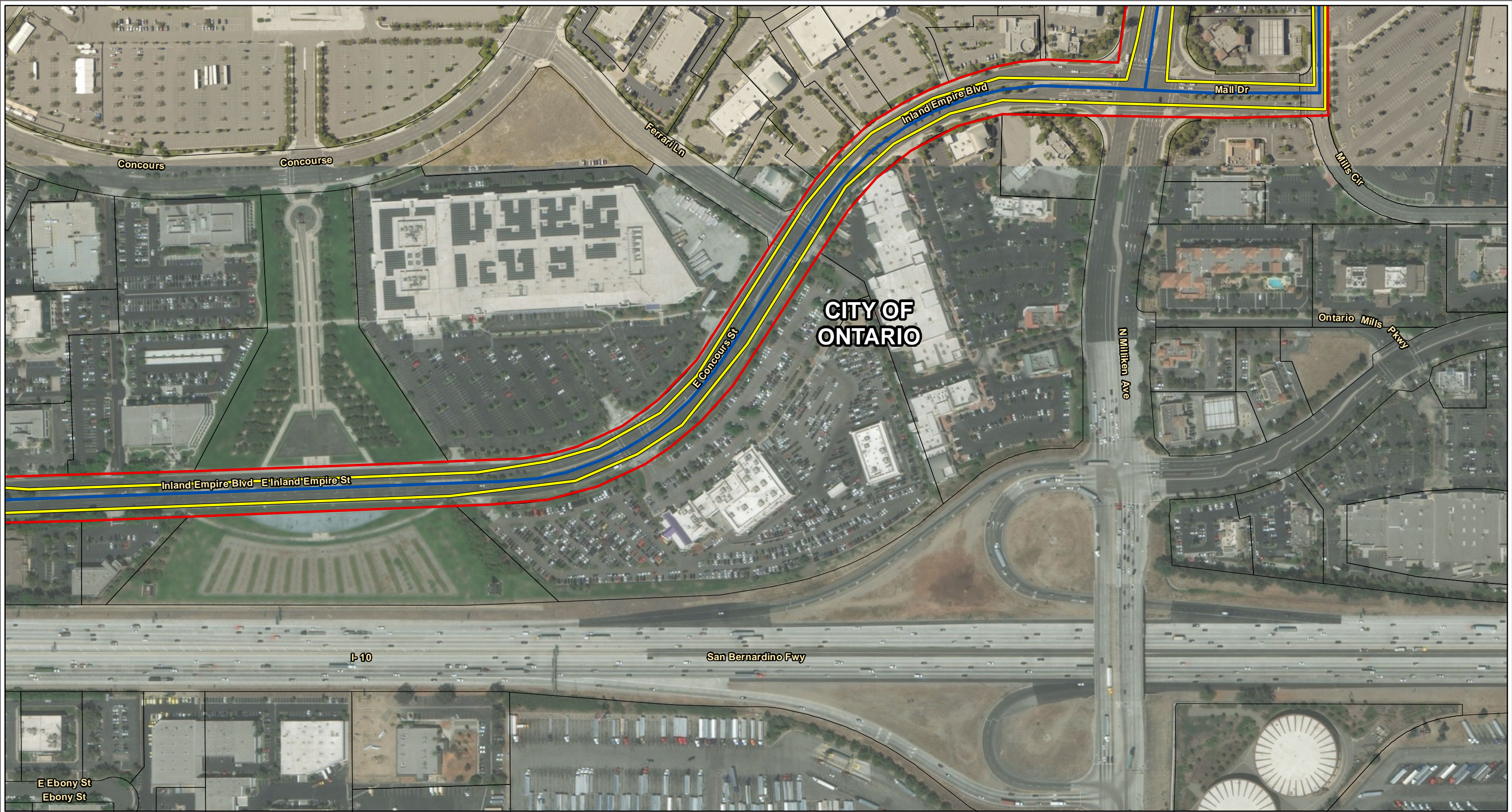
Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet





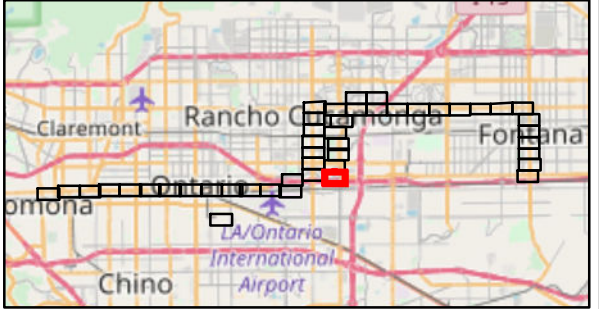


**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 520 1,040 Feet



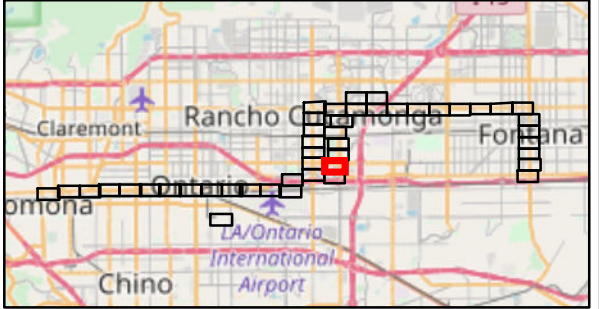


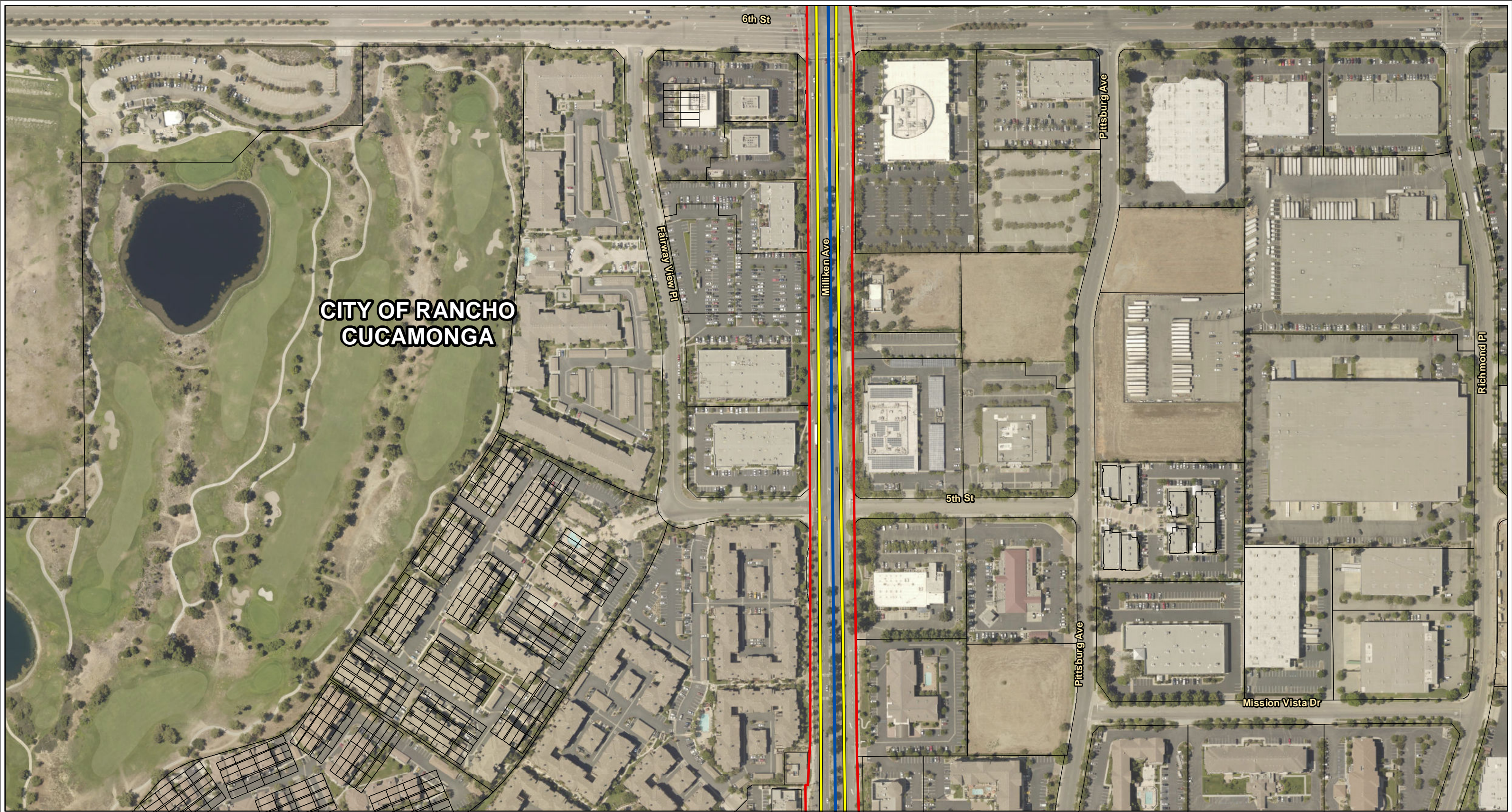
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



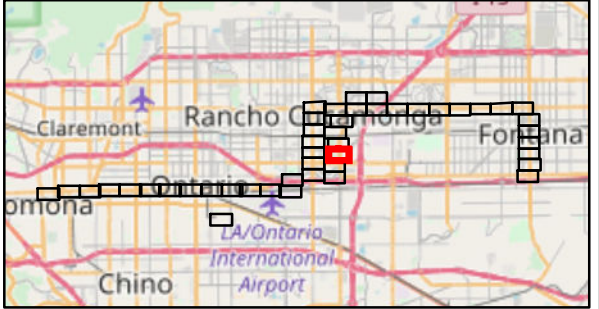


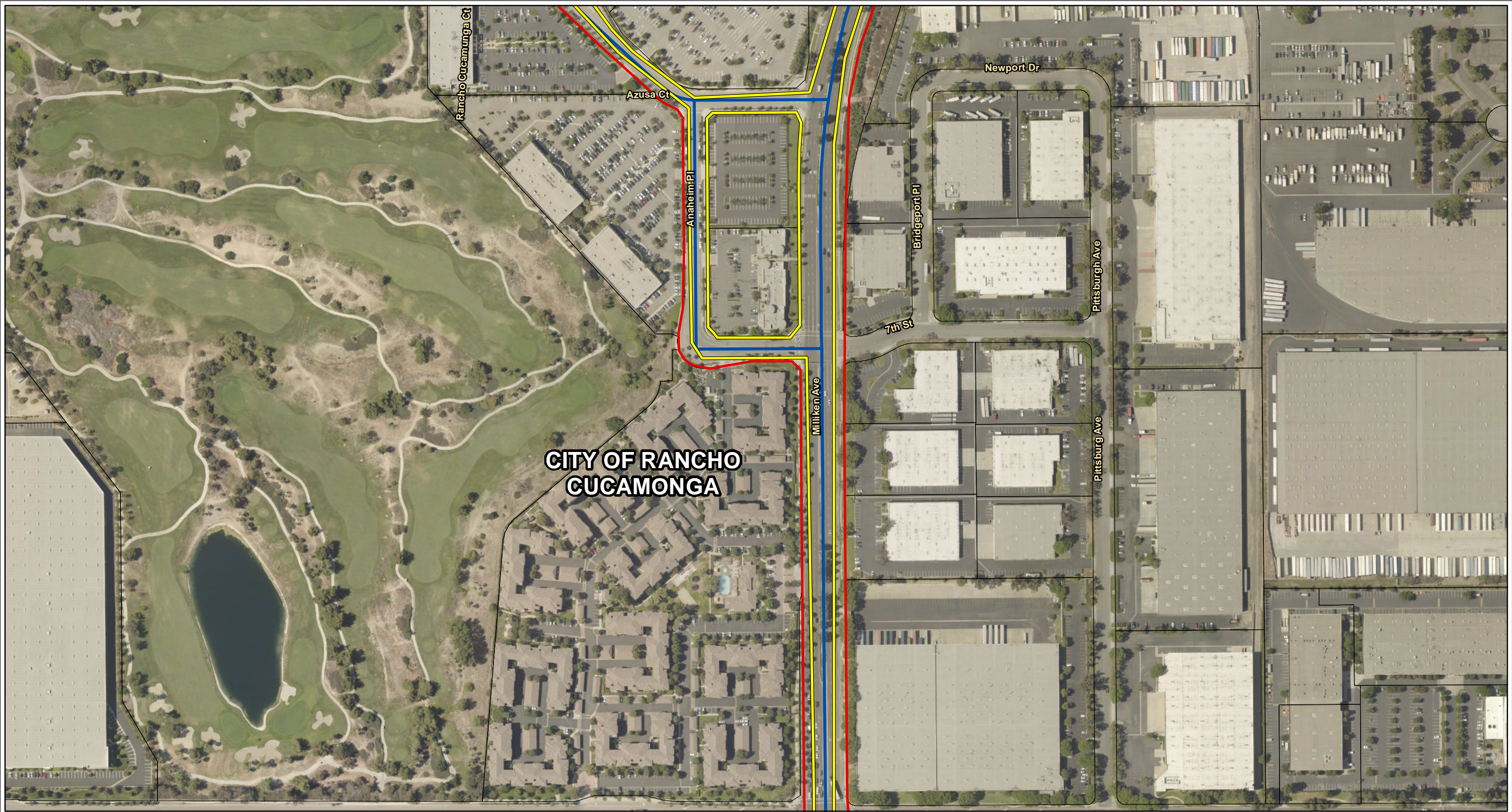
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



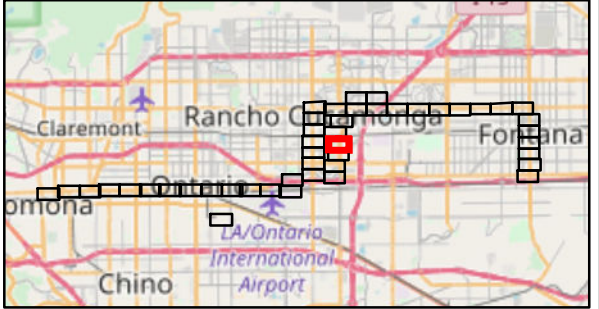


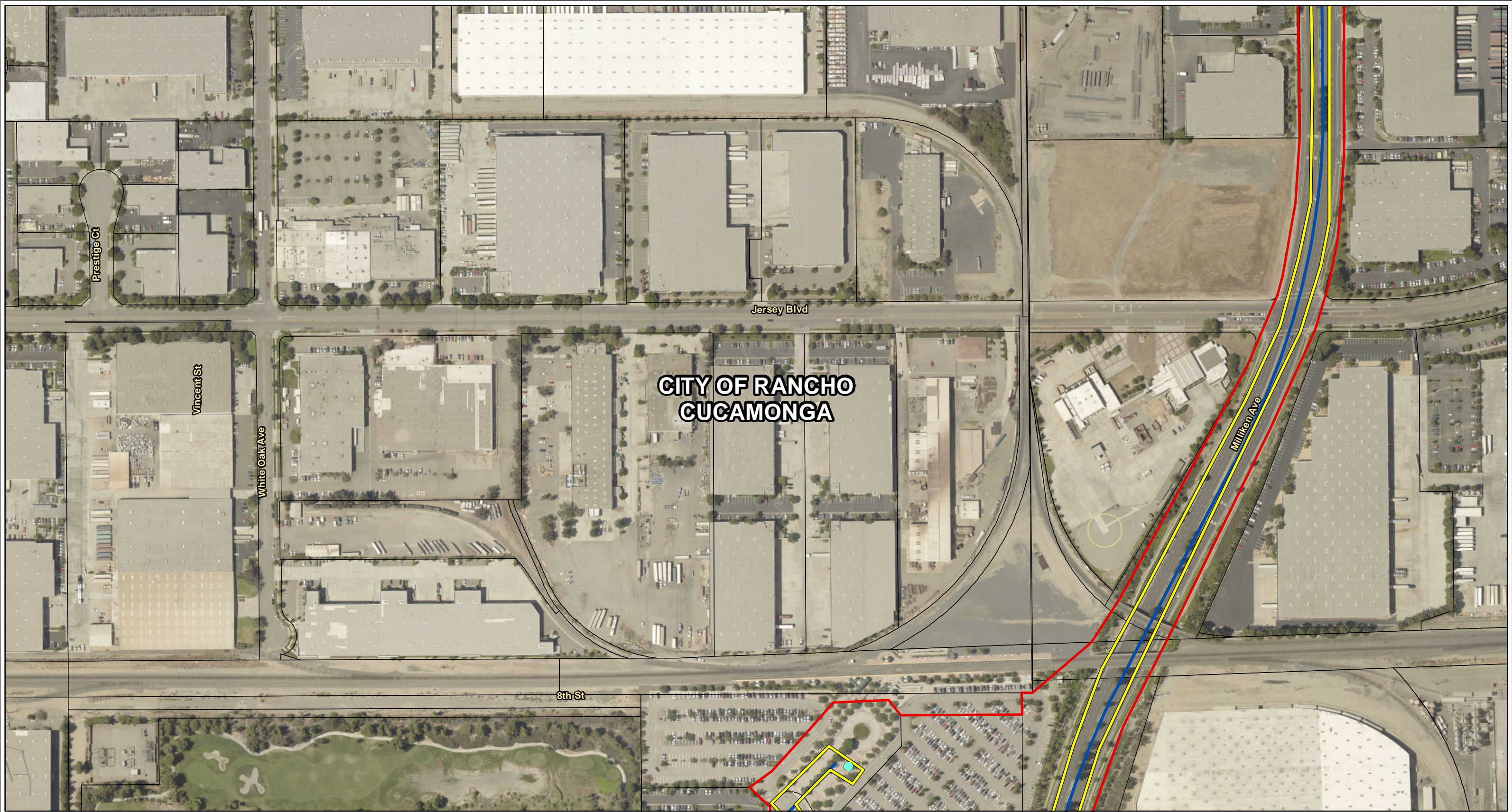
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



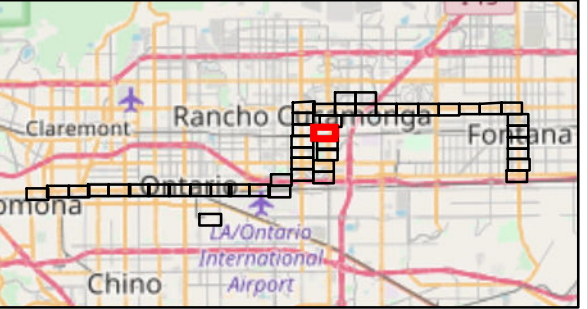


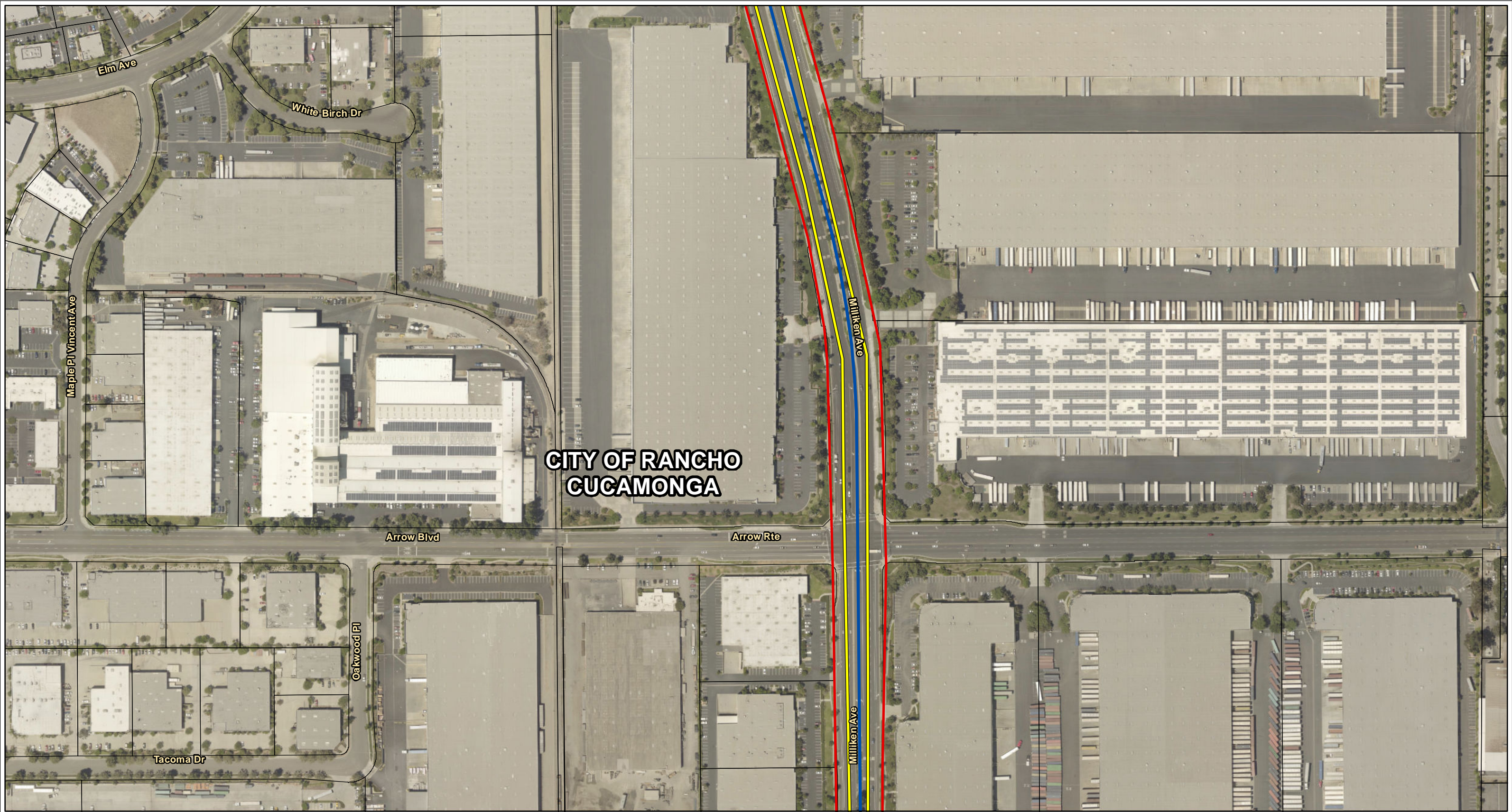
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



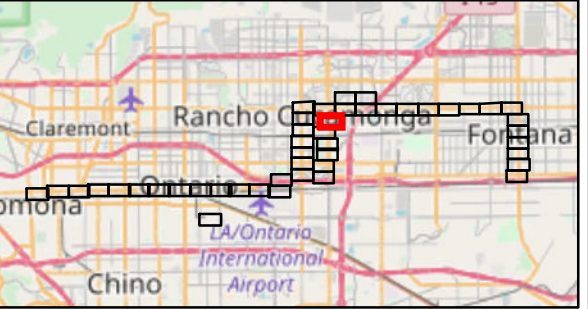


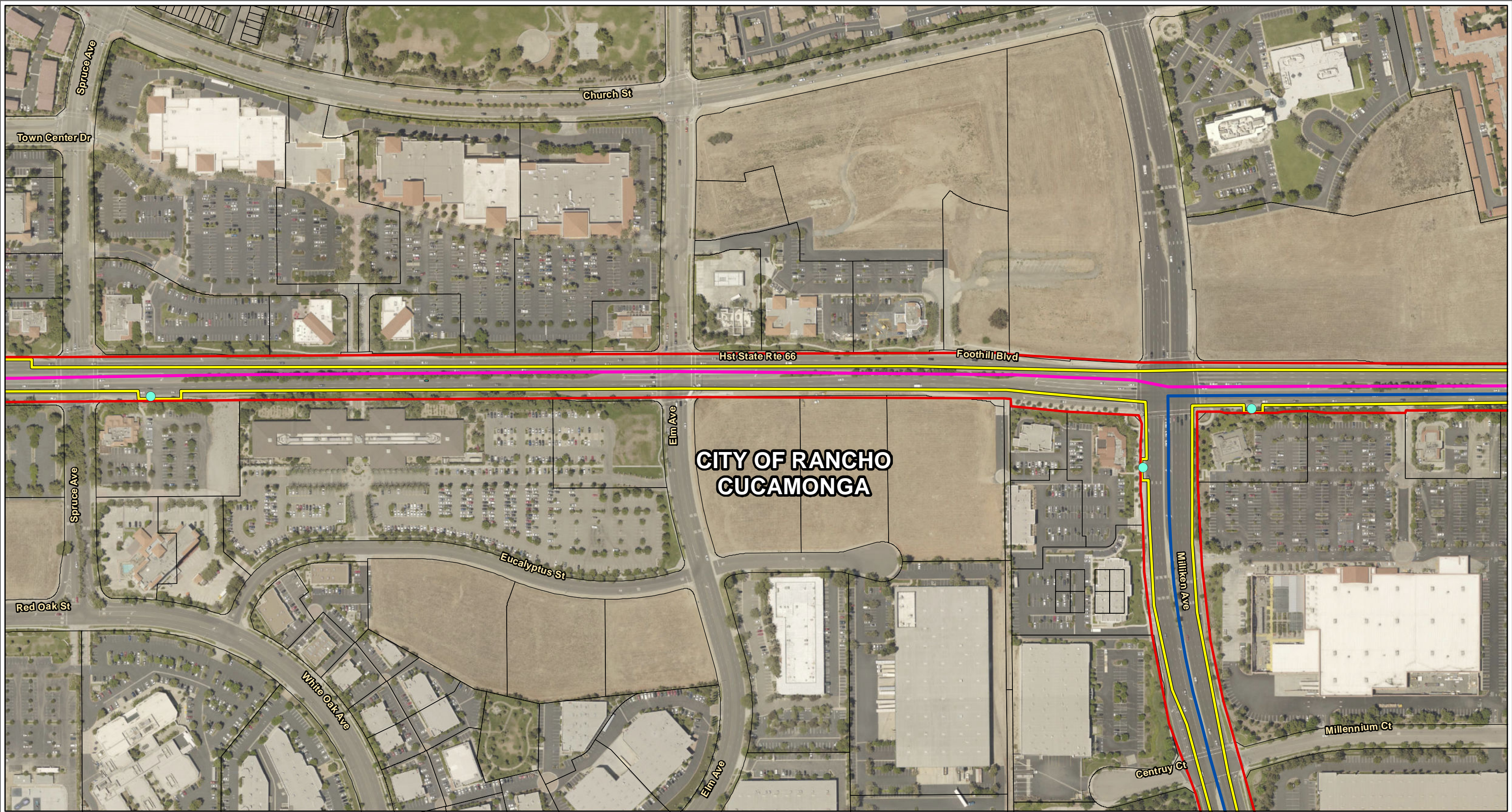
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



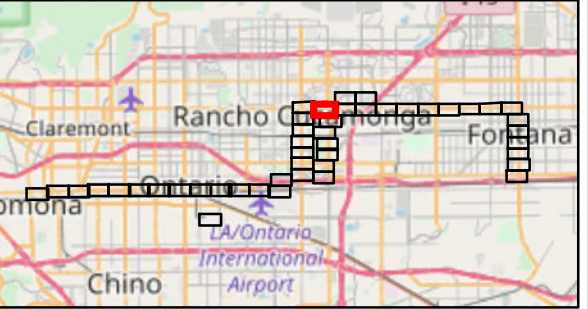


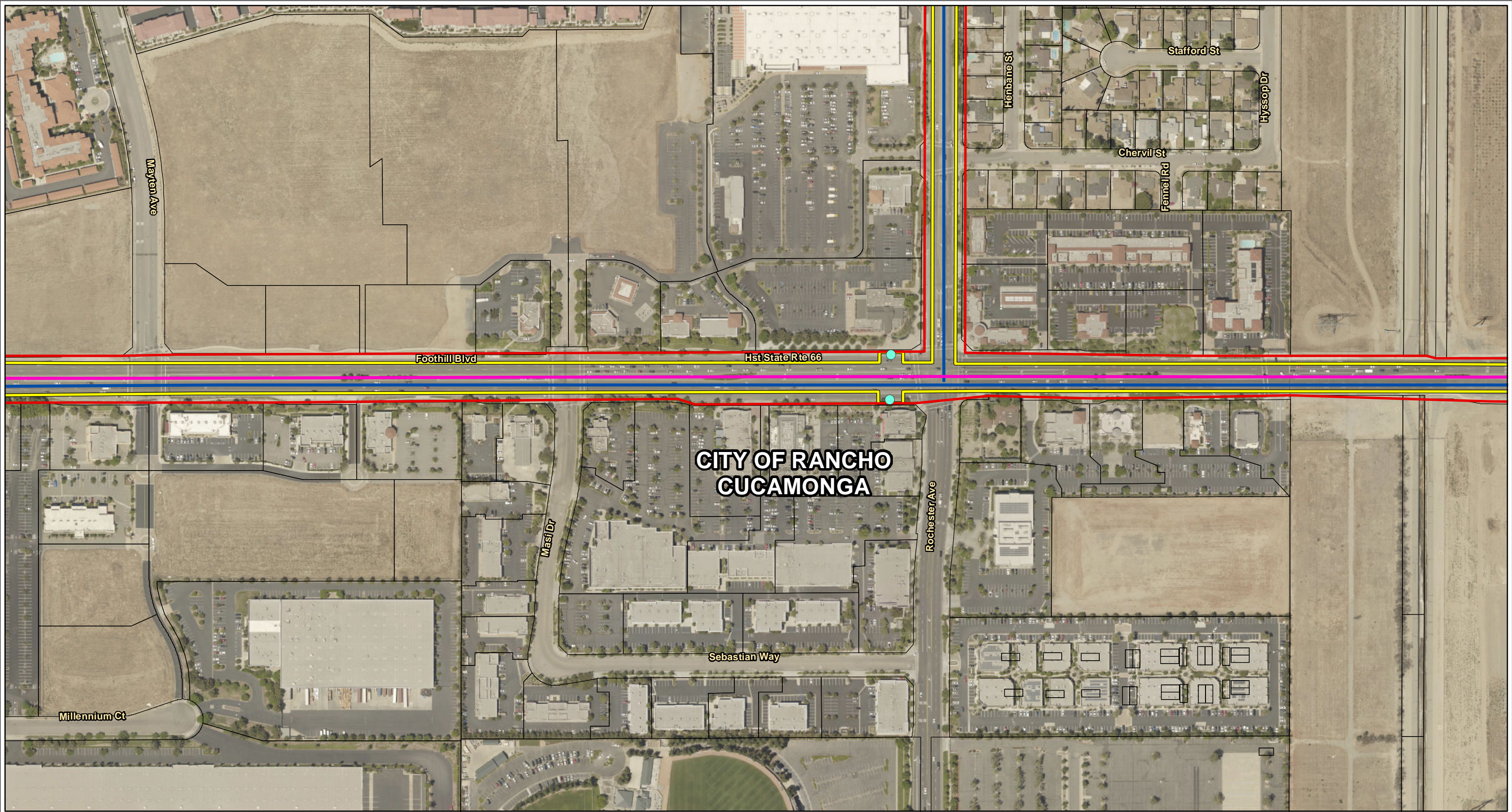
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

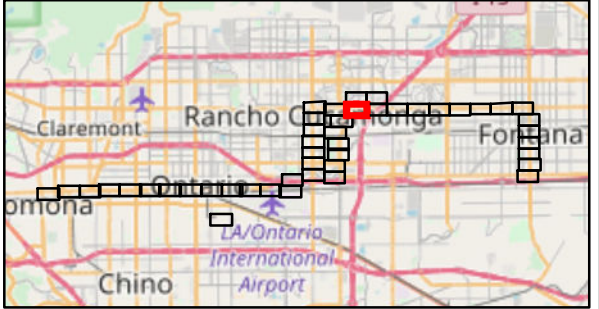
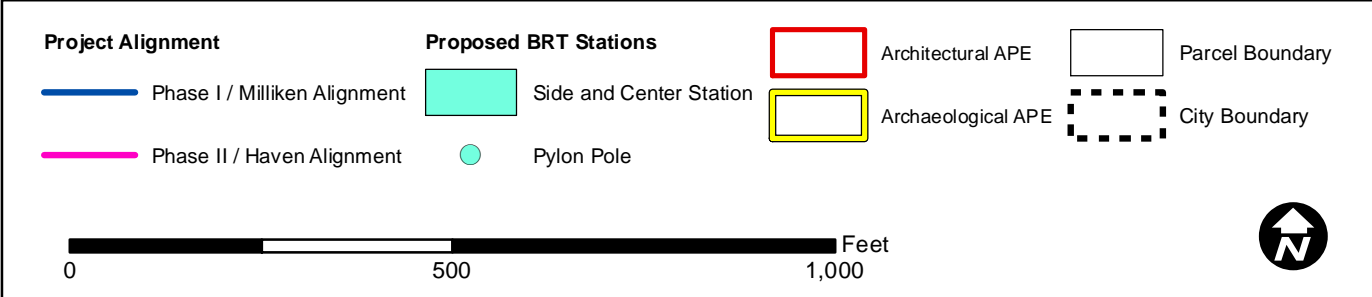
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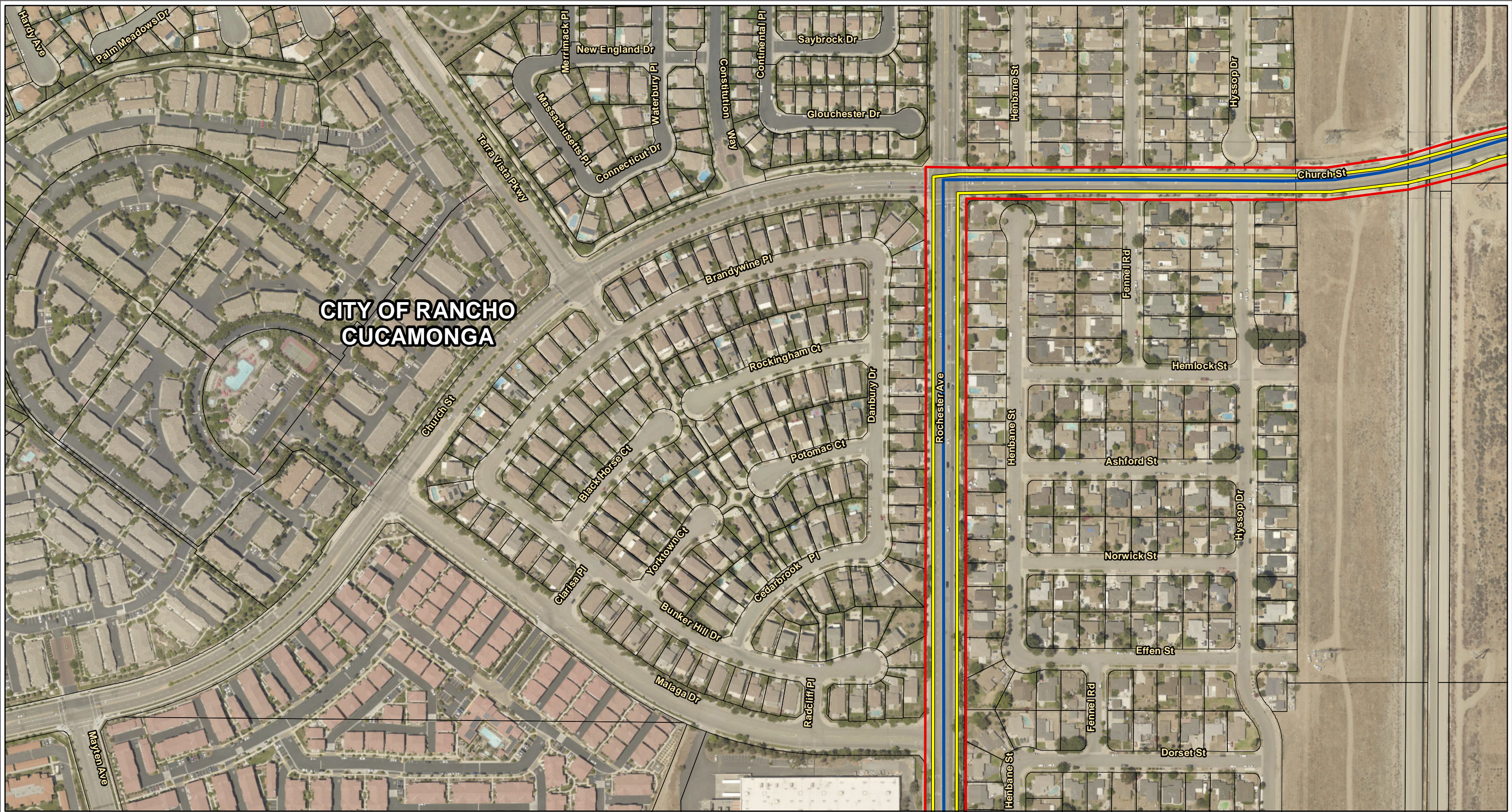


**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

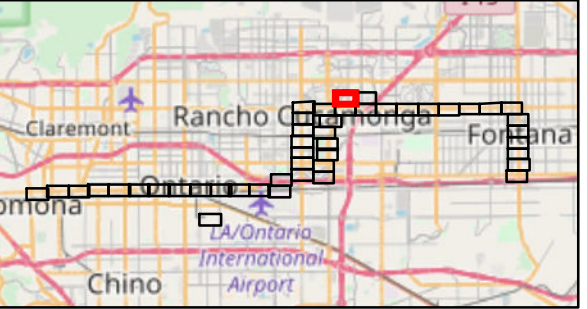
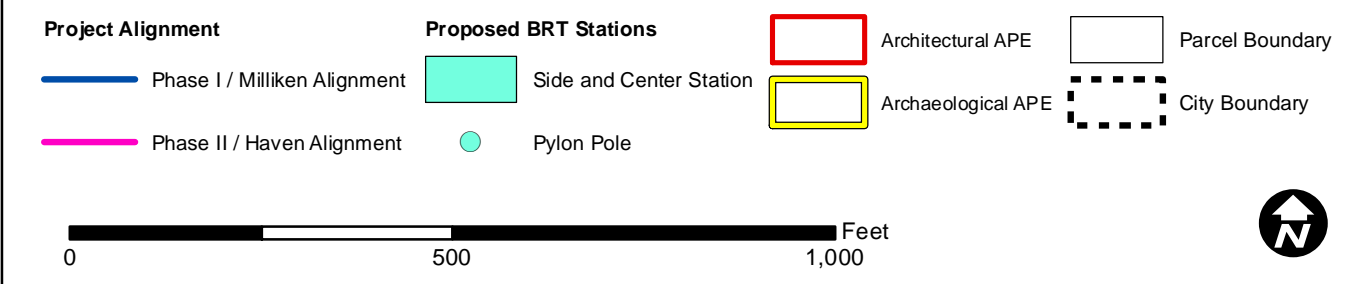


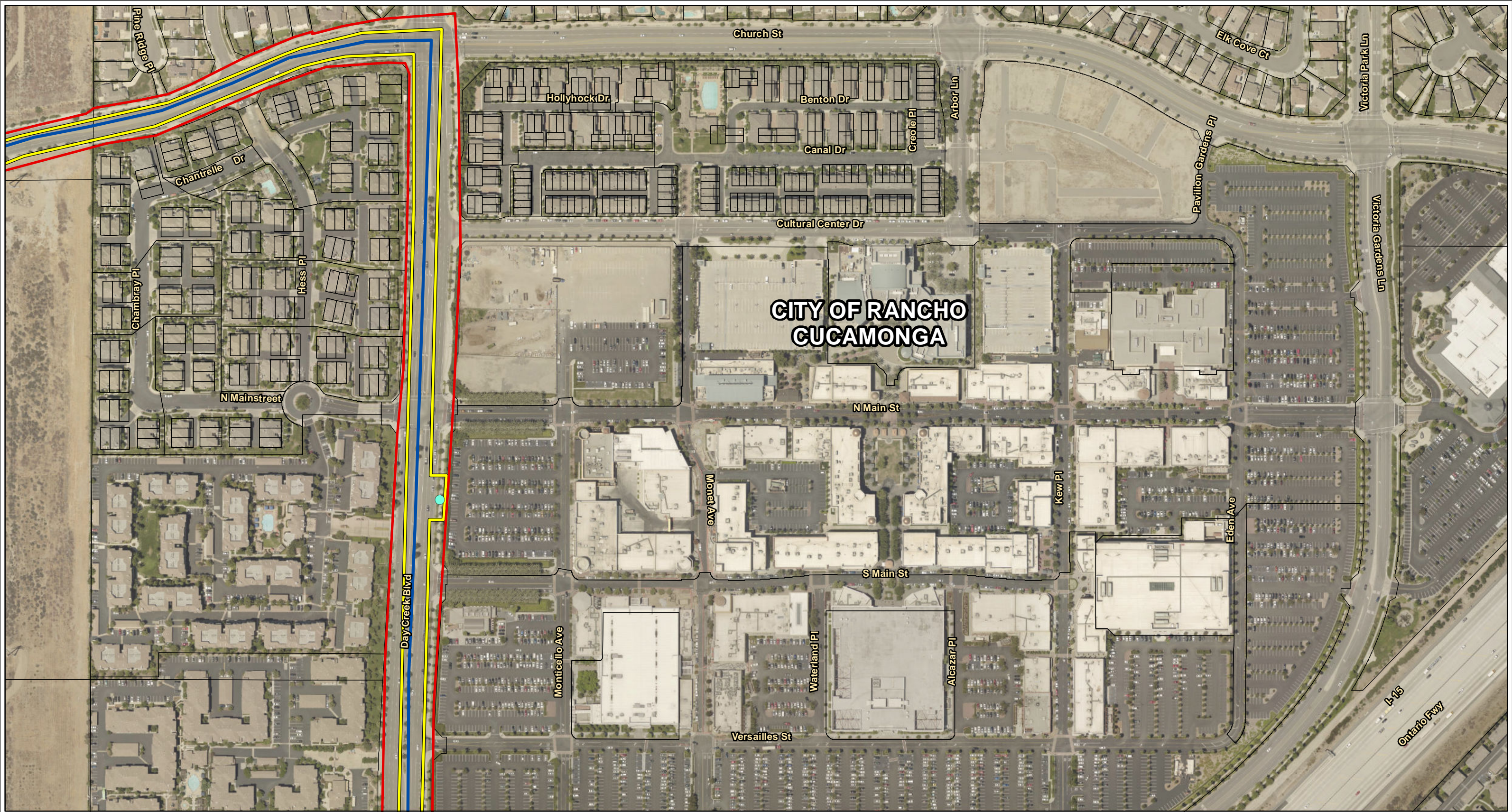




**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018



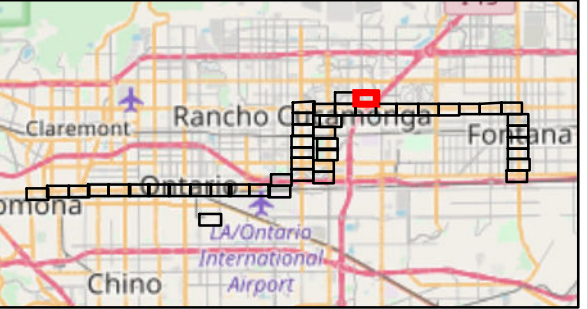


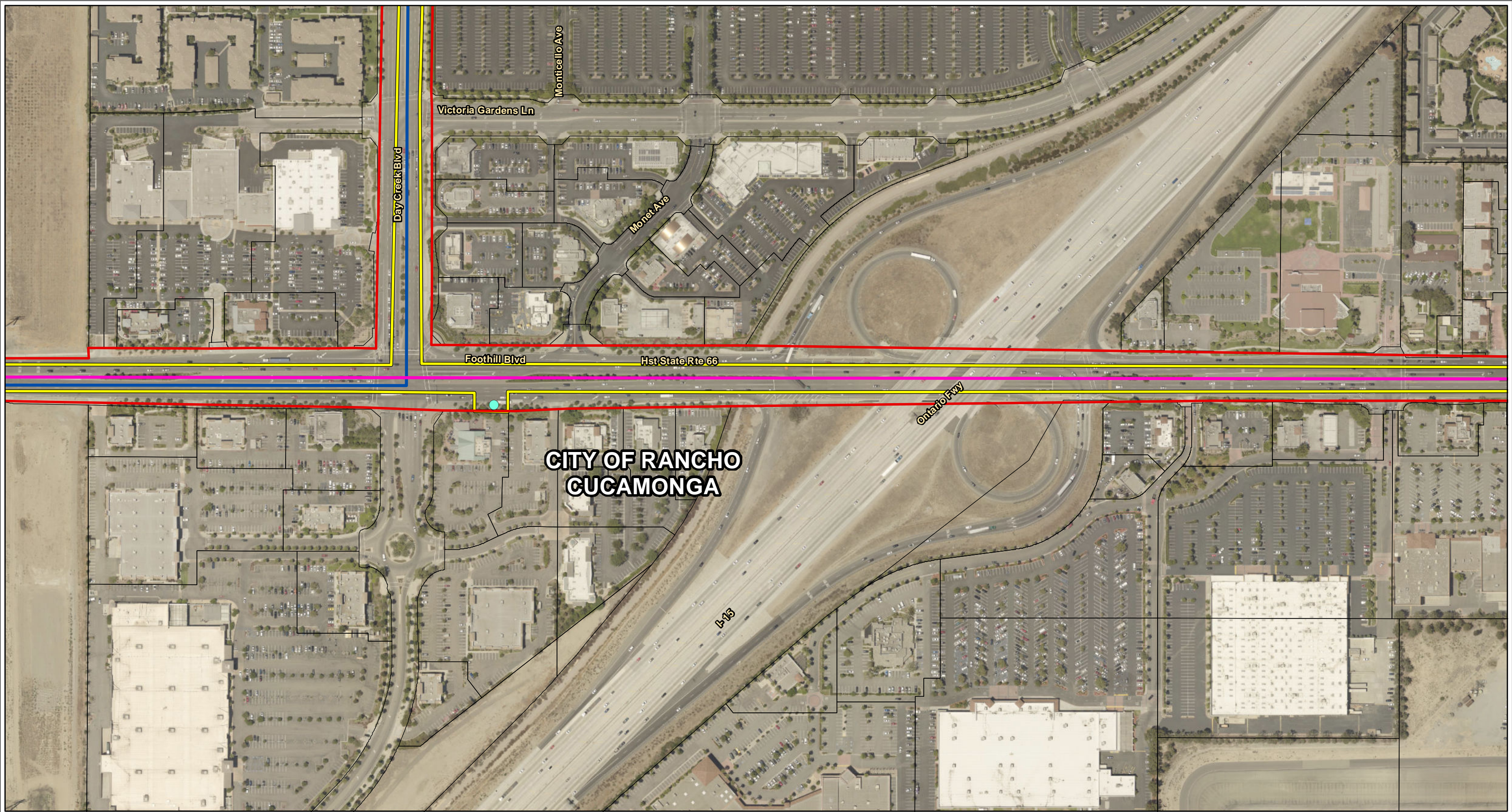
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

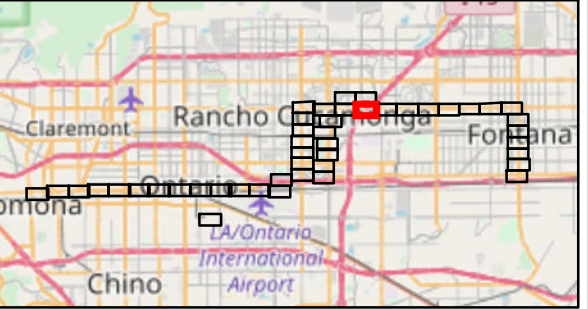
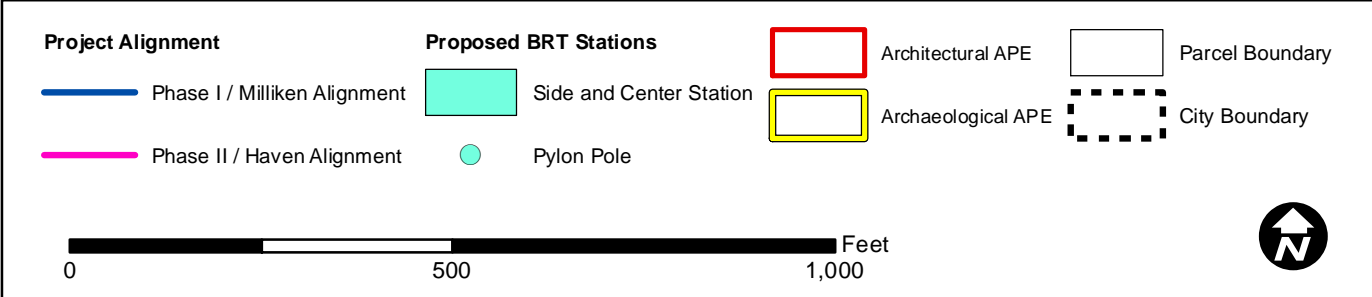
0 500 1,000 Feet

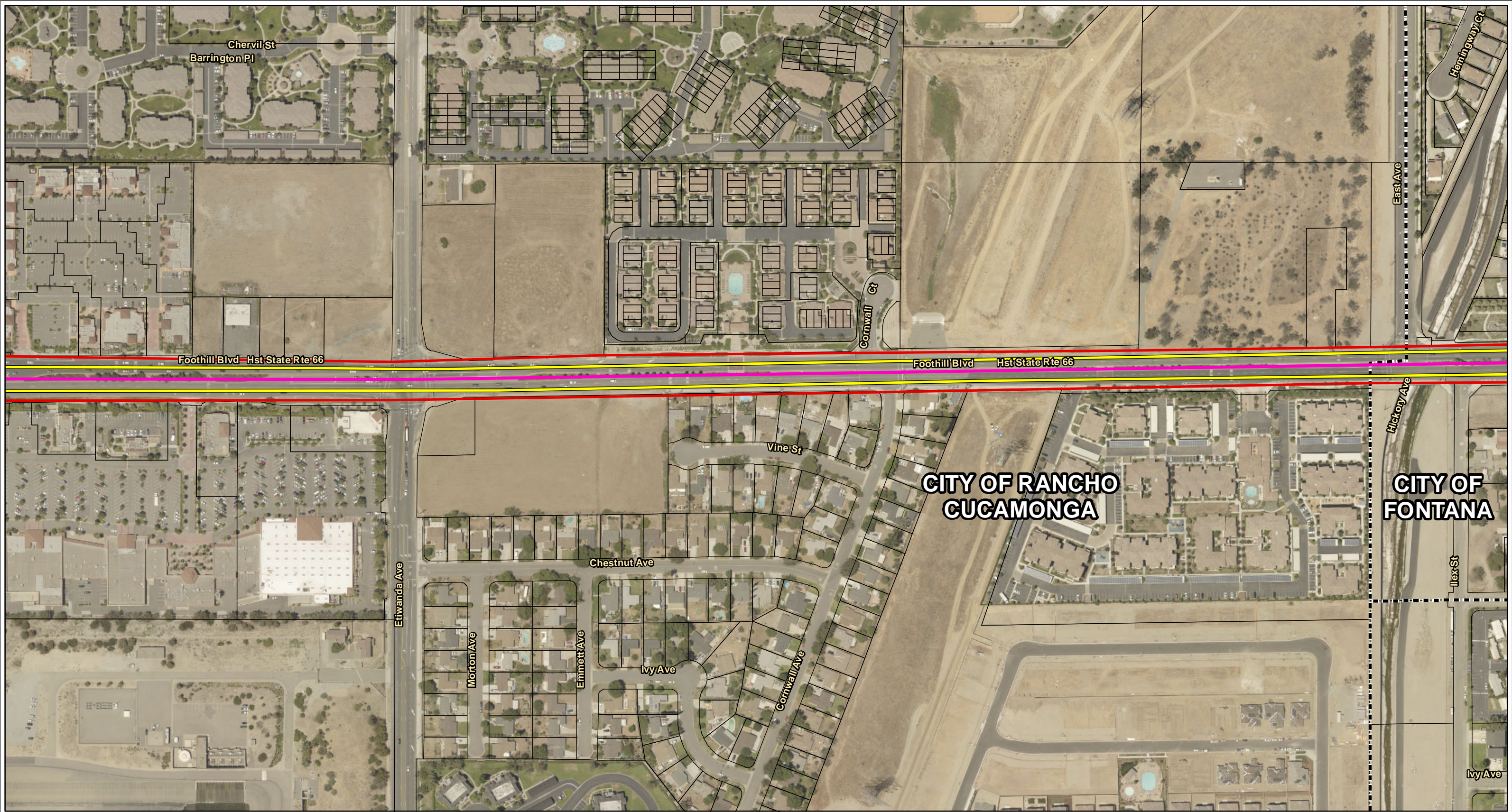




**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018



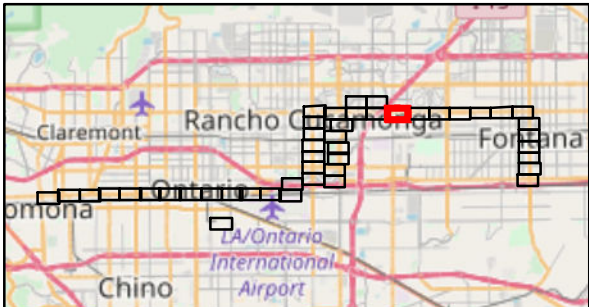


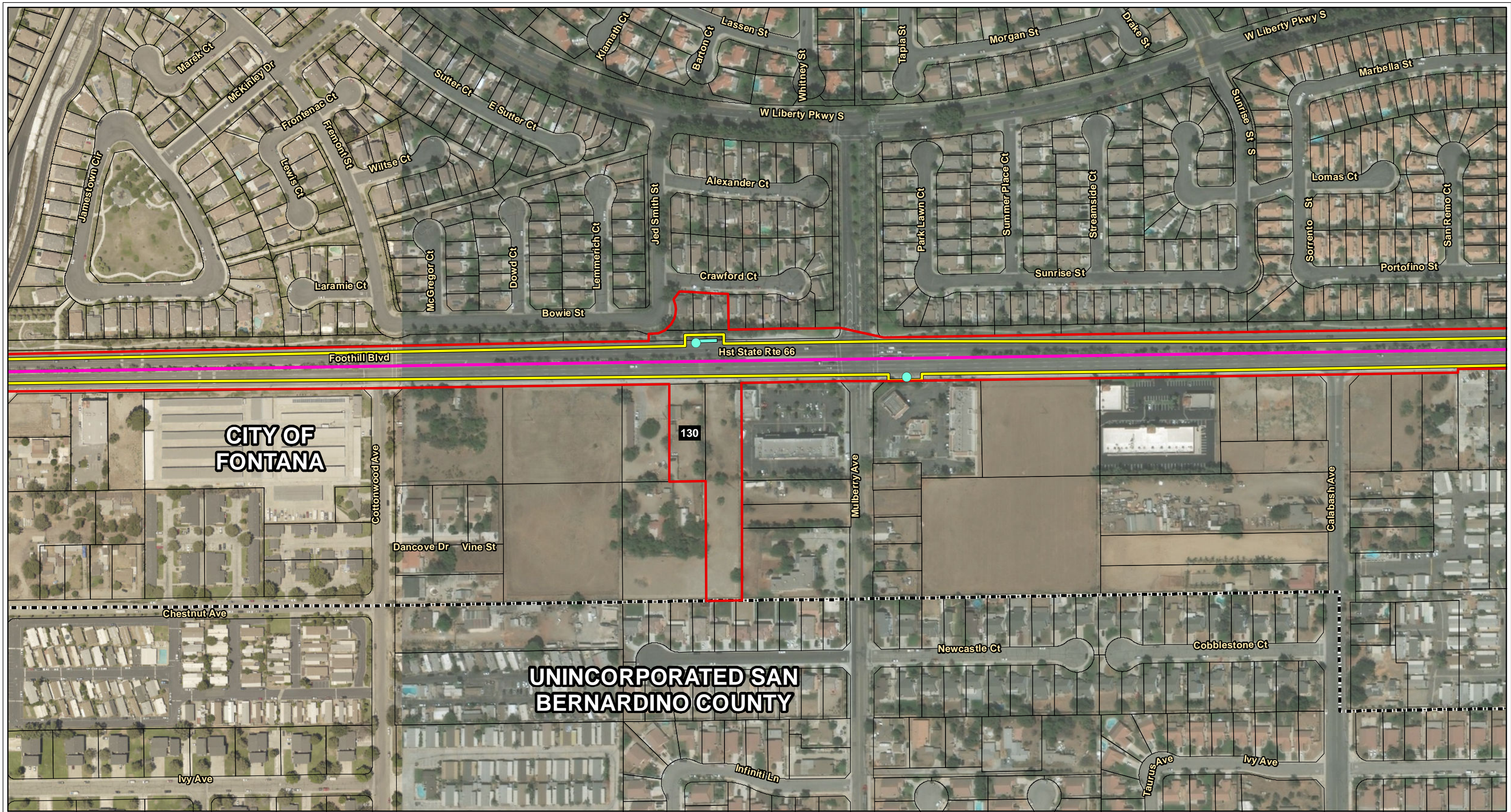
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



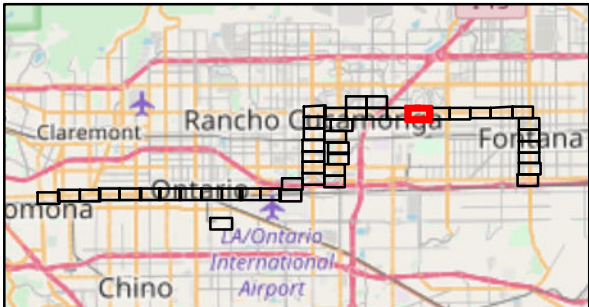


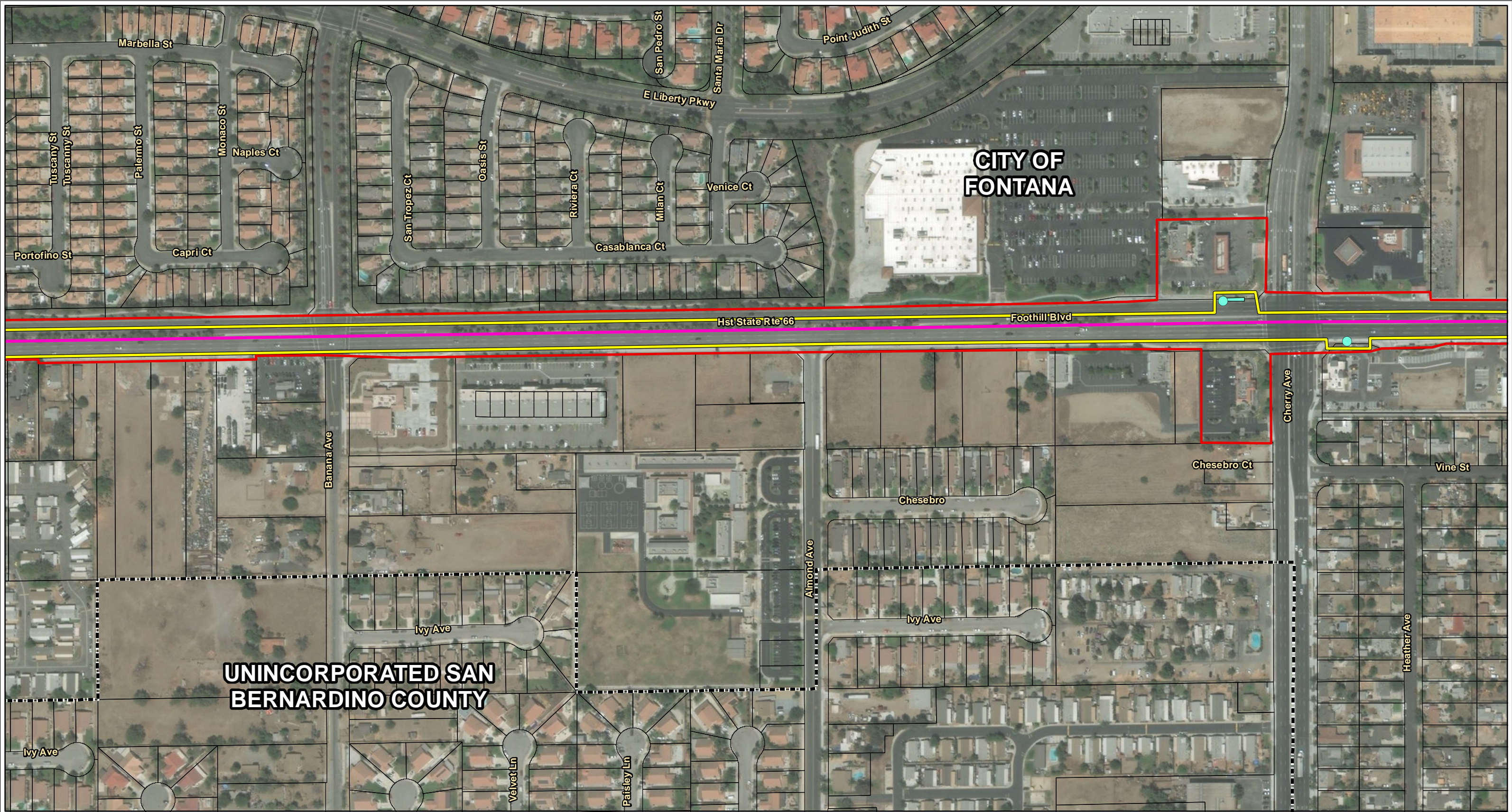
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



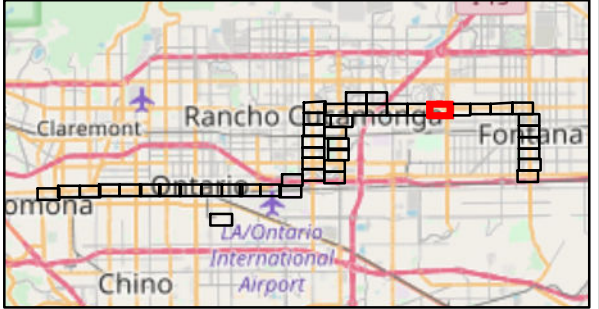


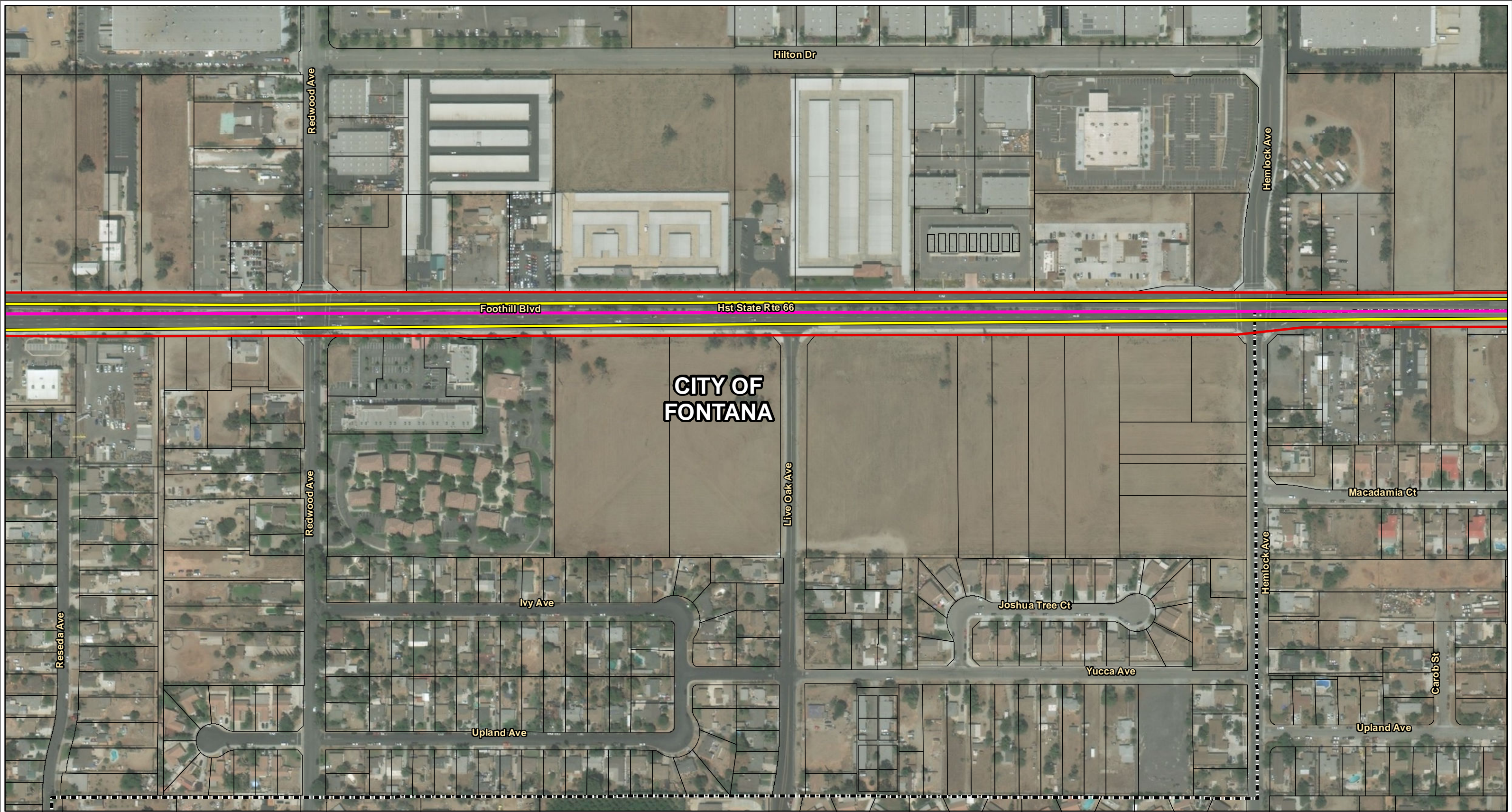
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



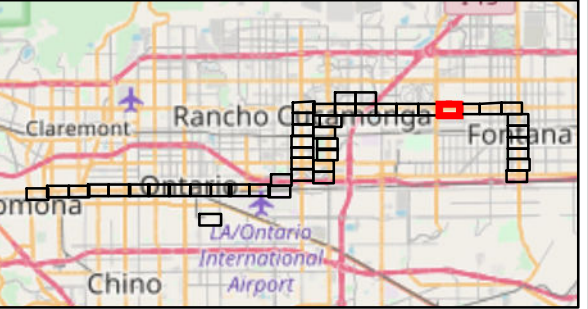


**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



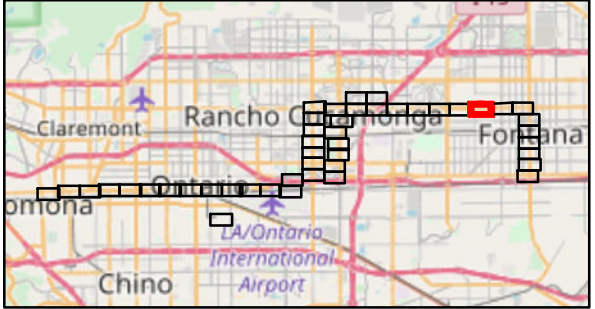


**West Valley Connector**  
*Properties Evaluated Within the APE*  
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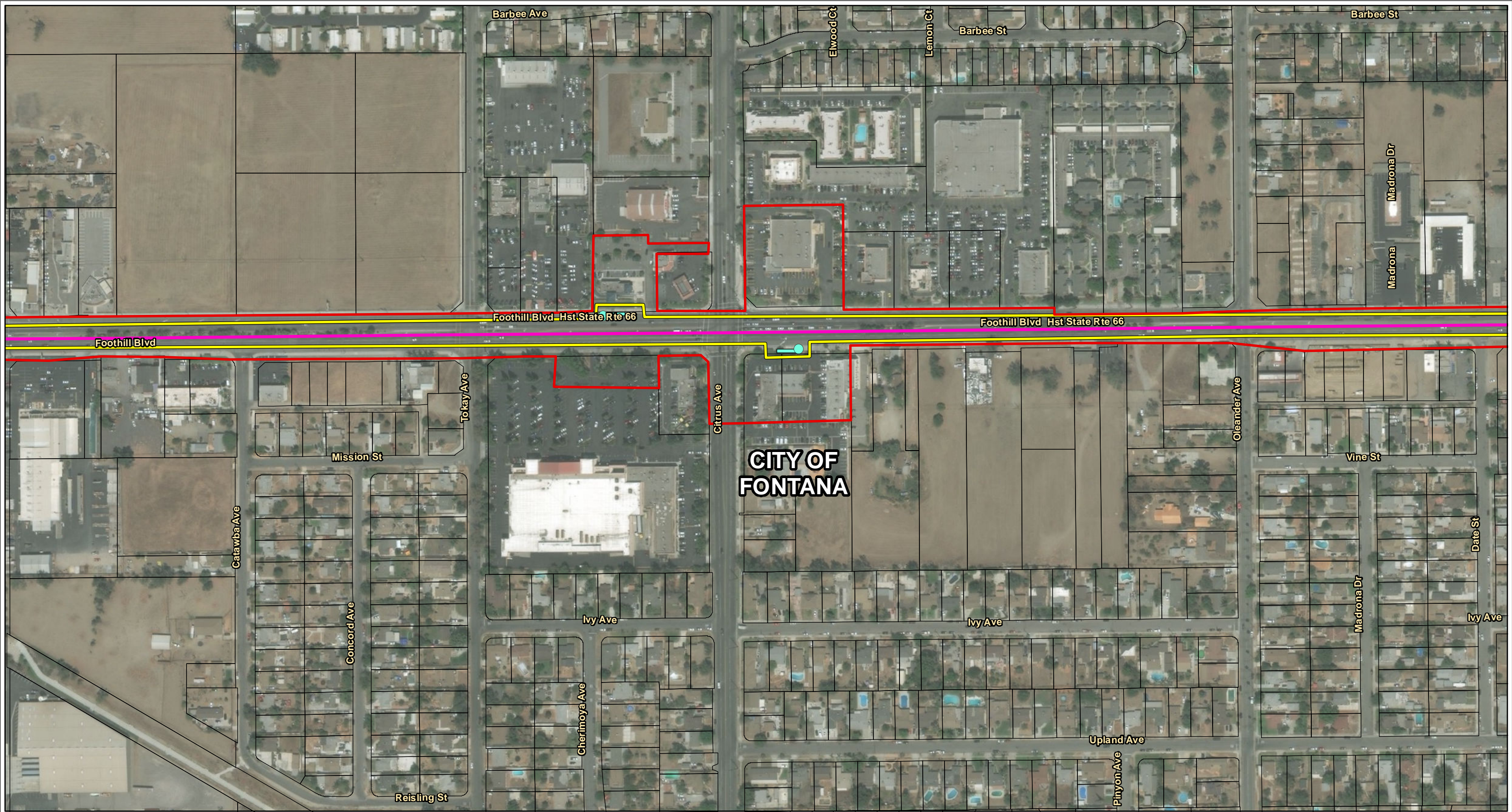
Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet





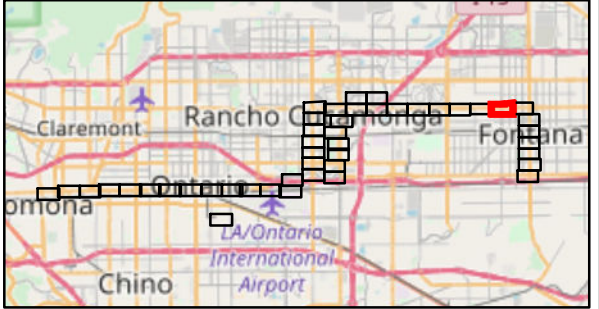


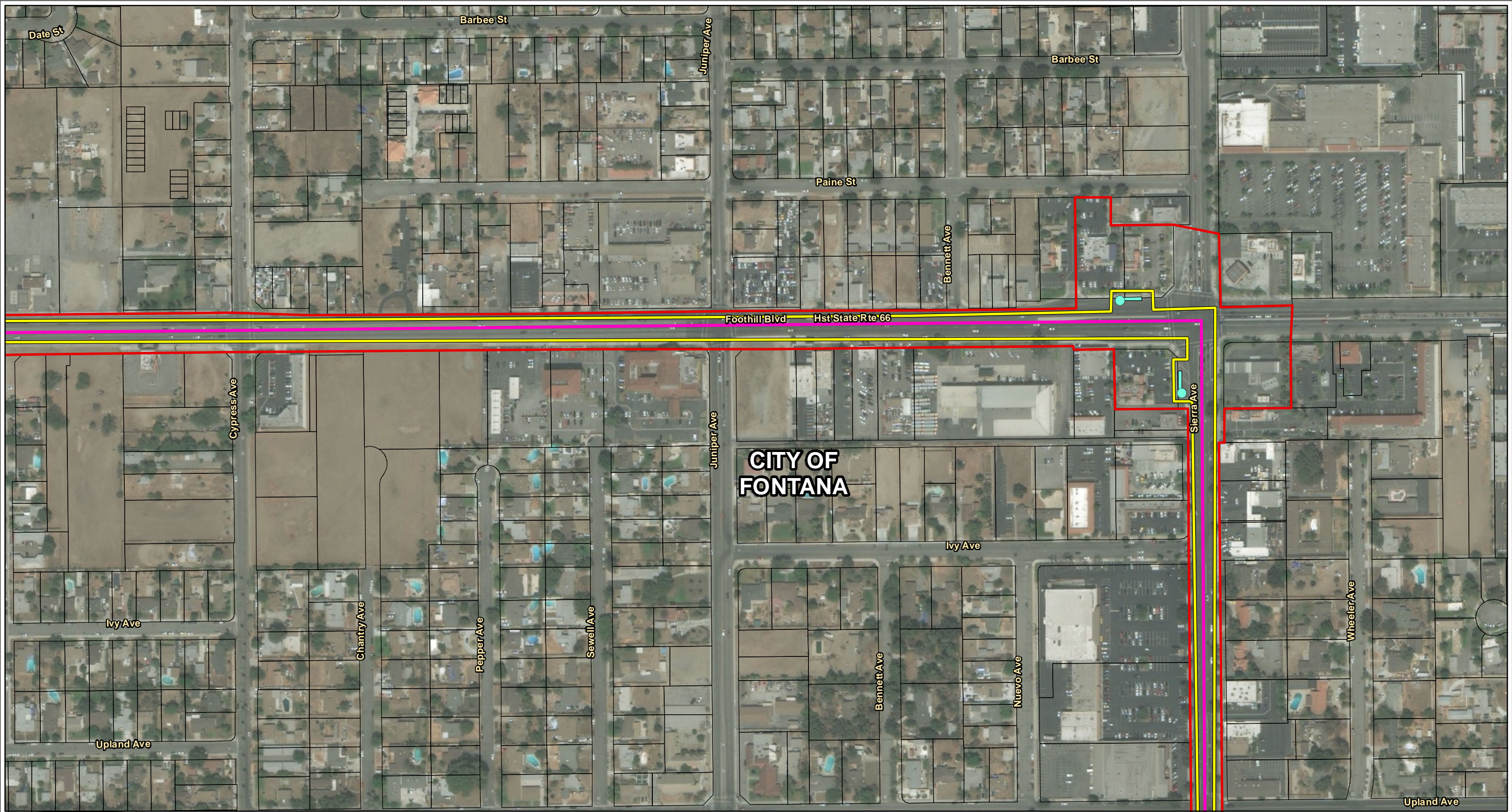
**West Valley Connector**  
*Properties Evaluated Within the APE*  
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Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



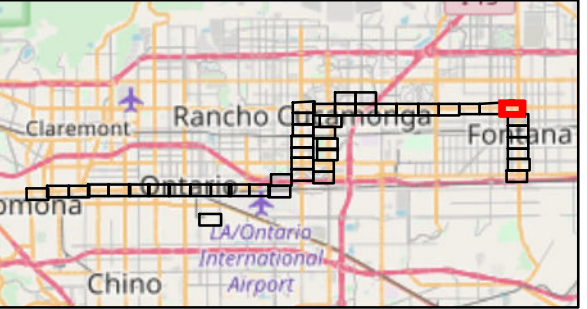


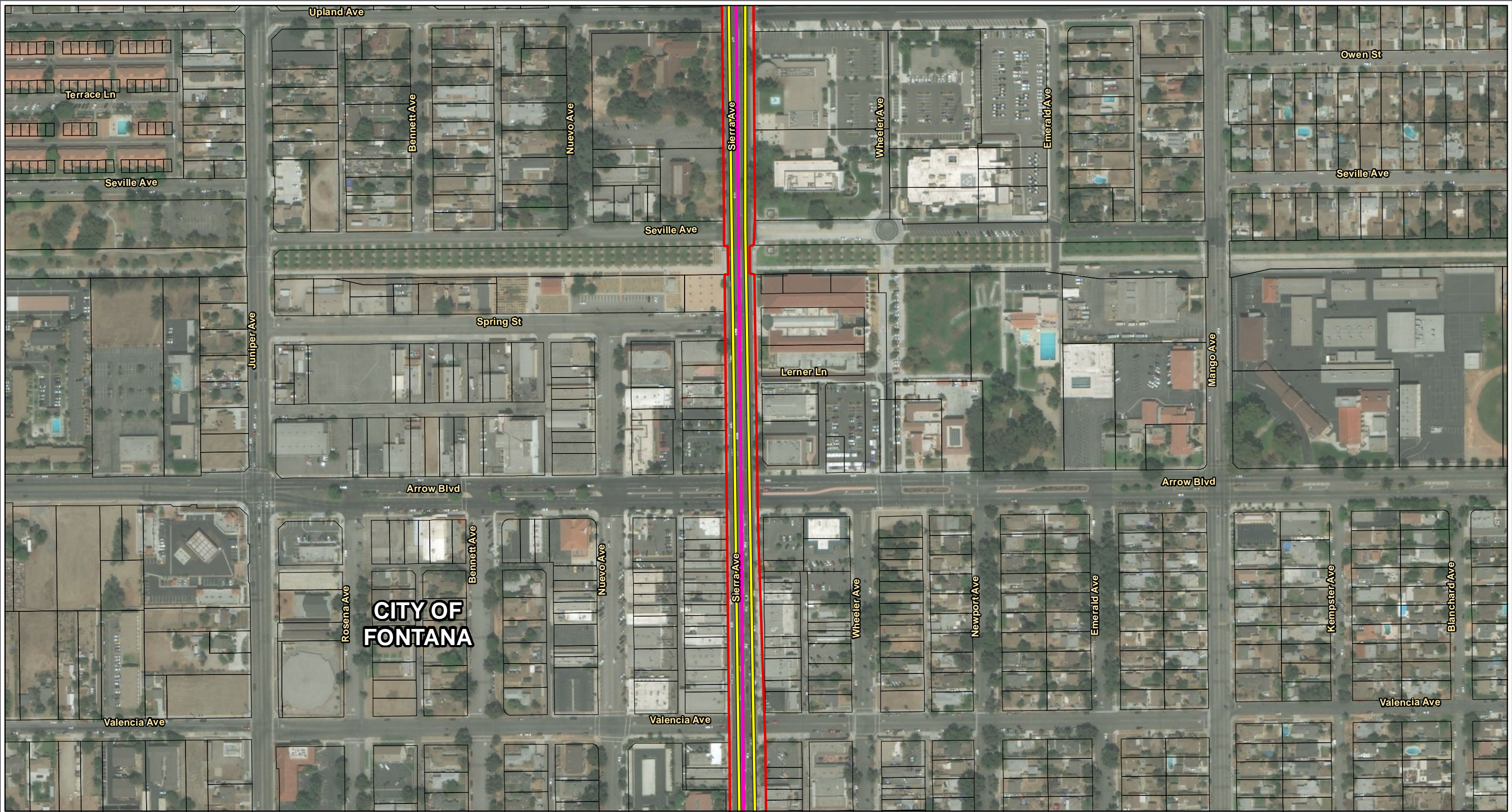
**West Valley Connector**  
*Properties Evaluated Within the APE*  
 Page 40 of 46

Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet





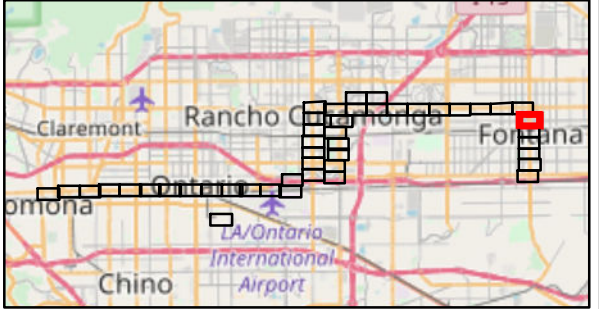
**CITY OF  
FONTANA**

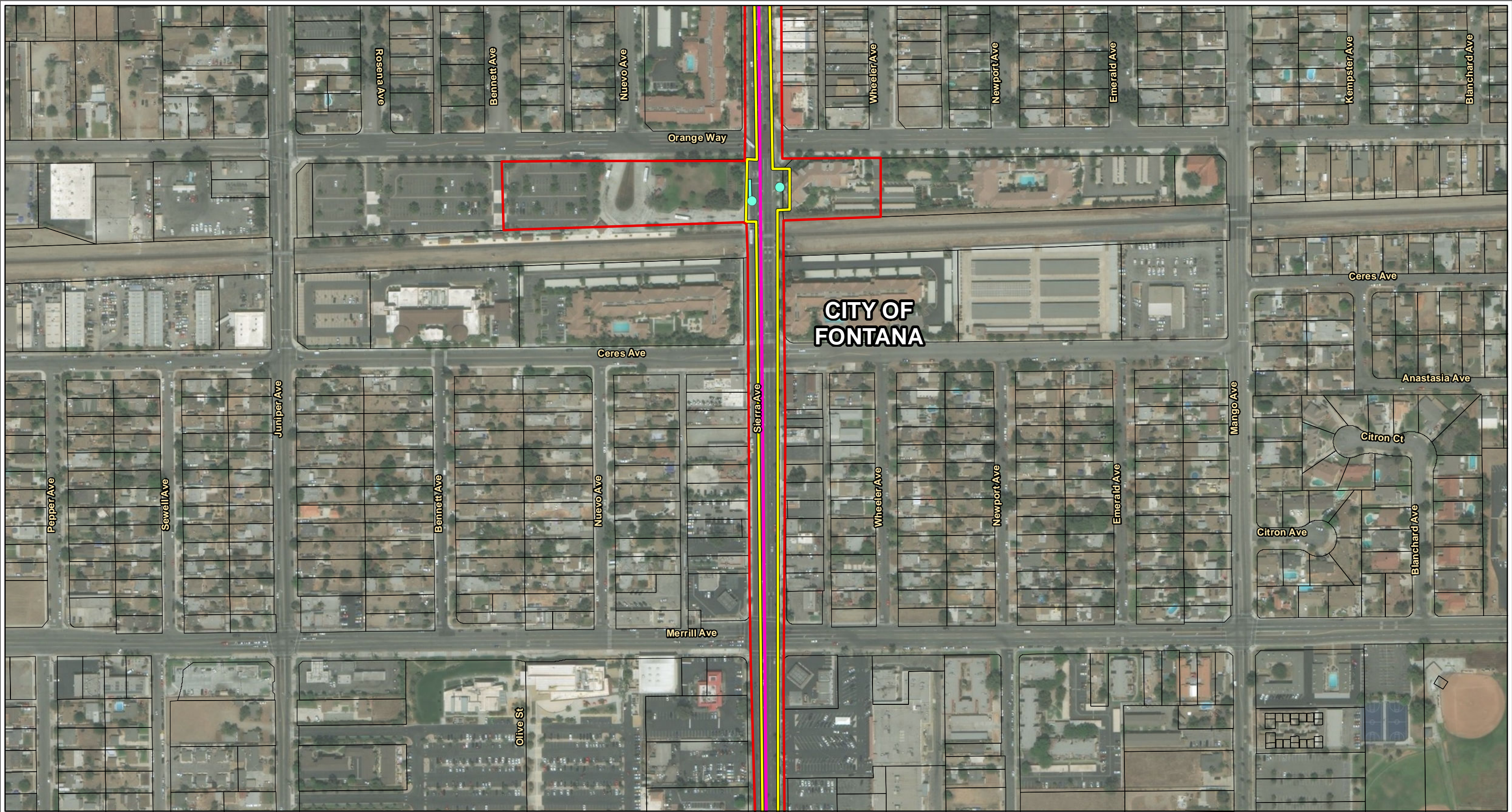
**West Valley Connector**  
*Properties Evaluated Within the APE*  
 Page 41 of 46

Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>		<b>Proposed BRT Stations</b>		Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary		
Phase II / Haven Alignment	Pylon Pole				

0 500 1,000 Feet



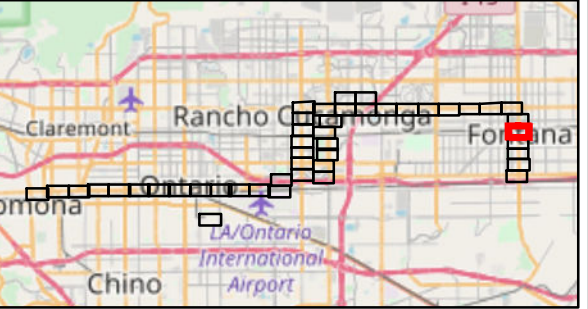


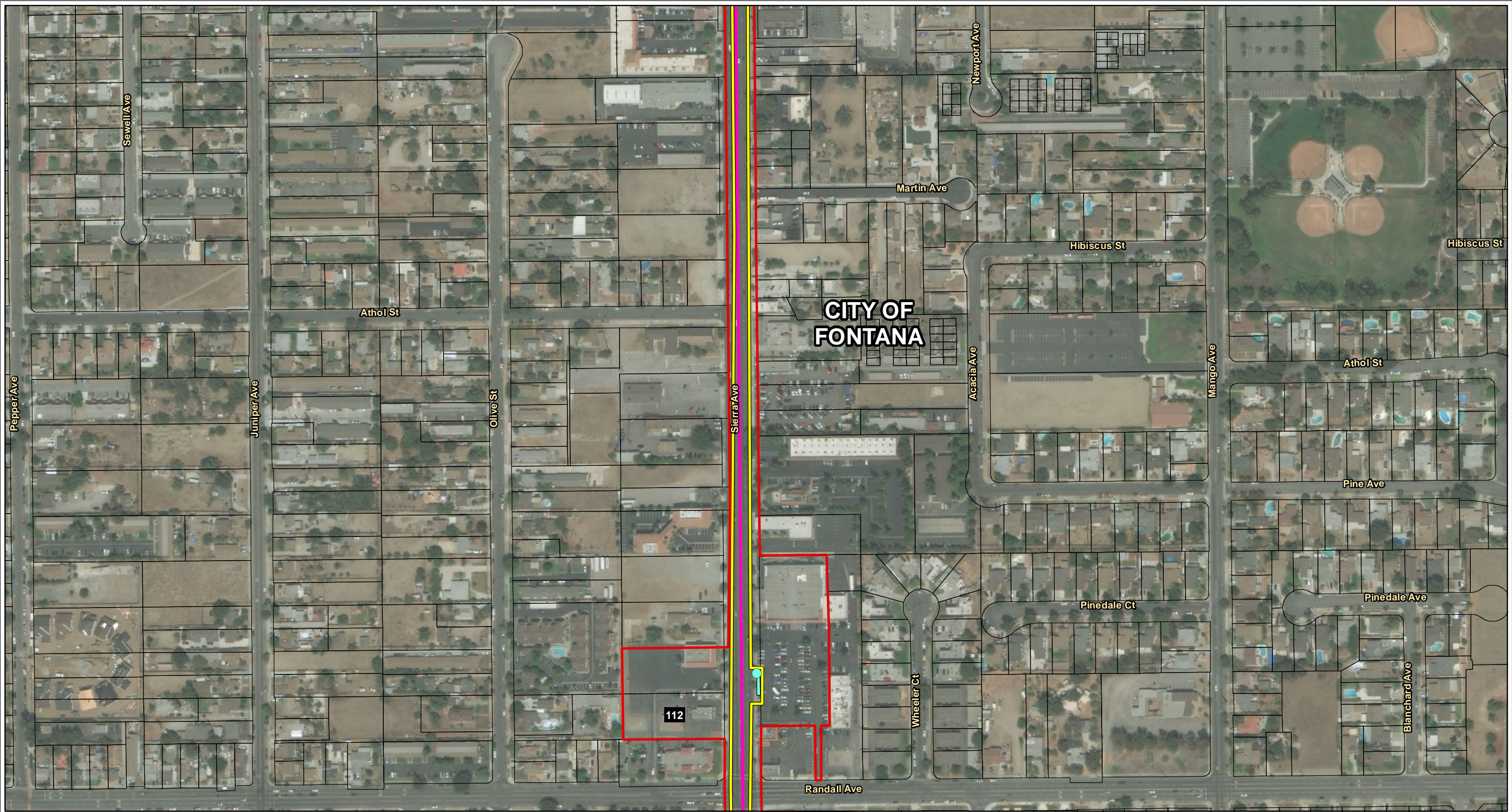
**West Valley Connector**  
*Properties Evaluated Within the APE*  
 Page 42 of 46

Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>		<b>Proposed BRT Stations</b>		Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	Pylon Pole	City Boundary	
Phase II / Haven Alignment					

0 500 1,000 Feet



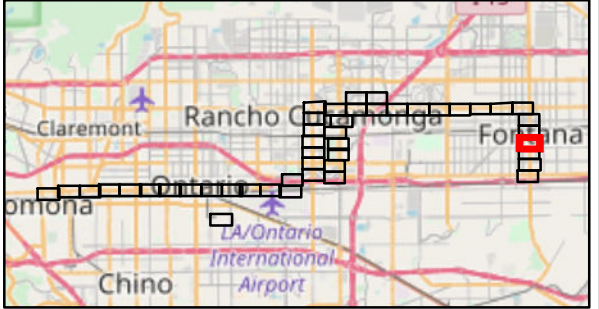


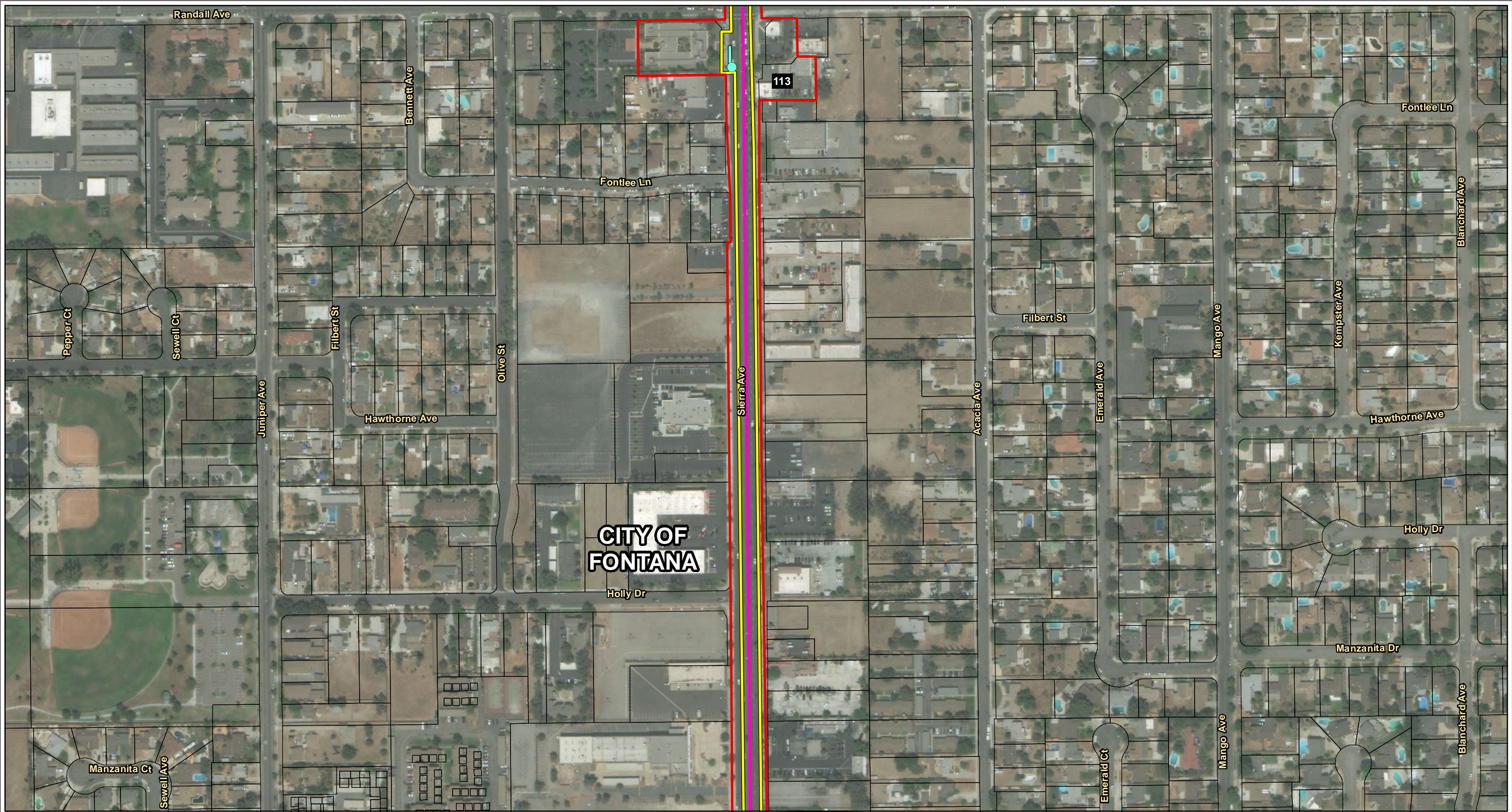
**West Valley Connector**  
*Properties Evaluated Within the APE*  
 Page 43 of 46

Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>		<b>Proposed BRT Stations</b>		Architectural APE	Parcel Boundary
	Phase I / Milliken Alignment		Side and Center Station	Archaeological APE	City Boundary
	Phase II / Haven Alignment		Pylon Pole		

0 500 1,000 Feet



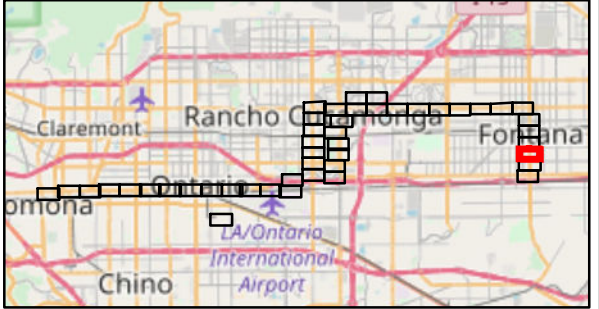


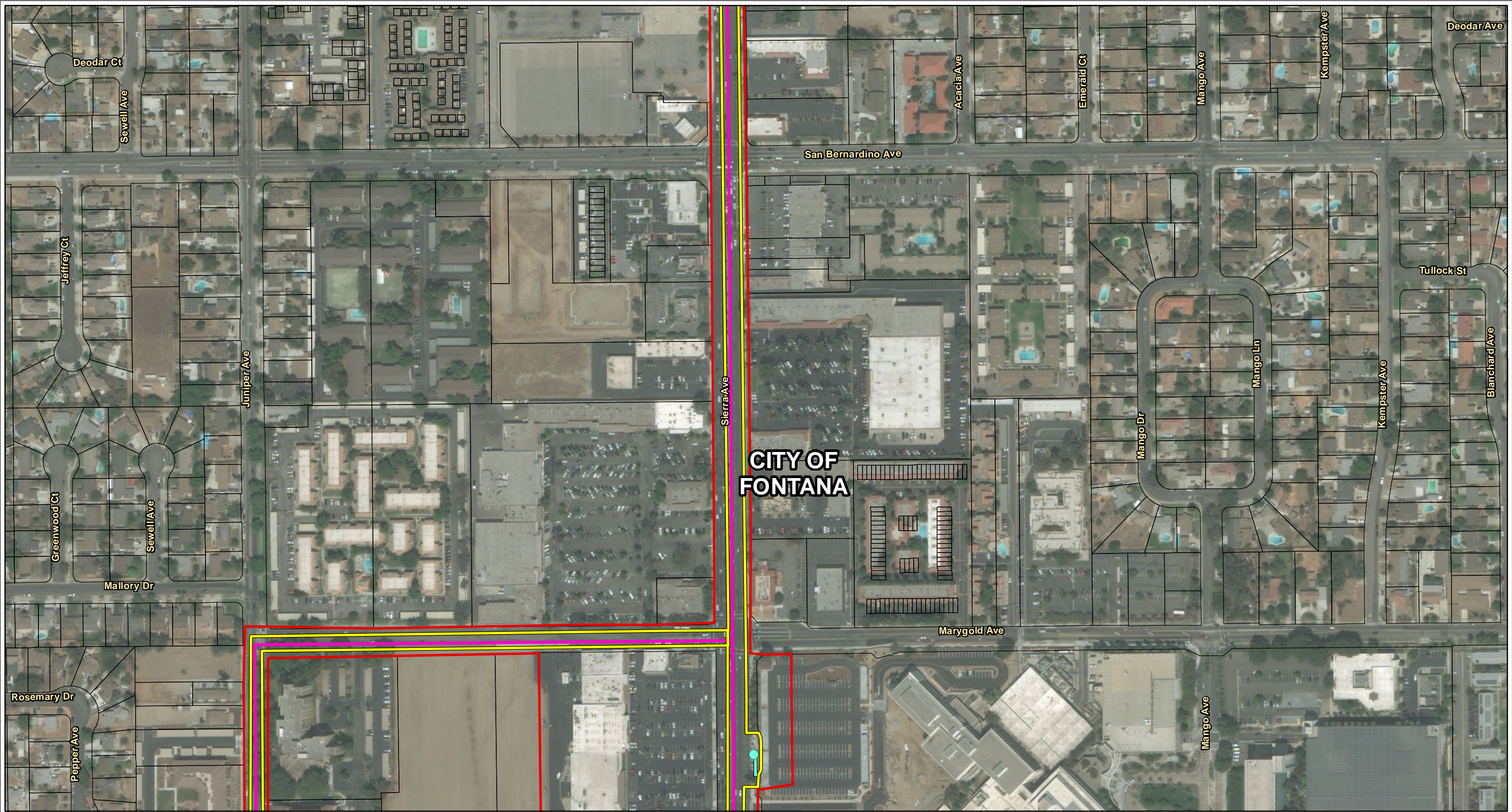
**West Valley Connector**  
*Properties Evaluated Within the APE*  
 Page 44 of 46

Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet



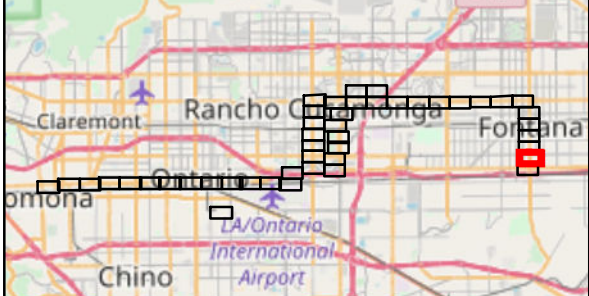


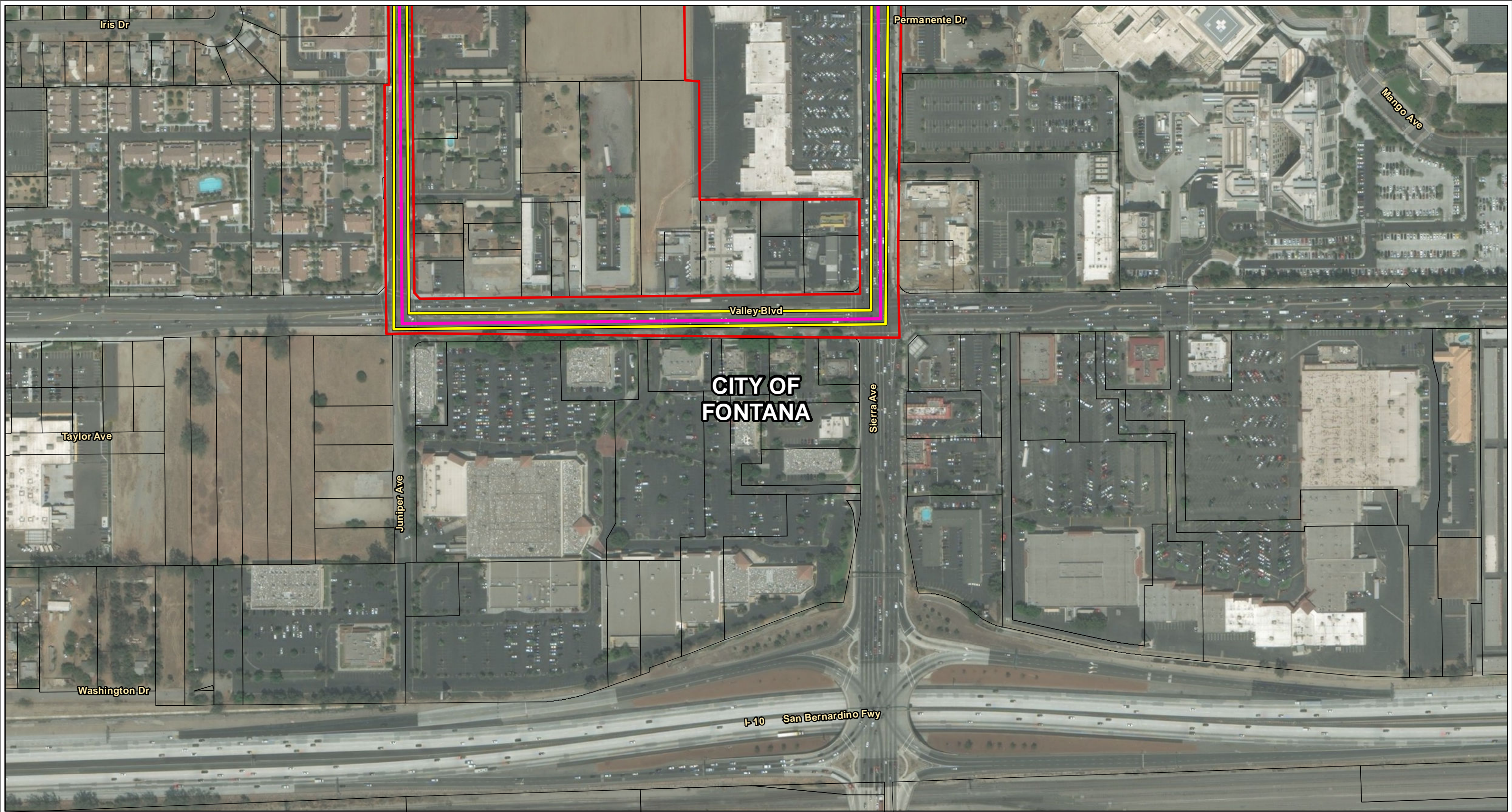
**West Valley Connector**  
*Properties Evaluated Within the APE*  
 Page 45 of 46

Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>		<b>Proposed BRT Stations</b>		Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Pylon Pole	Archaeological APE	City Boundary	
Phase II / Haven Alignment					

0 500 1,000 Feet



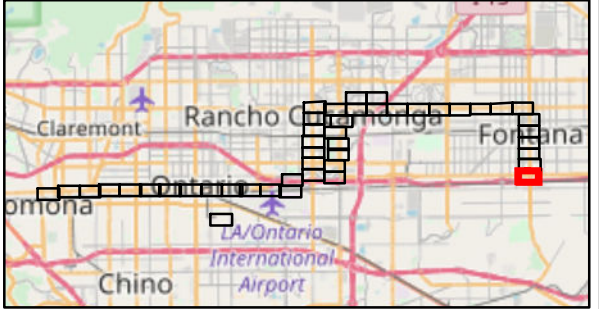


**West Valley Connector**  
*Properties Evaluated Within the APE*  
 Page 46 of 46

Source: Parsons  
 Map Created On: 3/12/2018

<b>Project Alignment</b>	<b>Proposed BRT Stations</b>	Architectural APE	Parcel Boundary
Phase I / Milliken Alignment	Side and Center Station	Archaeological APE	City Boundary
Phase II / Haven Alignment	Pylon Pole		

0 500 1,000 Feet





# APPENDIX B - DPR 523 FORMS



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 1

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 550 N. Garey Avenue City Pomona Zip 91767

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

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

APN: 8336-016-028

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

This one-story commercial building is located on the northeast intersection of N. Garey Avenue and E. Holt Boulevard. The building is rectangular in plan, and features a two-level Spanish-tiled, gabled roof. The east portion of the Holt Avenue-facing façade consists of 3 large bay doors, each with 12 panes of glass, separated by brick and mortar wall sections. The west half of the façade features a mini-mart with metal-framed glass doors and a large plate glass window which wraps around the west side of the building. Between the building and E. Holt Blvd. is a metal canopy with a matching gabled roof covers the fueling island areas. The general architectural style can be described as utilitarian, with some minor neo-Spanish Mediterranean influence.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 Story commercial building

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



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing West;  
6/12/16

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

1968

\*P7. Owner and Address:

Blue Vista Partners LLC

550 N. Garey Ave.

Pomona, CA 91767

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: June 6, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.1 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Gasoline Service Station B4. Present Use: Gasoline Service Station  
 \*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Although no permits could be identified for this property, this building does not appear to be substantially altered since its construction in 1968.

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

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The 550 North Garey Avenue property appears to be ineligible for listing in the National Register of Historic Places. No information was found for the property during the course of property-specific historical research to support a positive statement of significance for this property as there is no identified direct link with important patterns of events at the local, state or national level. Therefore, it does not meet Criterion A. Too, none of the owners or lessees identified to be associated with the property were found to be important in our past, and therefore, it is not eligible under Criterion B. The gasoline service station is a common building type, with standard corporate architectural plans widely used and thus does not appear to be architecturally meritorious, and it does not appear to represent or embody the distinctive characteristics of a period, style or method of construction, and has not been identified as representing the work of a master architect. Therefore, it does not appear eligible under Criterion C. Nor is the building the type that would yield information important to history, so it is not eligible under Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

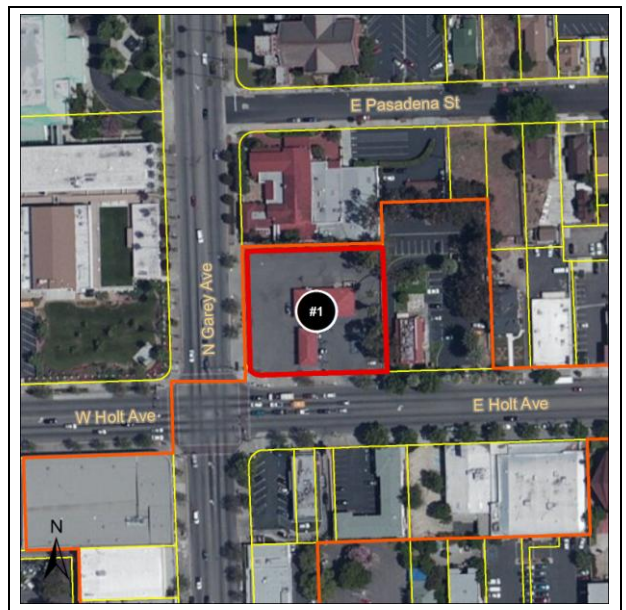
\*B12. References:

Historicaerials.com; ParcelGuest.com; Pomona City Directories 1983

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons  
 \*Date of Evaluation: 6/15/16

(This space reserved for official comments.)



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 2

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 485-499 N. Garey Avenue City Pomona Zip 91767

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

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

APN: 8336-022-015

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

This one-story commercial building has a rectangular plan with a flat roof. The exterior walls include floor to ceiling rock facing walls on the north and east facades. The building is encased by 18 vertical concrete columns arranged in a curvilinear form located on the north and east elevations. The roof extends to these columns, providing coverage over concrete sidewalks. Large plate glass windows are situated throughout the north and eastern facades and aluminum framed glass pull/push doors serve as the primary entrances. An enclosed parking garage is located northwest of the building

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story commercial building

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



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing East;  
5/4/2016

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

1962

\*P7. Owner and Address:

Town Square M Properties  
485-499 N Garey Avenue  
Pomona, CA 91767

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: June 16,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Evaluation Report for the

West Valley Connector Project, San Bernardino and Los Angeles Counties, California October  
2016

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 2 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: U.S. National Bank

B2. Common Name: None

B3. Original Use: Commercial Banking B4. Present Use: Vacant

\*B5. Architectural Style: \_\_\_\_\_

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

There appear to be very few changes made to the exterior of the building.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

The building located at 485-499 N. Garey Avenue appears to be ineligible for listing in the National Register of Historic Places. It was originally a branch of U.S. National Bank, under the ownership of C. Arnholdt Smith, which became the largest bank in the country to fail up to that time when it did so in 1973. A latter use of the building included use as a dance hall. No information was uncovered during the course of conducting property-specific historical research to support an argument for an association with this property and significant patterns of events at the local, state or national level. Therefore it does not meet Criterion A. No one has been identified with this building that would appear to be considered important person in the past, and therefore, it is not eligible under Criterion B. The former bank building appears to be fairly common for the period does not appear to be architecturally meritorious, and does not appear to adequately represent or embody the distinctive characteristics of a period, style or method of construction, and has not been identified as representing the work of a master architect. Therefore, it does not appear eligible under Criterion C. Nor is the building the type that would yield information important to history, so is not eligible under Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

**\*B12. References:**

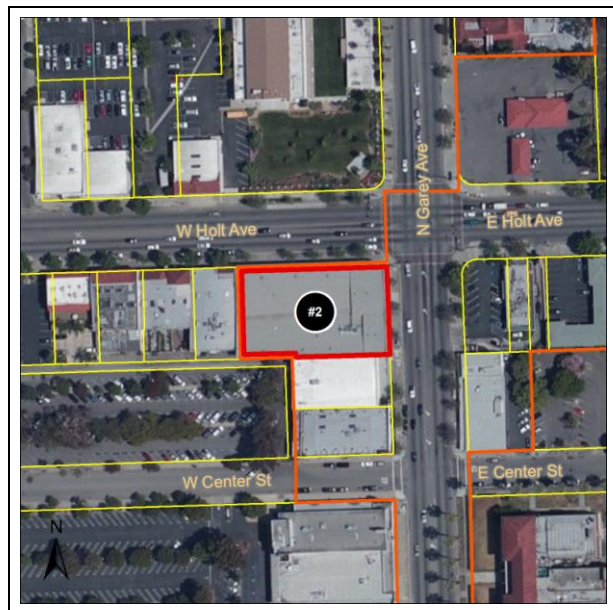
Historicaerials.com; ParcelQuest.com; Pomona City Directories 1983; *Pomona Progress Bulletin*, August 3, 1972.

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 6/23/16

(This space reserved for official comments.)



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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 3

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 445 N. Garey Avenue City Pomona Zip 91767

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

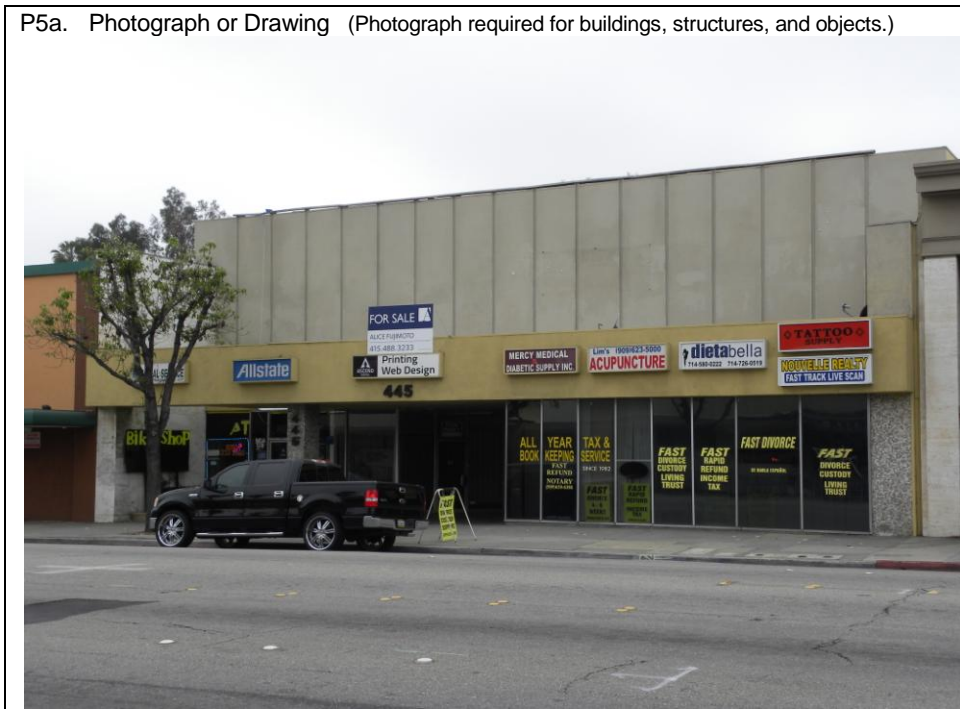
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 8336-022-007

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

This one-story commercial building has a rectangular plan and is constructed of poured concrete (and possibly used brick from an earlier building), and is topped by a flat roof and features a tall, full-width ribbed parapet inset several feet from a canopy, which itself is supported by two pier columns of marble. The street level façade is dominated by an expanse of large storefront windows separated by aluminum muntins. Aluminum-framed glass doors are inset, one which is placed at an angle. The bay has a deeply recessed entry leading to an interior arcade area of offices. A concrete planter is located on the south end of the building.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story commercial building



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

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/4/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1957

\*P7. Owner and Address:  
Sanwa Enterprise  
Incorporated  
441-445 N Garey Avenue  
Pomona, CA 91767

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: June 6, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 3 \*NRHP Status Code 6Z

Page 2 of 3

- B1. Historic Name: Garey Arcade  
 B2. Common Name: None  
 B3. Original Use: Commercial B4. Present Use: Commercial  
 \*B5. Architectural Style: \_\_\_\_\_  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The current building was built in 1957 on the site of the former Sunset Theater (1931).  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_ (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear to be eligible for listing in the National Register of Historic Places. In 1957 the *Los Angeles Times* reported, "Transformation of the old Sunkist Theatre [which had been on the site since 1931] into an arcade of small specialty shops and professional offices is now under way. Known as the Garey Arcade, the new building will be finished in terrazzo and white marble with plantings of palms and Hawaiian ferns in front of the concrete and brick building." The 1959 city directory indicates the building occupants included three life insurance and investment companies, two property appraisers, a private employment agency, and a hearing aid center. An inventory of businesses at the address in the 1960s and 1970s reflects typical business turnover patterns.

None of the businesses are known to be directly associated with events that have made a significant contribution to local, state or national history; therefore, the building does not appear eligible under Criterion A. Research has not revealed any known associations with important historic persons; consequently, the property does not appear eligible under Criterion B. With a predominance of exposed concrete construction, the building reflects elements of the Brutalist architectural style, popularized in the 1950s-1970s, but it does not appear to be a particularly distinctive example of its type, period, or method of construction, and it does not exhibit high artistic values or the work of a master architect; therefore, it does not meet Criterion C. It is not likely to yield important information related to history, and therefore it does not meet Criterion D. (See Continuation Sheet)

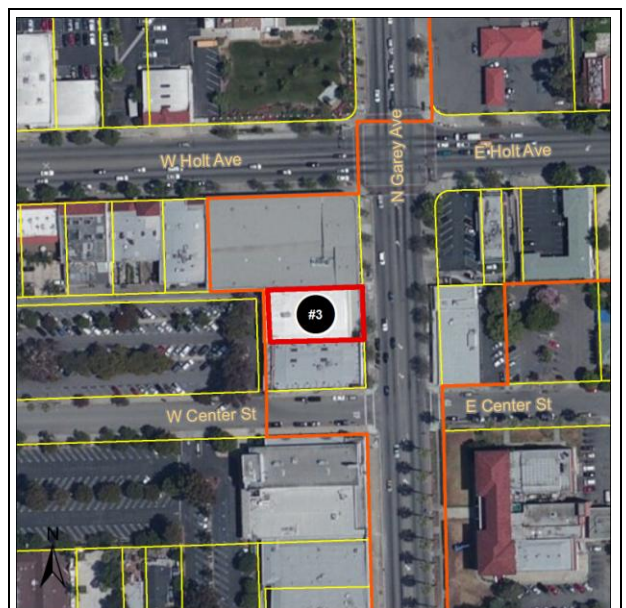
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

- \*B12. References:  
 Pomona City Directory, 1959; Historicaerials.com;  
*Los Angeles Times*, March 10, 1957; *Pomona Progress-Bulletin*, October 15, 1968, August 6, 1969, December 12, 1974, and August 23, 1977.

B13. Remarks:

- \*B14. Evaluator: Greg King, Parsons  
 \*Date of Evaluation: 7/29/16

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 445 N Garey Ave

Page 3 of 3

**\*B10. Significance Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 4

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 415-425 N. Garey Avenue City Pomona Zip 91767

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

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

APN: 8336-022-008

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

This building is a single story commercial building with a rectangular plan and flat roof with a parapet and full-length canopy and a pilaster at only one end. Three commercial businesses operate within the building; two of the businesses have glass push/pull doors that are used as the main entrances and are located on the eastern facing walls. The eastern façade of the building consists largely of single pane glass windows with aluminum framing. The external wall between the windows and entrances has a brick veneer, while a portion of the wall is stucco. The southern facing wall is partially brick, and half the wall consists of single pane storefront windows with aluminum framing and a push/pull door for the entrance to the third commercial business within this building.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story commercial building

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



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

P5b. Description of Photo: (view, date, accession #) Facing East;  
05/04/2016

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

1952

\*P7. Owner and Address:

Armstrong David W D and J  
Armstrong Trust  
415-425 N Garey Avenue  
Pomona, CA 91767

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: 5/18/2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.4 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

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

No permits could be identified for this property. The building does not appear to be substantially altered since its construction in 1952.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

The building located at 415-425 N. Garey Ave. appears to be ineligible for listing in the National Register of Historic Places. Its earliest tenants appear to have been an escrow company and a business office for an auto parts supplier; today it houses a trophy award company. No information was uncovered during the course of property-specific historical research to support an association with this property with significant patterns of events at the local, state or national level. Therefore it does not meet Criterion A. None of the owners or lessees were identified to have been important people in the past, and therefore, it is not eligible under Criterion B. The office building is a modest example of a common building type and does not appear to be architecturally meritorious, and does not appear to adequately represent or embody the distinctive characteristics of a period, style or method of construction, and has not been identified as representing the work of a master architect. Therefore, it does not appear eligible under Criterion C. Nor is the building the type that would yield information important to history, so is not eligible under Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

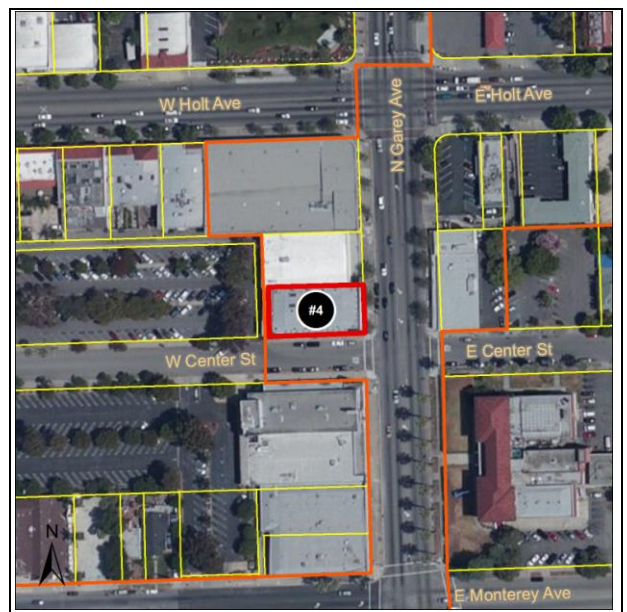
\*B12. References: \_\_\_\_\_

B13. Remarks:  
 Historicaerials.com; City of Pomona Permits;  
 Pomona City Directory

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 6/23/16

(This space reserved for official comments.)



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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 5

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 130 E. Holt Avenue City Pomona Zip 91767

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

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

APN: 8336-021-005

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

The building is a two story motel in an 'L'-shape plan and with a low-pitch gable roof. Single-pane glass windows are situated on the north and western facing façades of the building. A fan/air conditioner unit is installed under each window. Adjacent to each window is a solid wood entry door into each of the 22 motel units. A slightly raised concrete walkway surrounds the first floor of the building and planters separate the rooms from the parking lot. A slight overhang covers the second floor walkway. Two sets of stairs are used to access the second floor. A block wall, approximately 6 feet tall surrounds the property on the west, south and east sides. A block wall, approximately 3 feet tall is located on the northern property line with a 3 foot iron fence on top. A 50-foot-high sign from circa 1970 stands at the northwest corner of the site, adjacent to the block wall.

\*P3b. Resource Attributes: (List attributes and codes) HP5. Hotel/motel

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



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

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/4/2016

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

1954

\*P7. Owner and Address:

Patel Kanu and Hemlata Kanu  
and Hemlata Patel Trust  
130 E Holt Avenue  
Pomona, CA 91767

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: 5/18/2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 5 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: Travelodge

B2. Common Name: Pomona Lodge

B3. Original Use: Hotel/Motel B4. Present Use: Hotel/Motel

\*B5. Architectural Style: \_\_\_\_\_

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

The building was constructed in 1954. Stucco was added to the exterior surfaces in 1954 and 2014. In 2002, windows were replaced throughout the building. The concrete wall, security fence and signage are modifications from the original.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

This property, which began as the Pomona Travelodge, does not appear to be eligible for the National Register of Historic Places. The Travelodge Motel chain had its beginning in San Diego with a property on the Pacific Coast Highway. Opened in 1935 by Scott King as "King's Auto Court," he expanded to more than a dozen more properties and renamed the chain "Travelodge" in 1939. Travelodge tended to place its motels in or near city downtowns for the convenience of travelers to take advantage of local restaurants, theatres, and tourist attractions, and it became famous for its common logo of a sleepy bear in pajamas and a night cap. While this property retains a fair amount of its functional (see Continuation Sheet)

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

**\*B12. References:**

John Jakle, et. al. *The Motel in America*. Johns Hopkins University Press. 1966; Commercial-real-estate.findthedata.com; Los Angeles County Office of the Assessor ParcelQuest.com; City of Pomona Building Permits Pomona City Directories, 1924-1959; 1983.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 6/23/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 130 E Holt Blvd

Page 3 of 3

**\*B10. Significance Continued:**

integrity, it is a later example of a Travelodge and it does not appear to be but a modest example of a chain unit of the motels that proliferated throughout Southern California, and elsewhere, in postwar America, such as Motel 6, Ramada Inn, and Holiday Inn, and is not considered a notable representative of this theme to any extent. Therefore, it does not appear eligible under Criterion A. Nor did research reveal that the building is closely associated with any significant individual in local, state or national history. Therefore it does not meet Criterion B. The property is a modest example of a common commercial; architectural building type, and does not embody the distinctive characteristics of a style, period, type or method of construction. Nor does it appear to be the work of a master, or possess high artistic values. Likely it was developed from standard corporate architectural drawings. Therefore, it does not meet Criterion C. Under Criterion D, the building is not likely to yield information important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Map Reference No. 6

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; B.M.

c. Address 173 E. Center Street City Pomona Zip 91767

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

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

APN: 8336-021-022

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

This parcel contains two adjoining commercial buildings (east and west), also considered 160-162 E. Holt Avenue in Pomona; the linked one-story buildings are rectangular in plan with a flat roof. The west portion is the smaller and newer of the two building portions, and dates its construction to 1965, based on aerial photographic evidence; the larger building section (to the east) dates to 1950. It is of brick and mortar construction. Above the windows and doors are fabric awnings. Joined to it is a building segment that features a fascia with alternating metal-framed plate glass windows and opaque panels, topped with curved glass soffits. There are two metal-framed glass doors at the entrance, flanked by two windows. A large parking lot is located behind (south) of the building, accessed from Center Street.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



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

P5b. Description of Photo: (view, date, accession #) Facing South;  
5/4/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1950; 1965

\*P7. Owner and Address:  
Steiner Mary M Co TR Steiner  
Jan H  
173 E Center Street  
Pomona, CA 91767

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: June 7, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No. 6 \*NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: J.H. Biggar Furniture

B2. Common Name: None

B3. Original Use: Retail Furniture Sales B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

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

A comparison of drawing and photographs of the building from 1950 and now show the street-facing (Holt Avenue) front façade has been extensively remodeled. The entire length of the north elevation façade originally had large (roof-to-sidewalk) showcase display windows and a large customer inset entranceway; the original windows have been since been in-filled with brick and stucco. No permits were located for this property but the changes occurred prior to 2007.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Harold B. Zook b. Builder: Hanawalt (La Verne)

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

This property does not appear to be eligible for the National Register of Historic Places. The property began with its opening in 1950 as a J.H. Biggar furniture store outlet, the second store of a company specializing in high end furniture that had first been established in Pasadena in 1926 by John H. Biggar (1875-1952). A first-generation son of Irish parents, Biggar died in 1952 and the company was turned over to the three sons, Edson, John Jr., and Howard Biggar. The company later expanded to other Southern California locations, but the store in Pomona valley represented the furniture company's second shop. The small company furniture chain is no longer operating, having been sold in the early 1990s. The property history does not suggest that it is directly linked with events that made a significant contribution to history at the local, state or national level. (See Continuation Sheet)

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

\*B12. References: \_\_\_\_\_

Commercial-real-estate.findthedata.com; Los Angeles County Assessor's Office; ParcelQuest.com; Pomona Heritage; City of Pomona Building Permits 1950-1990; Pomona City Directories, 1924-1959; 1983

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 6/23/16

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 173 E Center St

Page 3 of 4

### \*B10. Significance Continued

The name J.H. Biggar Furniture is less familiar to people with the passing of time and it is difficult to make the case that the family's importance rises to a level where any building associated with the Biggars would be considered under eligible for the National Register under Criterion B.<sup>1</sup>

The building was designed in the International Modern style by Harold B. Zook (1920-). Zook was a friend and neighbor of John H. Biggar, Senior, in Pasadena.<sup>2</sup> He would design two houses and three furniture stores for J.H. Biggar, including the Pomona store on Holt Avenue. Zook, born in Chicago, graduated from Cornell University in New York in 1941, and spent his first professional years working at his father's architectural firm in Chicago who specialized in designing Cotswold Cottage-style residences during the early 1940s. After World War II he moved west to Palm Springs and worked in 1946-47 as a designer with Modernist architects John Porter Clark and Albert Frey, and then briefly hung out his own shield with partner Harold J. Bissner and Zook, Architects, based in Pasadena, and then formed his own firm. What has come to be called Mid-Century Modern and California Ranch became his stock in trade. He designed individual residential properties, as well as grouped buildings, such as Hacienda Gardens in Pomona (1953) and Whitney Estates in Altadena (1961), to name but two. Zook specialized especially in designing residences, but also took on designing restaurants, a church, and various other commissions. In 1962, Zook moved his firm's office to Corona Del Mar.

There is no question that Harold B. Zook, is an important architect, but according to National Register Bulletin 15, living persons [he is currently in his mid-90s] are usually not eligible under National Register Criterion B.<sup>3</sup> While this property retains some of its aspects of integrity, such as location, it no longer has the original exterior façade appearance with removal of most windows and construction of new walls. Therefore, it does not meet Criterion C. Under Criterion D, the building is not likely to yield information important in history.

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<sup>1</sup> *Los Angeles Times*, December 17, 1950, January 11, 1953, April 26, 1953; *Pasadena Independent*, October 7, 1960; September 8, 1961.

<sup>2</sup> Boston Public Library, Tichnor Brothers Postcard Collection; Harold B. Zook, AIA, *A History and Review of the Architecture of Harold B. Zook*. Fifth Edition. Published by Harold B. Zook, February 18, 2013. [Can be viewed online at [www.haroldbzook.mixbook.com](http://www.haroldbzook.mixbook.com)]; Historic Resources Group, City of Palm Springs Citywide Historic Context Statement and Survey Findings, Screen Check Draft, October 13, 2015.

<sup>3</sup> National Register Bulletin 15, *How to Apply National Register Criteria for Eligibility*, states: "Properties associated with living persons are usually not eligible for inclusion in the National Register. Sufficient time must have elapsed to assess both the person's field of endeavor and his/her contribution to that field."

## CONTINUATION SHEET

Property Name: 173 E Center St

Page 4 of 4

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 7

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; B.M.

c. Address 416-442 N. Garey Ave City Pomona Zip 91767

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

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

APN: 8336-021-027

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

This one-story masonry commercial building is rectangular in plan with a flat roof with parapets on three sides. The fascia features a cantilevered canopy. The two businesses on the north end have aluminum-framed glass doors next to plate glass windows, all set into the building front at a slight angle. The remaining portion of the building contains a government office. Horizontal glass windows are set high in the wall, and two push-pull aluminum-framed glass doors at the north end are flanked by plate glass windows. The south side fronts W. Center Street, and features a long set of horizontal windows behind security grilles. A 3-foot-high metal fence encloses a planter area running the length of the northern portion of the building.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building; HP14 Gov building

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



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing West; 5/4/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
1957

\*P7. Owner and Address:  
Mahaffey Patricia M Dato  
Mary J  
416-422 N Garey Avenue  
Pomona, CA 91767

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti  
Road, Ontario, CA 91761

\*P9. Date Recorded: June 7,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 7 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial (Retail)

\*B5. Architectural Style: \_\_\_\_\_

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

It does not appear that substantive alterations have been made to the building.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

This commercial building does not appear to be eligible for listing in the National Register of Historic Places under any criteria. Under Criterion A, the building's first tenants were two businesses: the Metropolitan Life Insurance Company and Diversified Escrow Services. Other tenants occupying the premises have included a check cashing establishment, a clothing store, and County government services. Under Criterion B, research did not reveal any association between the building and with persons important in the past at the local, state or national level. Under Criterion C, the building is a common commercial style and type found throughout the region and it does not embody distinctive characteristics, represent the work of a master, or possess high artistic values. Under Criterion D, the building is not likely to yield important information in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

**\*B12. References:**

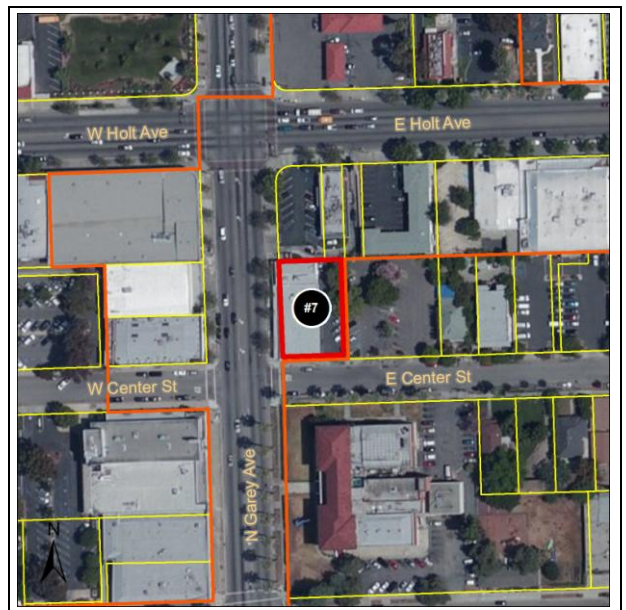
Historicaerials.com; parcelquest.com; Pomona City Directories for 1959 and 1983.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 6/23/16

(This space reserved for official comments.)



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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 8

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 155 W. Commercial Street City Pomona Zip 91767

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

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

APN: 8336-032-011

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

This one-story building, formerly serving as an auto dealership, is rectangular in shape, with a showroom in the south half and service bays in the north half. The predominant architectural feature of this masonry building is the rounded southeast corner, topped with a 25-foot-high square tower used for signage. The south fascia, and part of the east fascia, feature floor-to-ceiling aluminum-framed glass show windows, two push-pull aluminum-framed glass doors, and a canopy extending from the building. Along the east fascia, three high-mounted square windows are present, along with four metal roll-up service bay doors. The south half of the building has a flat roof, while the northern segment features a raised gambrel/hip roof. The architectural style is Streamline Moderne.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



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

P5b. Description of Photo: (view, date, accession #) Facing East;  
5/4/2016

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

1947

\*P7. Owner and Address:  
155 W Commercial Street LLC  
155 W Commercial Street  
Pomona, CA 91767

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: June 7,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016.

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 8 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: T.M & Gomer Jones Studebaker

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Streamline Moderne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 This building was constructed in 1947. A glass door to the showroom was installed in 1960. According to the permit record, the most significant alterations to the property involve installing a wall and ceiling to a large unfinished room (1958).and the addition of a carport for new autos (1960).

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

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

The property located at 155 W Commercial Street in the city of Pomona does not appear to meet the criteria for listing in the Register of Historic Places. It originated as a Studebaker Dealership (T.M. & Gomer Jones) and later a Lincoln Mercury Dealership, eventually transitioning to an auto supply facility. Under Criterion A the property does not appear to have an association with events that have made a significant contribution to the broad patterns of local, state or national history. Under Criterion B, research conducted with the city directory and county assessor did not reveal any persons who are important in history associated with this property. Under Criterion C, the building does not embody the distinctive characteristics of a type, period, or method of construction, especially when compromises to the building's integrity are considered. Nor does it appear to represent the work of a master or possess high artistic values. Finally, under Criterion D, the property would not be expected to yield information that would be deemed important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

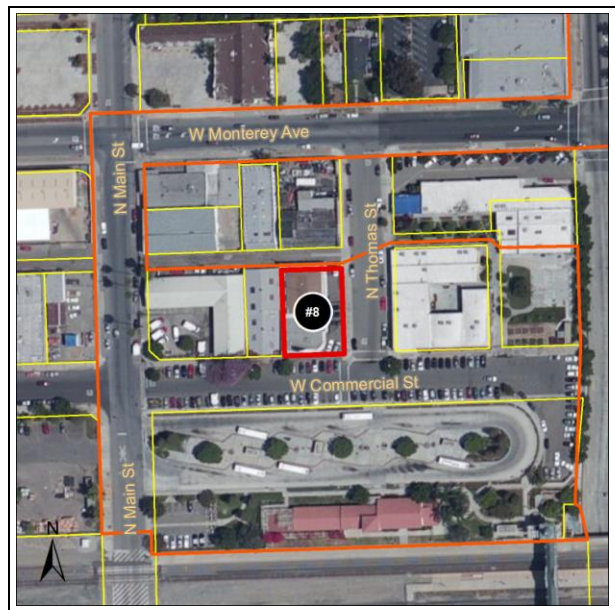
\*B12. References:  
 Homefacts.com; County of Los Angeles Assessor;  
 ParcelQuest.com; City of Pomona Building Permits;  
 City of Pomona; Pomona City Directories, 1983

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 6/23/16

(This space reserved for official comments.)



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 9

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 167 W. Commercial Street City Pomona Zip 91767

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

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

APN: 8336-032-010

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

This single-story masonry commercial building is rectangular in plan with a low-pitched gabled roof with nine skylights and a parapet on the street frontage. A canopy extends two feet beyond the building on the street-facing facade. Two casement windows with multi-lites have been boarded up, and straddle the vehicle entrance, a rolling garage door. Other commercial buildings about the structure on both the east and west elevations.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South;  
5/4/2016

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

1924

\*P7. Owner and Address:

155 W Commercial Street LLC  
167 W Commercial Street  
Pomona, CA 91767

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: June 8,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Historical Resources  
Evaluation Report for the

West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016.

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 9 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

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

This building was constructed in 1924. A permit dating to 1950 indicates repairs of an unknown nature were made to the front of the shop. In 1955, a restroom was added to the rear.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

This property does not appear to be eligible for the National Register of Historic Places. While this property retains much of its design integrity, and is generally associated with the commercial development of Pomona, it does not appear to be related to, or representative of this theme to any notable extent. Among its uses over the decades have been as an auto garage, blueprint shop, sign painting establishment, and a sheet metal shop. Therefore it does not appear eligible under Criterion A. Nor did research reveal that the building is associated with any significant individual in local, state or national history. Therefore it does not meet Criterion B. The property is a modest example of a common architectural style, and does not embody the distinctive characteristics of a style, period, type or method of construction. Nor does it appear to be the work of a master, or possess high artistic values. Therefore, it does not meet Criterion C. Under Criterion D, the building is not likely to yield information important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

\*B12. References:

Commercial-real-estate.findthedata.com;  
 Los Angeles County of the Assessor;  
 ParcelQuest.com; City of Pomona Building Permits  
 1950-1990; Pomona City Directories, 1924-1959, 1983

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 6/23/16

(This space reserved for official comments.)





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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 10

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 295 N. Garey Ave. City Pomona Zip 91767

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

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

APN: 8336-032-014

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

The building is a composite of several different structures in an 'L'-shaped configuration, enclosing a small courtyard. The building material is brick and mortar, and both flat and low-pitched gable roofs are apparent. The west-facing façade along N. Thomas Street features two metal-framed glass entry doors, both with handicap access ramps. One door is flanked by metal-framed plate glass windows. A small, high-set window is present between the two entries. The southern half of the west side has a metal roll-up door next to a solid entry door with access ramp, four small windows, two metal-framed glass entry doors with a plate glass transom. The corner where the west and south façades meet has an inset single metal-framed entry door, flanked by narrow vertical windows, and are shaded by a canopy (See Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) HP15. Educational building

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



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

P5b. Description of Photo: (view, date, accession #) Facing East; 8/2/2016

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

c. 1939

\*P7. Owner and Address: Pomona Community Education Facilities LLC  
295 N. Garey Ave.  
Pomona, CA 91767

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz, Parsons, 3200 E Guasti Road, Ontario, CA 91761

\*P9. Date Recorded: June 8, 2016

\*P10. Survey Type: (Describe) Intensive Survey, Section 106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.10 \*NRHP Status Code 6Z  
Page 2 of 3

B1. Historic Name: Firestone Tire Store  
B2. Common Name: None  
B3. Original Use: Automotive B4. Present Use: School  
\*B5. Architectural Style: Some Streamline Moderne aspects  
\*B6. Construction History: (Construction date, alterations, and date of alterations)  
295 N. Garey initially started out as a residential property in the early 1920s and then doctor offices in the 1930s; this building was demolished. The existing building dates to 1939-40, as an automotive shop. Building additions have been made over time.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown  
\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to be eligible for the National Register of Historic Places because it does not meet the criteria. Research indicates that a Firestone Tire Store occupied the premises beginning in about 1939 and continuing well into the 1970s, and perhaps some time beyond; prior to that, in the early 1920s a residential property stood at this address, the named occupant was identified as Mrs. Margaret Fleming; however, from the mid-1930s until the point a new building was constructed for automotive purposes, it was identified as the location of G.G. Barne's chiropractor practices. However, none of these businesses or people appears to be significant at the local, state or national level, and therefore the building is not eligible under Criteria A or B. Under Criterion C, while stylistic elements of the Streamline Moderne style remain, the building has been altered to accommodate a school and it does not embody the distinctive (See Continuation Sheet).

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

\*B12. References:  
Commercial-real-estate.findthedata.com;  
Los Angeles County Office of the Assessor;  
ParcelQuest.com; City of Pomona Building Permits;  
Pomona City Directories, 1920-1959.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons  
\*Date of Evaluation: 6/23/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 295 N Garey Ave

Page 3 of 3

**\*P3a. Physical Description Continued:**

The fascia above the door is curved in a streamlined style, as is the canopy. Continuing east along the south-facing façade, six metal-framed windows are present. At this point, the building transitions to an apparently-earlier structure with an exposed brick façade and six independent metal-framed entry doors, each with a large inset plate-glass window. A long canopy extends longitudinally above the doors, with small windows above. This portion of the building has a flat mansard roof with Spanish-style roof tiles. The east façade of the building is exposed brick-and-mortar construction, with a solid garage door, a solid entry door, and four windows. The south façade faces a basketball court, and features two large metal-framed plate-glass windows, and a single metal-framed glass entry door. Architectural styles for this building range from Streamline Moderne on the north and east elevations, and brick vernacular commercial on the south and west sides.

**\*B10. Significance Continued:**

characteristics of a period, type or method of construction that is not better represented elsewhere. Further, it does not represent the work of a master architect or possess high artistic values. Under Criterion D, the building is not likely to yield information important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

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

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 11

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 472-478 E. Holt Avenue City Pomona Zip 91767

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

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

APN: 8337-025-002

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

This one-story brick and mortar commercial building in a rectangular plan has a flat roof with parapet. It is attached to similar scaled commercial buildings on both the east and west sides. The front of the building faces Holt Ave., and features a solid color masonry upper half, and a lower half that is characterized by aluminum-framed plate glass windows inset into the fascia at an angle. There are three identical framed-glass entry doors, and a canopy above the street facing windows extending the length of the building. A tripod-mounted sign is attached to the roof. A small parking lot and attached wood-frame garage-and-carport structure are present behind the building.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



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

P5b. Description of Photo: (view, date, accession #) Facing North; 5/4/2016

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

1926

\*P7. Owner and Address:

John P and Sharon L Alvey Family Trust

472-478 E Holt Avenue

Pomona, CA 91767

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz, Parsons, 3200 E Guasti Road, Ontario, CA 91761

\*P9. Date Recorded: June 8, 2016

\*P10. Survey Type: (Describe) Intensive Survey, Section 106 Compliance, P-Project

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

West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016.

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_ Map Reference No. 11 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
This commercial retail building was built in 1926, but no longer resembles a building form that era. In 1947 the front entrance was remodeled; permits indicate further changes occurred in the façade in 1957. Aluminum awning was added in 1953

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

This property does not appear to be eligible for the National Register of Historic Places under any of the criteria. Under Criterion A, the retail spaces do not appear to be associated with any events that have made a significant contribution to the broad patterns of history on a national, state, or local level. The building does not appear to be associated with any persons who are notable in history under Criterion B. Although the building has been occupied by many different businesses over the years, none of them appear to have been long-standing establishments in the city of Pomona. Previous businesses include a barber shop (1928), a luncheon shop (1928), a beauty salon (1937-1938), an ice cream store and liquor store (1940) and a dress shop (1983). Currently the building houses a jewelry store. Under Criterion C, the original integrity of a latter 1920s retail space appears to be substantially altered and no longer resembles a building from that era. Research did not reveal the architect or builder responsible for the design or construction of the building. The building does not embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, and is therefore ineligible under Criterion C. Lastly, the building has not yielded, and appears unlikely to yield, information important in history and is therefore ineligible under Criterion D. (See Continuation Sheet)

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

\*B12. References:

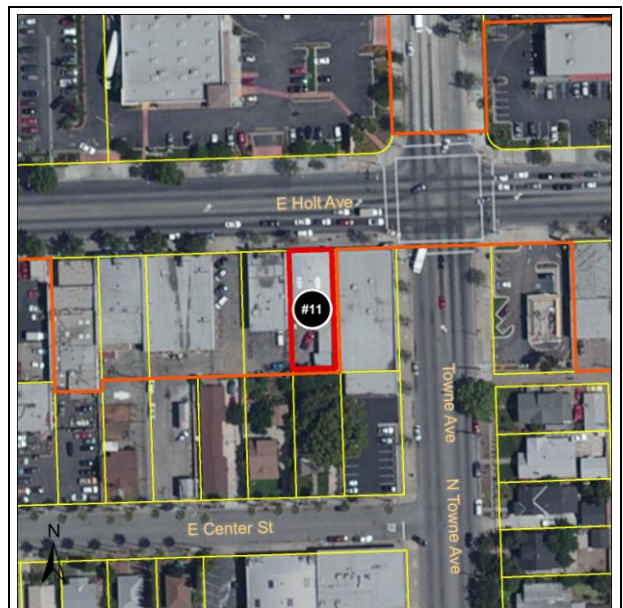
City of Pomona Building Permits; Parcelquest.com;  
City of Pomona Directories, 1928, 1937-1938, 1940, 1983

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 6/15/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 472-478 E Holt Blvd

Page 3 of 3

**\*B10. Significance Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 12

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 468 E. Holt Avenue City Pomona Zip 91767

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

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

APN: 8337-025-003

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

This building is a single-story brick and mortar vernacular commercial building with a rectangular plan and flat roof with parapet and a brick veneer pilaster on the east end. The building faces Holt Avenue and features solid masonry on the upper portion of the building and the lower half is characterized by aluminum-framed plate glass windows inset into the façade at an angle, with two aluminum-framed glass entry doors at the west end with a transom above. A wood-frame canopy extends out from the building, separating the solid upper half of the building from the windows in the lower half. The upper fascia features a iconic 1950s Google style blade sign, (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



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

P5b. Description of Photo: (view, date, accession #) Facing North; 5/4/2016

\*P6. Date Constructed/Age and Source: X Historic  Prehistoric  Both 1956

\*P7. Owner and Address:

Yafa and Deborah

Haghnazarzadeh

468 E Holt Avenue

Pomona, CA 91767

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz, Parsons, 3200 E Guasti Road, Ontario, CA 91761

\*P9. Date Recorded: June 8, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

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

Historical Resources

Evaluation Report for the

West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016.

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 12 \*NRHP Status Code 6Z  
 Page 2 of 3

B1. Historic Name: Pomona Wine Cellar  
 B2. Common Name: None  
 B3. Original Use: Commercial B4. Present Use: Commercial (Retail)

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 This building was originally built in 1956 with a concrete block frame. In 1965, the building suffered a fire and was repaired. Repairs were made to the truss joints and trusses in 1967 and 1971. In 1957, a distinct Googie-style blade sign was installed on the south facing façade.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Peter Ficker b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

The property at 468 E. Holt Avenue does not appear to be eligible for the National Register of Historic Places under any criteria. Historical research revealed that the building has been operating as the Pomona Wine Cellar since opening in 1956 under the ownership of Julius Swerdioff. Swerdioff, born in Russia in 1908, had come to Ontario with his parents in 1922 at age 14; the Swerdioff's established a clothing store in Pomona in which Julius worked as a young man until, with the end of Prohibition, he chose to open up a liquor store at 478 E. Holt Avenue, a site located ed immediately adjacent to the building under review, and which just before Swerdioff had taken over was operating as a beauty shop. In its earliest years, in the 1930s through World War II, city directories only refer to "Julius Swerdloff, Liquors," without providing a specific store name and (See Continuation Sheet).

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

**\*B12. References:**

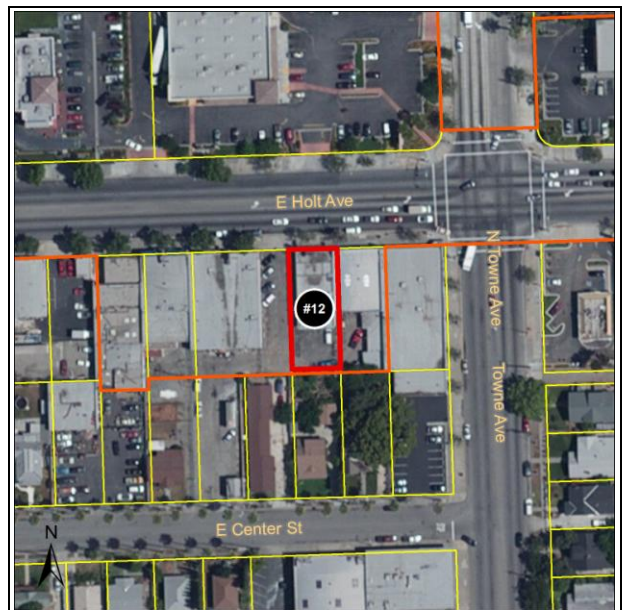
City of Pomona Building Permits;  
 Pomona City Directories, 1931, 1934, 1937, 1940, 1945, 1948, 1951, 1959, and 1983;  
 www.pcad.lib.washington.edu/person/1199;  
 Pomona Progress Bulletin, August 8, 1972.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 6/15/16

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 468 E Holt Blvd

Page 3 of 3

### **P3a. Description Continued:**

with a second sign tripod-mounted on the roof, and a canopy above the windows extending the length of the building. A similar commercial building adjoins the subject building on the east side. An asphalt drive way is located west of the building.

### **B10. Significance Continued:**

it was not until the 1948 city directory when the building located at 478 Holt Avenue is specifically identified as the "Pomona Wine Cellar." Evidence based on newspaper ads for the business suggests the building served as a neighborhood liquor store, selling all types of alcohol, of which there were numerous such establishments. At this time the building physically located at 468 E. Holt Avenue appears to have been a residential dwelling, likely a rental as the names of the residents changed frequently; that building was demolished to make room for the building currently standing. In 1956, the Pomona Wine Cellars took its current address, which appears to be consistent with the architectural design nature of the building - it appears as a mid-1950s building, not one whose origins date to the early 1930s. Swerdioff died in 1960, at age 52, just four years after moving into the new building.

The building at 468 Holt appears to be ineligible for the National Register under Criterion A since it is not directly associated with events that have made a significant contribution to the broad patterns of national, state or local history. A permit from 1956 reveals the architect as Peter Ficker, which could have either been Peter Ficker senior, an architect from Hungary, or his son, William Peter Ficker, who had also become an architect in southern California. Father and son worked together in southern California from 1952-1960. However, neither of the Fickers appear to have risen to a significant level of recognition for their designs in the city of Pomona or the region, and nor are there any other individuals that research suggests would be linked to the building, therefore it is ineligible under Criterion B. In addition, the building does not embody distinctive characteristics or a type, time period or method of construction and is therefore not eligible under Criterion C. The iconic blade sign that has been attached to the building since 1957 is iconic and a reminder of the building's functional history, but it does not make the property eligible for the National Register, and it is not individually eligible as an object. Lastly, the building has not yielded and is not likely to yield information important in history, and it is therefore ineligible under Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No.13

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 450-454 E. Holt Avenue City Pomona Zip 91767

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

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

APN: 8337-025-004

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

This building is a single-story commercial building of masonry construction with a rectangular plan. The front facade appears to have a parapet but which is covered by awning. The roof is flat. The front facade faces Holt Avenue and features along its full length a bank of storefront windows separated by narrow metal mullions. There is also a set of aluminum-framed double doors at each end. Brick pilasters denote both the east and west edge of the main façade. A movable iron security fence has been placed in front of the windows and doors.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

\*P4. Resources Present: X Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/4/2016

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

1945

\*P7. Owner and Address:

Alvey John P and Sharon L

Alvey Family Trust

450-454 E Holt Avenue

Pomona, CA 91767

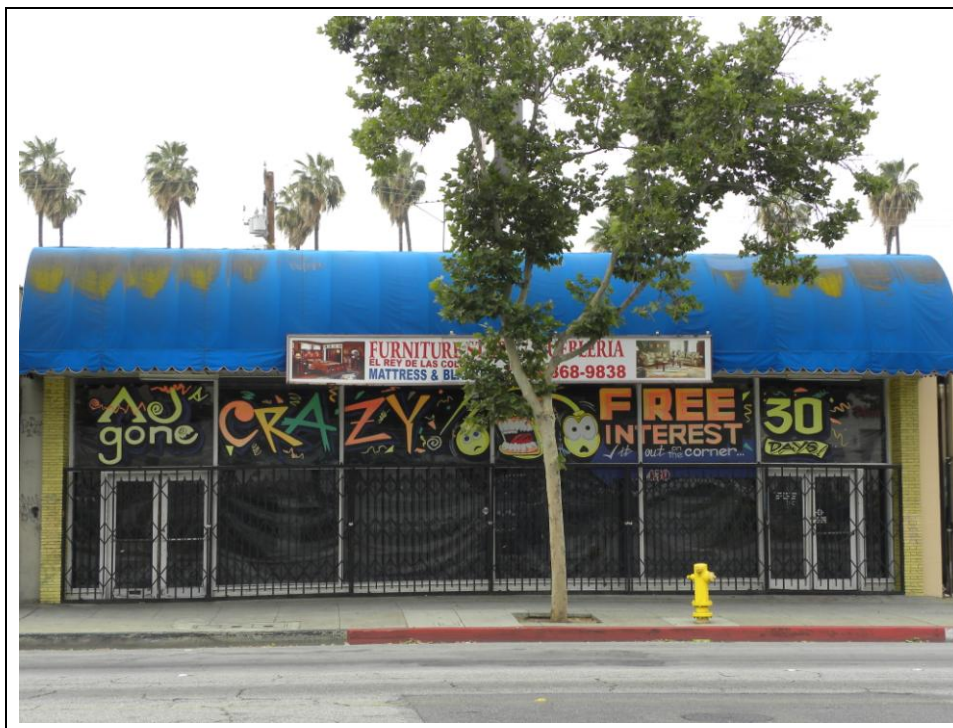
\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: June 9, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section  
106 Compliance, P-Project

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



Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016.

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

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.13 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial (Retail)

\*B5. Architectural Style: Mid-century modern commercial

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
This small concrete block building was moved to this location from 438 E Holt Avenue in 1945; in 1951 a 30 x 50 cement block building was added to the rear of the building and in 1954 two panels were removed from the back wall of the original store building, presumably to allow access between the buildings.

\*B7. Moved?  No  Yes  Unknown Date: 1945 Original Location: 438 E Holt

\*B8. Related Features:

B9a. Architect: B.H. Anderson b. Builder: Fred C. Welsh and Glenn T. Nicks

\*B10. Significance: Theme Area  
Period of Significance Property Type Applicable Criteria

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

The building located at 450-454 E. Holt Avenue does not appear to be eligible for the National Register of Historic Places. The building, which is part of a commercial strip, appears to have served a number of functions, among them a retail outlet for Riviera sofas, a musical instrument store, and a store specializing in waterbeds. Under Criterion A, no evidence has emerged which indicates the building is associated with events that have made a significant contribution to the broad patterns of history at the local, state or national level; therefore, it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in local history so it does not appear to be eligible under Criterion B. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, or represent the work of a master, and therefore it does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

\*B12. References:

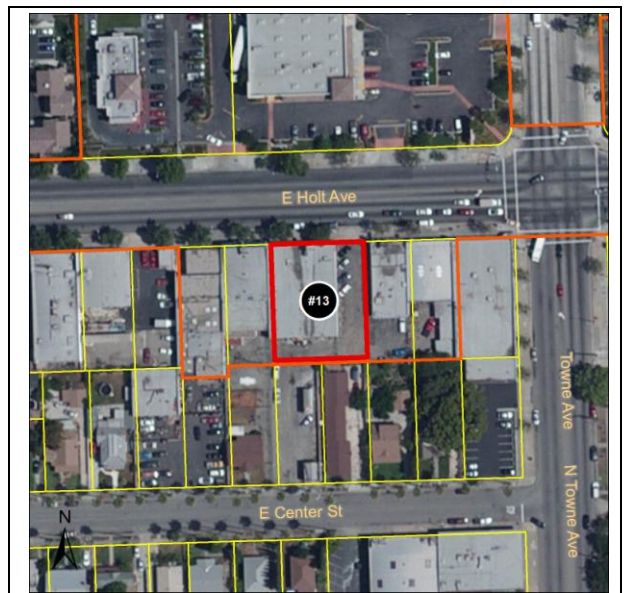
ParcelQuest.com; City of Pomona Building Permits; Pomona City Directories: 1948, 1951, 1959, and 1983.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 6/23/16

(This space reserved for official comments.)



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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No.14

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 440 E. Holt Avenue City Pomona Zip 91767

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

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

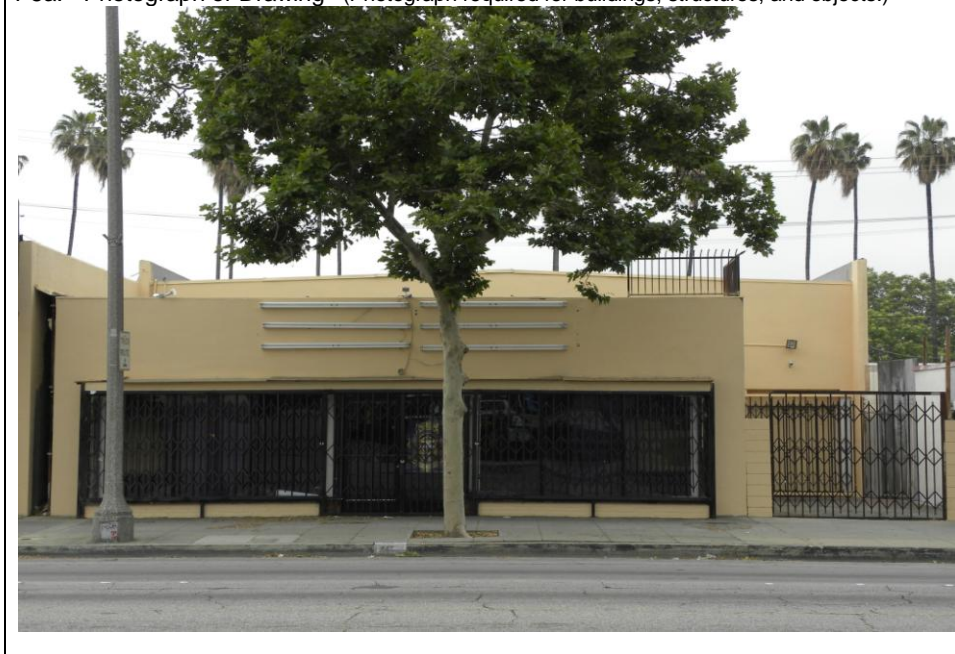
APN: 8337-025-015

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

This single story commercial building has a rectangular plan, in two adjoining sections. The front façade is the smaller of the two, and has large expanse of wall below the flat roof. The rear section is larger and taller, with a unique peaked parapet on its front wall. A small decorative iron fence tops one of the parapets. Both building sections are of concrete block construction. The front of the building faces Holt Ave., and features a concrete block upper half and a lower half characterized by six painted-aluminum-framed storefront windows, with two aluminum-framed glass entry doors at the center, all with a metal security screen. The north end of the building features a concrete loading dock area with a metal roll-up door in the rear section, and a decorative metal security gate at the edge of the sidewalk. Another commercial building adjoins the subject building on the east side.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



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

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/4/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric   
 Both 1946

\*P7. Owner and Address:  
Obeji George and Cecilia  
440 E Holt Avenue  
Pomona, CA 91767

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti  
Road, Ontario, CA 91761

\*P9. Date Recorded: June 9,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016.

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No.14 \*NRHP Status Code 6Z  
Page 2 of 2

B1. Historic Name: Charles Stillinger's Interior Furnishings

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial (Retail)

\*B5. Architectural Style: \_\_\_\_\_

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

Alterations may include changes to the front façade; iron security fencing has been introduced in recent years.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

The building located at 440 E. Holt Ave. does not appear to be eligible for the National Register of Historic Places. The building opened in 1946 as Charles Stillinger's interior furnishings shop, which it continued as for 32 years, until 1978, when Stillinger joined with another interior designer, Joseph Petras of Upland, to form a new business entity, Stillinger and Petras; the joint venture continued well into the 1980s. Despite this long successful business association, under Criterion A, the building does not appear to be associated with events that have made a significant contribution to the broad patterns of history at the local, state or national level, and therefore it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in local history so it does not appear to be eligible under Criterion B. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and therefore it does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

**\*B12. References:**

Historicaerials.com; www.zillow.com; City of Pomona permits; Pomona City Directories, 1948, 1951, 1959, 1983.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons  
\*Date of Evaluation: 6/24/16

(This space reserved for official comments.)



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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 15

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 519 E. Holt Avenue City Pomona Zip 91767

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

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

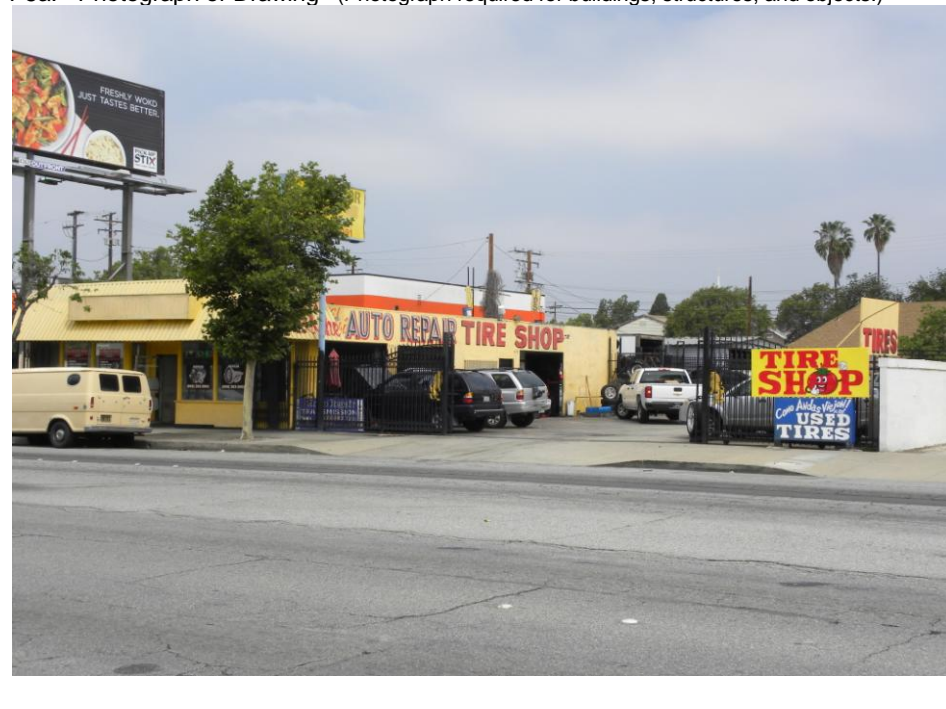
APN: 8337-016-010

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

The one-story commercial building of masonry construction has a rectangular plan and flat roof. The building has a ribbed-metal mansard roof with attached signboard on the street-facing façade, which also features six large plate glass windows and a single aluminum-framed glass door in the center of the façade, which are inset three feet into the building. The east elevation of the building features three mechanics bays, and a solid entry door. A metal storage shed is situated approximately thirty feet north of the main shop building, with an installation date of c. 1968. At the rear of the property is a single-family house, built in circa 1948. Based on both permits and its appearance, this building has been extensively remodeled, and now has a contemporary appearance.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building; HP2. Single Family Property

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



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

P5b. Description of Photo: (view, date, accession #) Facing South; 5/4/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
1946

\*P7. Owner and Address: Galicia Benjamin B Beltran  
Benjamin J 519 E Holt Avenue  
Pomona, CA 91767

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz, Parsons,  
3200 E Guasti Road, Ontario, CA  
91761

\*P9. Date Recorded: 5/23/2016

\*P10. Survey Type: (Describe) Intensive Survey, Section 106  
Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources  
Evaluation Report for the West  
Valley Connector Project, San  
Bernardino and Los Angeles

Counties, California October 2016.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.15 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None  
B2. Common Name: None  
B3. Original Use: Automotive Parts; Residential B4. Present Use: Automotive Repair; Residential

\*B5. Architectural Style: Mid-century modern commercial

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

No permits were located for this property. The commercial building does not appear to be substantially altered since the latter 1940s, whereas the residential building in the rear of the parcel, dating to approximately the same period, has been modernized and updated.

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

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Area  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

519 E. Holt Avenue does not appear to be eligible for the National Register of Historic Places. The property appears to have been associated with automotive uses from the outset, first as McComb Motor Parts, later as Warren Automotive, Rolis Carburetors, and Garcia's Tires, among others. Despite this long link with the automotive industry, under Criterion A, the property does not appear to be associated with events that have made a significant contribution to the broad patterns of history at the local, state or national level, and therefore, it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in local history, and so it does not appear to be eligible under Criterion B. Neither of the two buildings appear to be architecturally meritorious, and do not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, nor reflect the work of a master; therefore they do not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

\*B12. References:

Historicaerials.com; City of Pomona permits; Pomona City Directories, 1948, 1951, 1959, and 1983.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 6/24/16

(This space reserved for official comments.)



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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 16

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 520 E. Holt Avenue City Pomona Zip 91767

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

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

APN: 8337-021-002

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

This building is a single story masonry commercial building with a rectangular plan. The front portion of the building has a flat roof with a parapet, beyond which and several feet taller is a second portion with a painted over casement window. A canopy extends out from the building's front façade above the windows and doors. The street-facing façade features two large and slightly angled inset plate windows, positioned above brick veneer, and which are separated by narrow metal mullions, with two glass doors with transoms in the center. Between the doors are two smaller vertical inset plate glass windows. A blade sign, which looks to be original, is attached to the roof top on west elevation.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building



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

P5b. Description of Photo: (view, date, accession #) Facing South;  
5/4/2016

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

1953

\*P7. Owner and Address:

Nguyen Lieu Thi Nguyen Phuoc  
520 E Holt Avenue

Pomona, CA 91767

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: June 14,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016.

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



State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.16 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Retail B4. Present Use: Retail  
 \*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The front portion of the building has a flat roof with a parapet, beyond which can be viewed a taller portion (with a painted over industrial window), suggesting at one time, a separate building once stood behind the larger front section.

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

\*B8. Related Features: A blade sign affixed to the roof appears to be original.

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

The building located at 520 E. Holt Ave. does not appear to be eligible for the National Register of Historic Places. The building appears to have served a number of functions, primarily, if not exclusively, supplying consumers carpets and furniture, though under different business enterprises. Under Criterion A, research did not reveal that the building is associated with events that have made a significant contribution to the broad patterns of history at the local, state or national level; therefore, it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in local history so it does not appear to be eligible under Criterion B. The building is a modest example of a 1950s commercial structure and does not appear to architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction. Nor does it represent the work of a master, and therefore it does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

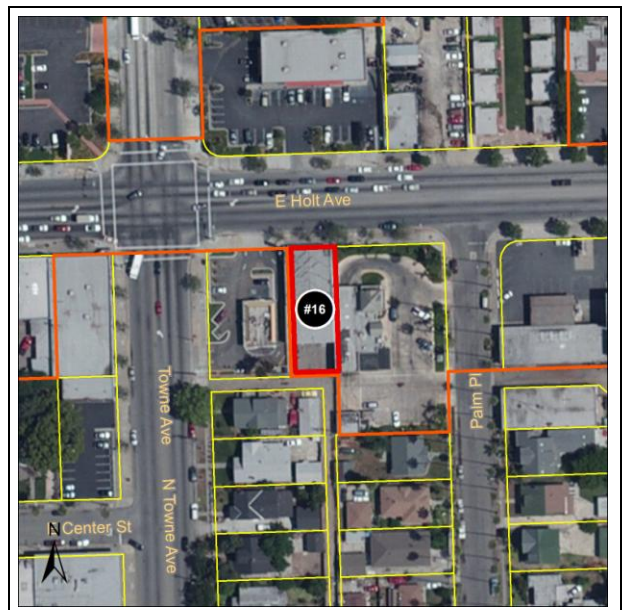
\*B12. References:  
 City of Pomona Building Permits; Pomona City Directories: 1948, 1951, 1959, and 1983

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 6/24/16

(This space reserved for official comments.)



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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Map Reference No. 17

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 540 E. Holt Avenue City Pomona Zip 91767

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

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

APN: 8337-020-011

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

This 'L'-shaped one-story masonry building with flat roof is currently occupied by a tire dealer. The long (north) side of the 'L' has four large service bay doors, three of which have doors in the rear (south side) to permit drive-through. A large steel canopy, added in 1956, covers part of the service drive, extending from the building and supported by three metal poles. A large sign rests above the canopy. At its west end, an office has a single solid entry door with three aluminum-framed plate glass windows. On the west side, fenestration consists of a plate glass window and a glass casement window, and another indeterminate window due to its being boarded up. The short side of the 'L,' a newer portion, is taller and has a flat roof and features two large metal rolling bay doors.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building



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

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/4/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both 1951

\*P7. Owner and Address:  
Long Grover M Flake E M  
540 E Holt Avenue  
Pomona, CA 91767

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti  
Road, Ontario, CA 91761

\*P9. Date Recorded: June 14,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 17 \*NRHP Status Code 6Z

Page 2 of 4

1. Historic Name: F&H Tire Co.  
 B2. Common Name: None  
 B3. Original Use: Commercial automotive B4. Present Use: Commercial automotive  
 \*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Permits indicate a neon sign was added in 1952 and removed in 1965 and replaced with a plastic type. A steel canopy was added in 1956; Doors were added to an existing building in 1978, and a proposed expansion to an existing building received a permit in 1981.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Roy A. Kazebier b. Builder: Phebe Sheldon

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 540 E. Holt Ave. does not appear to be eligible for the National Register of Historic Places. The buildings are associated with the F&H Tire Co., which got its start during World War II when Haysell H. Flake, at the time a Firestone Tires employee, partnered with Max A. Hauschild to open a F&H tire store at 255 N. Lake in Pomona. Flake, who had been born in Florida and started out as a garage mechanic there, and Hauschild, hailing originally from Texas, were both relatively new to Pomona; in the mid-1930s, Flake was selling tractors in Delano, CA., and Hauschild was living and involved in marketing in San Diego. Not much is known about the early years of the business but by the late 1960s Flake's two sons, Howard and Art had been established as the firm's president and vice-president, respectively. The father, Haysell Flake, died in 1964 at the age of 72. By the late 1960s, F&H Tire Co., also had outlets at 940 W. Holt in Ontario, 401 E. Foothill, Upland, in addition to this store at 540 E. Holt by the mid-1970s they had added another automotive tire facility in Pomona, located at 570 N. Towne. (See Continuation Sheet)

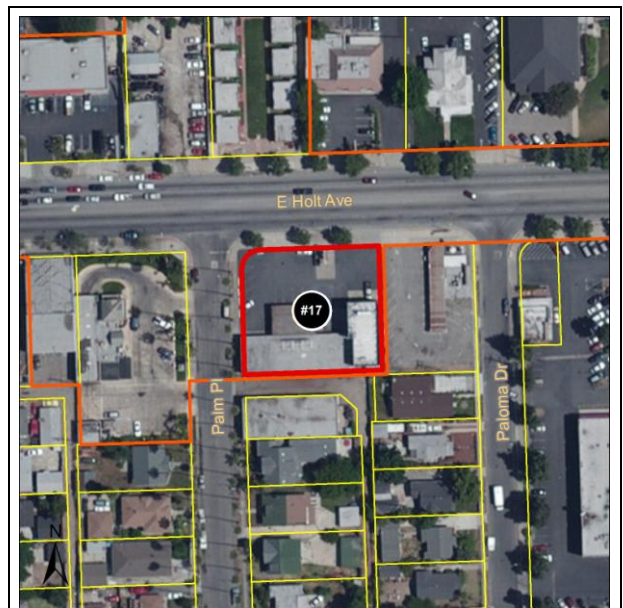
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 City of Pomona Permits; Pomona City Directories, 1948, 1951, 1956, 1959, 1983; Also see footnotes in B10.

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Greg King, Parsons  
 \*Date of Evaluation: June 30, 2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 540 E Holt Ave

Page 3 of 4

### \*B10. Significance Continued:

Today, however, F&H Tires operates only the one property at 540 E. Holt Ave. Under Criterion A, research did not reveal that the F&H Tire business was different than other automotive service and supply centers that had been established throughout the country. Therefore, it does not appear it is associated with events that have made a significant contribution to the broad patterns of history at the local, state or national level; therefore, it does not appear eligible under Criterion A. Neither the Flake nor the Hauschild families appear to be important in local history, so the property does not appear to be eligible under Criterion B.<sup>1</sup>

The original building's architect of record, Roy A. Kazebier, AIA (1898-1970), appears to have been a locally prominent architect who got involved in designing a number of non-residential properties in the Inland Empire, but his productive years were fairly brief in time span. A native of Kansas, and a graduate of Chicago Tech, he worked as a draftsman with a number of firms before finally hanging out his own shield by establishing a practice in 1945 with an office in Ontario at 111 W, B Street. Among his commissions were the Temple Baptist Church (Ontario, 1950), First National Bank of Ontario (Chino, 1953) the Upland Foursquare Church (1956), two fire sub-stations (Pomona, 1957) and the central fire station (Ontario, 1960) county branch administrative buildings (Redlands in 1957 and Ontario in 1958). In the early 1950s he served briefly on Ontario's Planning Commission, including acting as its chair.<sup>2</sup> While some of these works received attention in the local press, it does not appear that professional or scholarly architectural journals have identified Kazebier as a master architect. Even if at some later time recognition is given to some portion of his design work, it is not likely that a spotlight would be directed to the commercial tire outlet at 540 E. Holt as one of his achievements. In fact, he failed to identify it in his list of self-reported noteworthy commissioned projects. The building appears to be a modest example of an 1950s commercial structure and does not appear to architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, even if it had not been modified and its architectural integrity compromised. For all these reasons the property does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of

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<sup>1</sup> Federal U.S. Census for 1920, 1930, and 1940; *Montclair Tribune*, June 26, 1975; *Upland News*, March 27, 1968; September 7, 1972.

<sup>2</sup> American Institute of Architects, *American Architects Directory*, R.R. Bowker, 1956; 1962; 1970 editions.

## CONTINUATION SHEET

Property Name: 540 E Holt Ave

Page 3 of 4

the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 18

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; B.M.

c. Address 1545-1575 E. Holt Ave. City Pomona Zip 91767

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

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

APN: 8323-025-025

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

This parcel contains three linked one-story commercial buildings all of masonry construction in a linear configuration, herein designated as "A", "B", and "C". Building "A" faces Holt Ave. and contains six suites. The roof is flat with tall parapets, and a tall decorative pilaster in the center. Each unit features an aluminum-framed plate glass entry and three aluminum-framed plate windows. Awnings shade the windows. Building "B" faces Indian Hill Blvd. and is the anchor store. Two-thirds of the roof is arched while the remaining third is flat and outlined with parapets. A square tower structure rises above the roof's southeast corner, with two pairs of automatic doors. Near the façade's center are a large entry with a tall protruding soffit above, and an inverted trapezoidal column with (See Continuation Sheet)

\*P3b.Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building



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

P5b. Description of Photo: (view, date, accession #) Facing West;  
5/4/2016

\*P6. Date Constructed/Age and Source: X Historic  Prehistoric  
 Both  
1955

\*P7. Owner and Address:  
14255 Ellsworth Street LLC  
5858 Wilshire Blvd. #301  
Los Angeles, CA 90036

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: June  
20, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No. 18 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: Boys Market

B2. Common Name: None

B3. Original Use: Retail B4. Present Use: Retail

\*B5. Architectural Style: \_\_\_\_\_

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

Although the grocery supermarket was constructed in 1955, substantial changes and additions have occurred during the intervening years to modernize and expand the building size.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

This shopping center does not appear eligible for the National Register of Historic Places. It originated as a Boys Market, a store chain that was founded by the five Goldstein brothers (they were collectively known as "the boys" in the Boyle Heights neighborhood of Los Angeles) with their first grocery store established in Highland Park in 1931; the family ran the 54-store grocery chain until 1988 when it was absorbed by Ralphs Markets and the Boys Market name was eventually dropped. Adjacent to the building, a children's shoe store, Comar's, as well as a chain variety store, J.J. Newbury's, also opened in 1955. The building complex is associated with the general suburbanization of the Pomona Valley in the mid-1950s, but it is not an important example to illustrate this development and thus does not appear to meet Criterion A. Under Criterion B, the property has no known associations with persons whose activities made demonstrable contributions to the history (See Continuation Sheet)

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

**\*B12. References:**

Cate Roman, "From Grand Central Market to Supermarket: Los Angeles Jewish Grocers," at [www.scaler.usc.edu](http://www.scaler.usc.edu); *Los Angeles Times*, March 2, 1988; Pomona City Directory, 1956, 1959; City of Pomona permits

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/24/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1545-1575 E Holt Ave

Page 3 of 3

### \*P3a. Physical Description Continued:

stone cladding. The façade features twenty-one aluminum-framed double-paned glass windows. To the right of the north entry is a second column with rock facing. The north end of Building "B" contains two business units, each with an aluminum-framed entry and metal-frame plate glass window. Building "C" faces Indian Hill Blvd. and contains three business units. Its roof is flat with parapets on all sides, and a tall tower-like pilaster at the northeast corner. The street-facing façade features doors and windows paired in groups. A prominent feature of the property is the large expanse of asphalt to allow parking in front of the various stores.

### \*B10. Significance Continued:

of Pomona, the state, or nation. Under Criterion C, the property does not appear significant as it lacks architectural distinction, it is not the work of a master, and alterations moreover have severely compromised the architectural integrity of the original mid-1950s supermarket, giving the shopping center a decidedly contemporary appearance. Under Criterion D, the building complex at 1545-1575 E. Holt Avenue is not likely to yield information important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.



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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Map Reference No. 19

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 1538 W. Holt Blvd. City Ontario Zip 91762

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

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

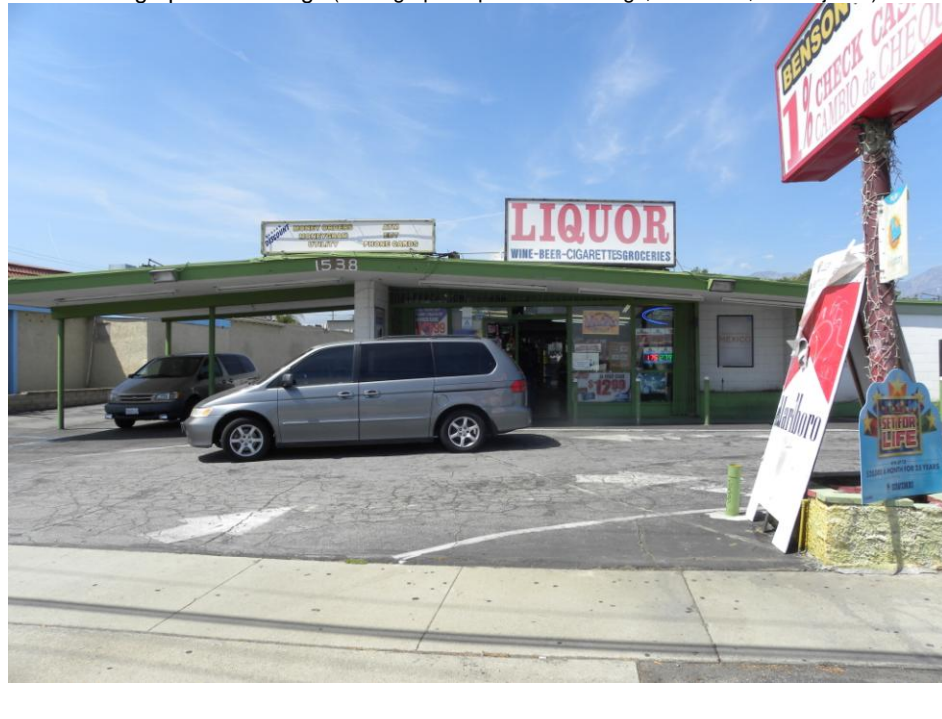
APN: 1010-552-13-0000

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

This simple detached one-story combination wood-frame and stucco building has a porte-cochere supported by metal poles capped with a flat, slightly pitched roof with deep eaves. The open sides on the northern elevation may have previously been on the western elevation originally for easier customer drive-in access. The building has fixed windows and sliding glass doors. A planter box rests at the base of the front façade. A large amount of signage has been placed on the building's roof and at the property edge via a free-standing pole sign.

\*P3b. Resource Attributes: (List attributes and codes) HP.6- 1-3 Story Commercial Building

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



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

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/4/16

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

1954

\*P7. Owner and Address:

Diab Diab

18001 Ventura Blvd

Encino, CA 91316

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: May 16,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.19 \*NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: Shady Grove Dairy Drive-In

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

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

The building was constructed prior to 1959; the placement of sliding doors on the south elevation likely was a later alteration given the original drive-through orientation of autos on the west, though this could not be confirmed. The signage is not original to the period of construction.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

The building at 1538 W. Holt Blvd. was originally associated with a dairy drive-in business based on a permit in which the Shady Grove Dairy is named. As historian Teresa Grimes wrote in her evaluation of a drive-in dairy outlet in El Monte, California in 2007, "Drive-thru dairies were once commonplace in Southern California, but are now mostly gone. Los Angeles County once had more dairy cows, greater total production, and a larger dairy income than any other county in the United States. As pastureland gave way to shopping centers and housing tracts in the 1920s, dairies (See continuation sheet)

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

**\*B12. References:**

Historicalaerials.com; City of Ontario Permits; Ontario City Directory, 1983; Also see references in footnotes to B10.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/15/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1538 W. Holt Blvd

Page 3 of 4

### B10. Significance Continued:

moved to the communities of El Monte, Artesia, Ontario, and Paramount, and then further still to neighboring San Bernardino County. Many of these dairies bottled their own milk and delivered it directly to their customers. As home delivery service was phased out, dairies opened drive-thru stores. One of the first dairies to open a drive-thru store was the Alta Dena Dairy in 1951. They developed a proto-type store that consisted of a rectangular-shaped building covered by an arched roof with overhangs. Customers were serviced from either side of the building by large openings. When the store closed at the end of the day, the sliding doors covered the openings. This format was fairly typical of drive-thru dairies across the county....Drive-thru dairies were such a success that dairy producers started building stores off the plant site...."<sup>1</sup>

The Shady Grove Dairy, which was a prominent business in the Inland Empire for over fifty years, had had its start in Upland, started by Charles S. Musser in 1927, and eventually operated by his four sons, particularly Alvin Musser. A second creamery opened up in Pomona in circa 1940. The operations remained a family business throughout its tenure. As regular home delivery service was eventually dropped, milk products could be picked up directly at the two dairy plants or more conveniently at one of the several Shady Grove Dairy Marts, where as one ad read, "Come as you are - shop from your car." These were located in Pomona (2), San Bernardino (3), Rialto and Grand Terrace. At one time Shady Grove Dairy had its business operations at 711 West Holt Blvd., Ontario, but that building no longer is extant. In 1977 Alta Dena Dairy picked up the Shady Grove Dairy production and milk was no longer produced under that name<sup>2</sup>. No specific linkage with the drive-in property at 1538 West Holt Blvd and the Shady Grove Dairy other than a permit has been thus discovered, but this initial association must be assumed.

Though dairy operations had an important place in the history of Ontario, as well as other Inland Empire communities, there is no evidence that this particular building played an important role in that history.<sup>3</sup> There are other extant examples and other dairy related property types that much better illustrate that important legacy.

The building has been used as a convenience/liquor store since at least 1983, and quite possibly many years before that.

<sup>1</sup> Teresa Grimes, Driftwood Drive-Thru Dairy Evaluation, December 20, 2007.

<sup>2</sup> Oral history interview conducted with Harold Musser, February 3, 1978 on file with the Ontario City Library; *Upland News*, April 24, 1969; *Inland Valley Daily Bulletin*, November 20, 2007, July 7, 2008;

<sup>3</sup> For example, the thorough history of the dairy farming industry as presented in the City of Ontario's publication, *Historical Context for the New Model Colony Area* (September 2004), does not discuss drive-in dairies.

## CONTINUATION SHEET

Property Name: 1538 W. Holt Blvd

Page 4 of 4

The building at 1538 West Holt Blvd does not appear to be eligible for listing in the National Register of Historic Places. The business activity it once represented is not strongly associated with events that made a significant contribution to the broad patterns of history at the local, state or national level. While the Shady Grove Dairy had an important role in the community, its roots more directly trace back to the dairy operations it conducted from its creameries in Upland and Pomona. A small drive-through dairy retail outlet established several decades after the dairy's founding does not convey that history very well. Therefore the property does not appear eligible for the National Register under Criterion A. Even if an argument could be made that the Mussers made significant contributions to the dairy industry at the local level, for the same reason, it would appear this property would not be a good representative of that important history. Therefore, the property does not appear eligible under National Register Criterion B.

The building reflects a building type that was generally pioneered in Southern California: the ability for a consumer to drive through to get good and services, including most notably, In-N-Out Burger, which started in 1948 in Baldwin Park. As discussed above, the origins of the drive-in dairy as a building type can at least be traced back to 1951. Though the building appears to retain character-defining characteristics of its type, it appears to be a fairly modest example. The building does not appear to embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or that possesses high artistic values. Therefore, the property does not appear eligible under National Register Criterion C. Under Criterion D, the building would not be expected to yield information important to history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 20

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 1528 W. Holt Blvd. City Ontario Zip 91762

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

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

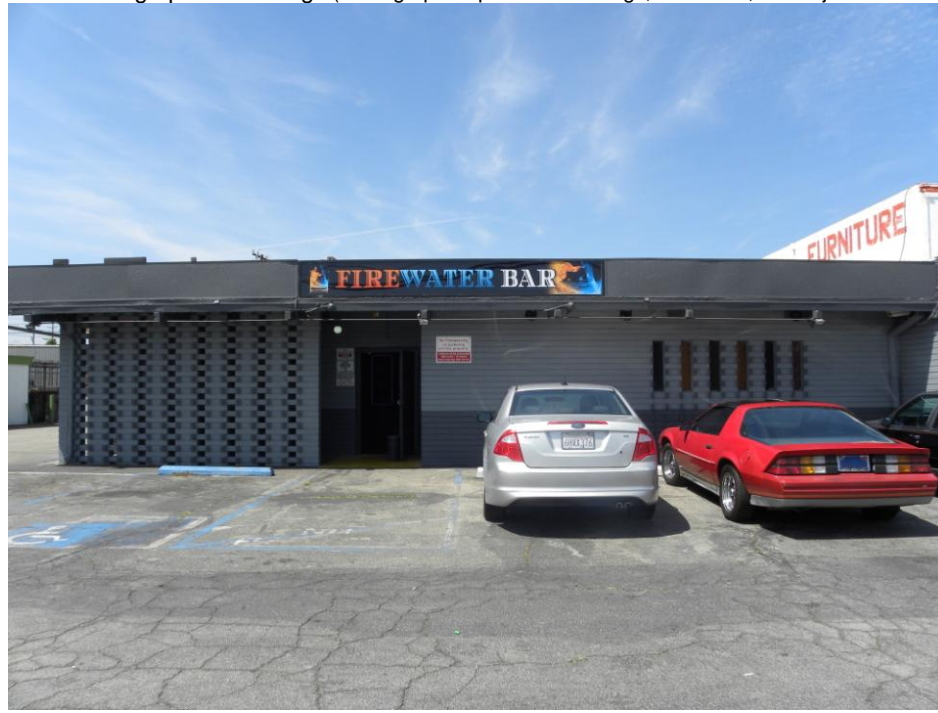
APN: 1010-552-12-0000

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

This one-story commercial building is constructed of concrete brick. It is rectangular in plan, topped by a low-pitch rolled composition roof. The front façade is characterized by a partial patterned block wall with openings on the left (west) side behind which a concrete path allows direct access to the recessed front door but which now has its access blocked. The east side of the front façade features six narrow vertical window skylight openings with varied colored glass. Fenestration also includes a fixed window on the western façade and a casement window located behind the decorative partition wall. An asphalt parking surface is located immediately in front of the building.

\*P3b. Resource Attributes: (List attributes and codes) HP.6 1-3 story commercial building

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



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

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/4/16

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

1960

\*P7. Owner and Address:

Diab Diab

18001 Ventura Blvd

Encino, CA 91316

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons. 3200  
E. Guasti Road, Ontario CA  
91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section  
106 Compliance, P-Project

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

Historical Resources  
Evaluation Report for the

West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.20 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Cocktail Bar

\*B5. Architectural Style: \_\_\_\_\_

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

The building was constructed between 1959 and 1964. Alterations appear to be minor.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

The building located at 1528 West Holt Boulevard does not appear to be eligible for listing in the National Register of Historic Places. Historical research revealed that a Mexican restaurant, La Casitas, operated from this location from the early 1970s through the early 1980s, before then, in 1965 and 1970, J.J. Conello (also spelled as Connello) was named in permits as the owner/applicant, as was the Church of Christ. More recently the building has served as Woody's Bar and Grill and is now the Firewater Bar. No associations with important events at the local, state or national level have occurred at this property, and therefore it does not appear eligible under Criterion A. Research did not reveal that the building is associated with the lives of persons significant in the past, and therefore it does not appear to be eligible under Criterion B. Though it is over fifty years of age, the building does not embody the distinctive characteristics of a style, period, type or method of construction and therefore does not appear to meet Criterion C. Further, it does not represent the work of a master or possess high artistic values. The building would not be expected to yield information important in history, so does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

\*B12. References:

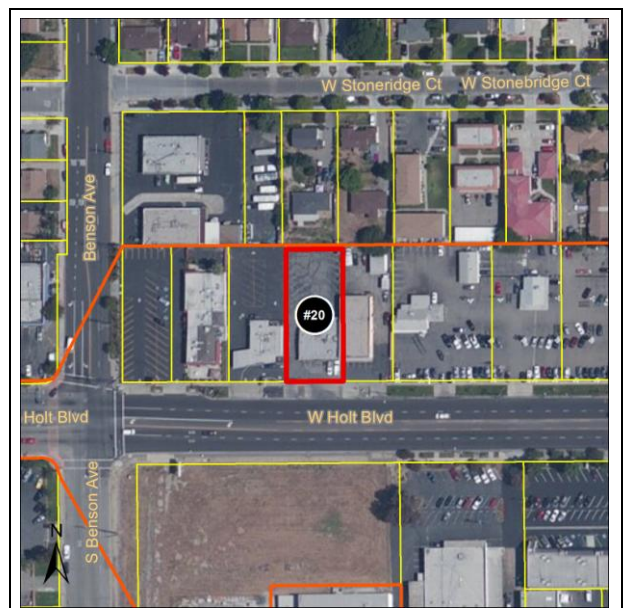
Historicaerials.com; www.zillow.com; City of Ontario permits, 1983; Parcelquest.com.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/15/2016

(This space reserved for official comments.)



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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 21

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1520 W. Holt Blvd. City Ontario Zip 91762

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

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

APN: 1010-552-11-0000

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

This one-story building has a rectangular plan and a flat roof with a short parapet wall upon which are raised lettering for a sign. The exterior walls are clad primarily with stucco. The front façade is dominated by full-width storefront windows and a double set of glass push-pull entrance doors in the center, all of which are recessed slightly. The building is flush to another building on its west elevation; the east elevation has no windows and a single door. A detached stucco garage used for storage is situated in the rear of the parcel.

\*P3b. Resource Attributes: (List attributes and codes) HP6- 1-3 story commercial building

\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North; 5/4/2016

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

1958

\*P7. Owner and Address:

Alberto Gonzales

8480 54<sup>th</sup> St.

Riverside, CA 92509

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons. 3200 E Guasti Road, Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

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

Historical Resources Evaluation Report for the

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



West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #  
 HRI#

\*Resource Name or # (Assigned by recorder) Map Reference No.21 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Furniture Store B4. Present Use: Furniture Store  
 \*B5. Architectural Style: Utilitarian  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)

A building permit for constructing a building at this address was issued in 1958 and an aerial photo from 1959 depicts the building in place; by 1964 the building had had a rear addition made as well as a new detached garage placed to the rear of the property; that structure is still on the premises. The storefront windows and doors on the front façade appear to be alterations from the original.

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

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Area  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 1520 W. Holt Boulevard does not appear to be eligible for listing in the National Register of Historic Places. The property has served a variety of business purposes since it was first established in 1958-59. The original owner was identified as George T. Harper, who established Harper's Home Furnishing; it was in business until 1970. It continues to function as a furniture store today; it is not known whether it has served other functions in between. None of these uses appear to have an association with important events at the local, state or national level, and therefore the building does not meet Criterion A. Nor is it associated with individuals who have made important contributions and therefore it does not appear to be eligible under Criterion B. The building, which has experienced some alterations, does not embody the distinctive characteristics of a style, period, type or method of construction and therefore does not appear to meet Criterion C. Further, it does not represent the work of a master or possess high artistic values. Under Criterion D the building would not be expected to yield information important in history or prehistory. (see Continuation Sheet)

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

\*B12. References:

Historicaerials.com, www.zillow.com, City of Ontario Permits; *Montclair Tribune*, March 5, 1970; Ontario City Directories, 1940, 1945, 1949, 1951

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/14/2016

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 1520 W. Holt Blvd.

Page 3 of 3

**\*B10. Significance Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 22

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 1512 W. Holt Blvd. City Ontario Zip 91762

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

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

APN: 1010-552-38-0000

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

This single story wood-frame commercial building is rectangular in plan. It has stucco siding and a front-gabled composition shingle roof. A brick chimney is located on the east elevation. A porch on the front façade is reached by a series of four steps with an open wood balustrade. Windows and doors are aluminum sliders, alterations from the original. A rear addition has been made on the east. The building is set back from the roadway behind a low-lying concrete cinder block wall which it shares with the property to the east; an asphalt surface lot takes up much the open area; the lot separates from another on the east by means of a low-lying cyclone fence.

\*P3b. Resource Attributes: (List attributes and codes) HP6- 1-3 Story Commercial Building

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



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

P5b. Description of Photo: (view, date, accession #) Facing north;  
5/4/16

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

c. 1940  
 \*P7. Owner and Address:  
Nabhan Family Trust  
PO Box 2364, Montclair CA  
91763

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons  
3200 E Guasti Road  
Ontario CA 91761

\*P9. Date Recorded:  
May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.22 \*NRHP Status Code 6Z

Page 2 of 3

- B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Residential B4. Present Use: Auto Sales Lot  
 \*B5. Architectural Style: Minimal Traditional  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The building served residential purposes from about 1940 through 1965, after which time it was apparently used as a sales office for a used car lot. Sliding doors and windows are alterations from the original as is the asphalt surface parking lot. A room was added to the rear of the building sometime between 1972 and 1980.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features: \_\_\_\_\_  
 B9a. Architect: None b. Builder: Unknown  
 \*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The parcel located at 1502 W. Holt Boulevard does not appear to be eligible for listing in the National Register of Historic Places. Research indicates the building initially functioned as a single family residence; it exhibited an architectural style best described as Minimal Traditional; the building was not used as part of an office for an auto sales lot until the mid-1960s. Photographs show orchard at this location in 1938; the 1940 Ontario city directory lists E. H. Thompson at this address (then called A Street) in 1940, 1949 and 1951; E.H. Beardsley is also identified in city directories and permits to be associated with the property in 1945-46 and 1954. In about 1965, the property was converted to a car sales lot, with Airline Auto Sales listed (See Continuation Sheet)

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

**\*B12. References:**

Historicaerials.com; City of Ontario Permits, Ontario City Directories, 1940, 1945-46, 1949, 1951, 1983

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons  
 \*Date of Evaluation: 6/15/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1512 W Holt Blvd

Page 3 of 3

### \*B10. Significance Continued:

at this address, and later, in the early 1980s, Regal Motors. Research did not reveal any associations with important events that made a significant contribution to the broad patterns of history at the local, state or national level, and therefore it does not meet Criterion A. Nor is the property associated with persons who made a significant contribution to the past, so it does not satisfy Criterion B. Under Criterion C, the property does not embody the distinctive characteristics of a style, period, type or method of construction. Further, it does not represent the work of a master or possess high artistic values. Under Criterion D the building would not be expected to yield information important in history or prehistory.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 23

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_;  of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1600 E Holt Ave. City Pomona Zip 91763

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

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

APNs: 8326-026-029-0000, 1012-011-01-0000

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

This two-story commercial retail building is constructed of reinforced concrete and is part of a larger shopping center complex, and abuts another commercial building to the west. Rectangular in plan, the building has a flat roof and features large louvered panels on its north and east exterior walls. A metal canopy eight feet wide extends from the front street-facing façade, wrapping around the east side, and partially along the other three elevations, and is supported by square concrete columns. The lower portion of the building has decorative brick facing. Two sets of double aluminum-framed automatic doors are located in the middle of the façade, with aluminum-framed plate glass windows astride and above the doors. Protection bollards have been placed in front of the entrance. At the south end of the east wall, inset plate glass windows are present; four on the first floor, and eight on the second floor. A solid double entry door is positioned to the right of the windows.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 Story Commercial Building

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

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



P5b. Description of Photo: (view, date, accession #) Facing North;  
5/4/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both 1954

\*P7. Owner and Address:

MSW Pomona LLC  
6320 Canoga Ave. #1630  
Woodland Hills, CA 91367

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: June 15,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historical Resources  
Evaluation Report for the  
West Valley Connector

Project, San Bernardino and Los Angeles Counties, California October 2016

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_ \*NRHP Status Code 6Z  
 Page 2 of 3

B1. Historic Name: Pomona Shopping Center  
 B2. Common Name: None  
 B3. Original Use: Retail Shopping Mall B4. Present Use: Retail

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 This building was originally constructed in 1954 with a Sears store as its anchor and it has since been modified over time to accommodate new tenants, including altering windows and building new exits and entrances in 1986.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Stiles Clements & Associates b. Builder: Jackson Bros.

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A

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

This building does not appear eligible for the National Register of Historic Places. The building was constructed as part of a \$2 million suburban shopping center whose anchor was a Sears, Roebuck and Co. store, and which allowed parking for up to 1,400 cars. Such shopping centers were being built throughout California in the 1950s and virtually every region that was experiencing suburban growth and which was witnessing the spread of housing tracts in the postwar period saw the concomitant emergence of retail stores designed to provide the consumer goods and merchandise to new households. These stores allowed the ease of parking and the convenience of being able to shop for a multitude of items all from the same location. However, while the building is associated with the general commercial development of the mid-1950s, and reflects part of an important aspect of a broad pattern of suburban expansion, an important event in American history, this property does not appear to be a notable example to illustrate this type of development, more so than many others in the greater Southland, and it no longer appears to serve in the capacity, unlike many others that have been better maintained elsewhere. Therefore, (See Continuation Sheet).

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

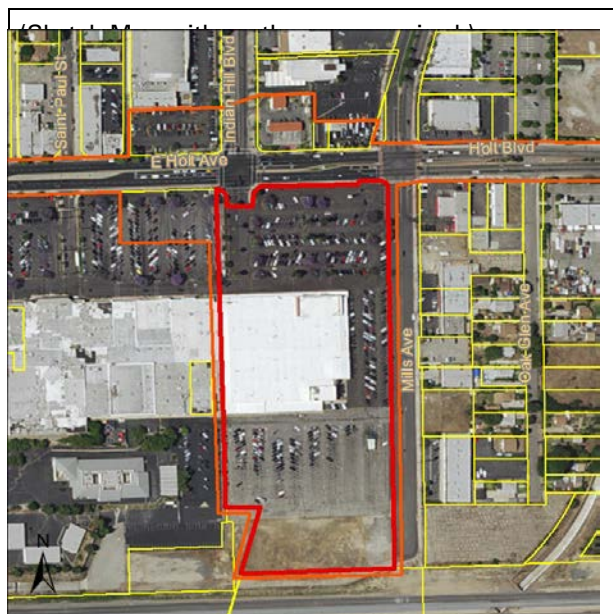
\*B12. References:  
 City of Pomona permits; Pomona City Directories, 1956, 1959, 1983; also see references in footnotes to B10.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: June 28, 2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1600 E Holt Blvd

Page 3 of 3

### \*B10. Significance Continued:

it does not appear to meet Criterion A. To be considered eligible for listing under Criterion B, the building must be associated with the lives of persons significant in our past. The property has no known direct associations with persons whose activities made demonstrable contributions to the history of Pomona. Therefore, it does not appear to meet the criteria.

Under Criteria C, the building does not appear to be significant. While the design of the Sears store was the work of the distinguished architectural firm of Stiles O. Clements, the work was handiwork of son Robert O. Clements. Stiles Clements (1883-1966) had received his degree from the Massachusetts Institute of Technology and gone on and trained at the Ecole des Beaux-Arts in Paris. He moved to Los Angeles in 1911 and joined the firm of Morgan and Walls, becoming a full partner by 1923, and eventually forming his own firm in 1937. Stiles Clements' works primarily concentrated on commercial designs, though two notable residences included the Adamson House in Malibu and work on William Randolph Hearst's "Castle." Clements designed many of Southern California's LA's prominent and iconic architectural landmarks reflecting a variety of styles, including Period Revival, Art Deco, and Streamline Moderne designs; these commissions included the Mayan Theatre, Clifton's Cafeteria, the Richfield Tower, Hollywood Turf Club, Beverly Hills High School, just to name a few.

When Stile's son Robert O. Clements (1918-1987), who received his architectural degree from USC in 1941, returned from his duties with the Marine Corps in World War II, he began working closely with his father. By 1955, Robert O. Clements had become a full partner with his father. It is difficult to judge that the Sears store and Pomona Shopping Center is among the best - or even a good representation of their design work. It appears that a much better example of their collaboration, and perhaps more of a pioneering effort, was the creation of the \$4 million Sears Valley Plaza in North Hollywood at Victory Blvd. and Laurel Canyon in 1951 and the Norwalk Square Shopping Center in 1957. In any event, by 1962 the *Los Angeles Times* reported that the firm of Stiles and Robert Clements had designed more than 100 food markets and shopping centers in Southern California, including over 30 Ralphs Supermarkets.<sup>1</sup> In reviewing the extensive literature on Stiles Clements, virtually no attention has been given to the building designed at 1600 East Holt Avenue by architectural historians and one must therefore conclude it was not deemed particularly important then or now, and its mere association with the father-son Clements does not in itself elevate its importance to such an extent that

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<sup>1</sup>*Los Angeles Times*, September 13, 1951, January 30, 1955, November 7, 1954, January 14, 1962 and January 16, 1966; *Covina Argus*, October 28, 1954; David Gebhard and Robert Winter, *Los Angeles - An Architectural Guide*, Gibbs-Smith, 1994, pp., 6; 465.; [pcad.lib.washington.edu.com](http://pcad.lib.washington.edu.com).

## CONTINUATION SHEET

Property Name: 1600 E Holt Blvd

Page 3 of 3

it is considered eligible for the National Register under Criterion C. Nor does the building appear to meet Criteria D, because it is not likely to yield any additional important information about the history that is not otherwise available through other means.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.



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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 24

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 1442 W. Holt Boulevard City Ontario Zip 91762

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

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

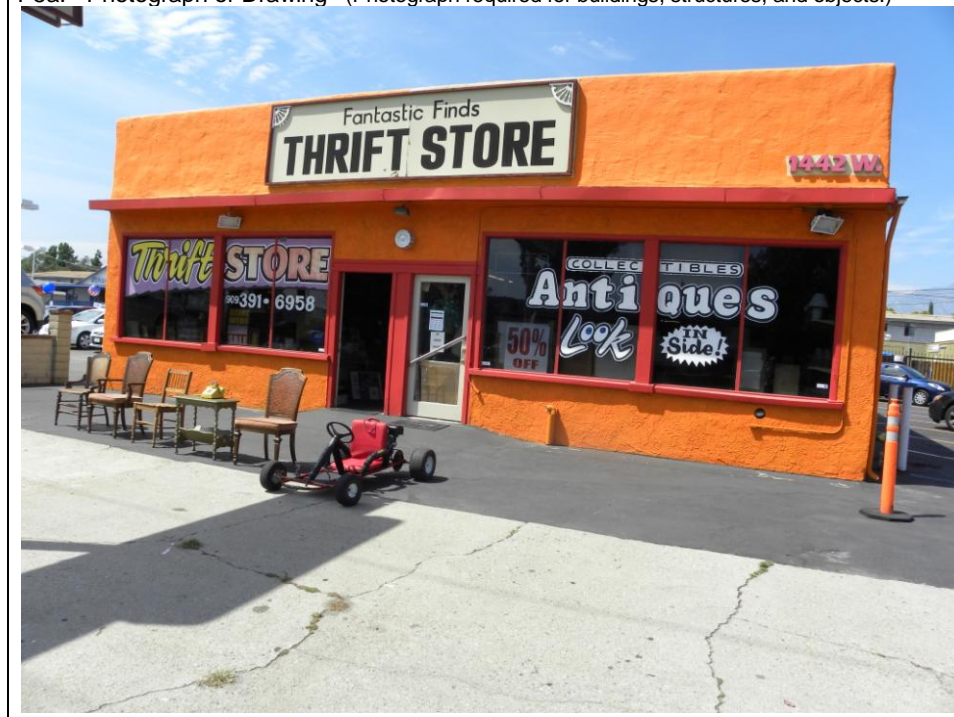
APN: 1010-552-06-0000

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

This one-story commercial building has a rectangular plan, and has a low-pitch roof with a short parapet wall and canopy. The exterior walls are clad in stucco. The primary (street-facing) façade is dominated by a double set of fixed divided storefront windows, with a stucco base beneath the windows. The entrance is by means of an adjoining set of doors with glass. There is no fenestration on the east and west elevations.

\*P3b. Resource Attributes: (List attributes and codes) Hp6- 1-3 Story Commercial Building

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



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

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/4/16

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

1945

\*P7. Owner and Address:

Inman Family Trust

6866 Mckenzie Ct.,

Mira Loma CA 91752

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons, 3200

E Guasti Road,

Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section

106 Compliance, P-Project

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

Historical Resources

Evaluation Report for the

West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.24 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Fruit Stand B4. Present Use: Thrift Store

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The building appears to have experienced few exterior changes, with the exception of the doors.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 1442 W. Holt Boulevard does not appear to be eligible for listing in the National Register of Historic Places. The property has served a variety of commercial and retail uses since it was first established. These uses have included a fruit stand (1945-48), a War Surplus Store (1949), Louie's Donut Shop (1951), Rex and Linens (1979) Techni Graphics (1983), and Roman's Auto Upholstery (1989), continuing up to the present as a thrift store. None of these would suggest there is an association with important events at the local, state or national level, and therefore it does not meet Criterion A. The building was associated with several individuals, beginning first with Samuel Lajoie in 1945, who sold fruit from the building, but none would appear to be important persons and therefore the building does not appear to be eligible under Criterion B. The property does not embody the distinctive characteristics of a style, period, type or method of construction and therefore does not appear to meet Criterion C. Further, it does not represent the work of a master or possess high artistic values. Under Criterion D the building would not be expected to yield information important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

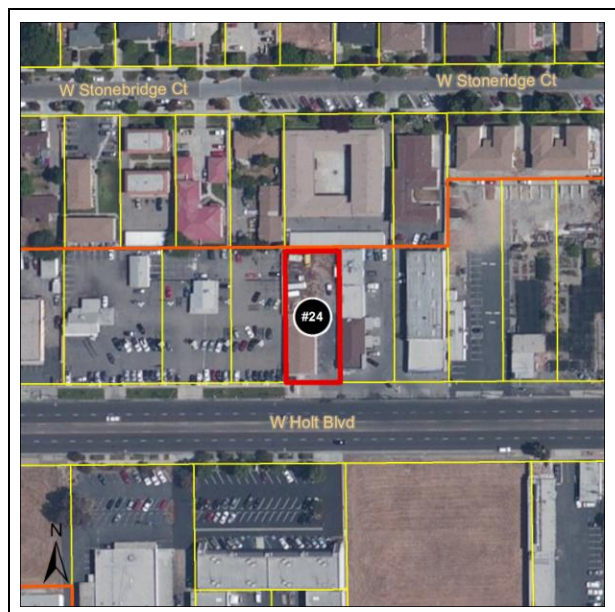
\*B12. References:  
 Historicaerials.com; Zillow.com; City of Ontario Permits; Ontario City Directories: 1940, 1945, 1949, 1951

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/14/2016

(This space reserved for official comments.)



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other  
Review Code

Reviewer

Date

Listings

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 25

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 1426 W. Holt Blvd. City Ontario Zip 91762

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

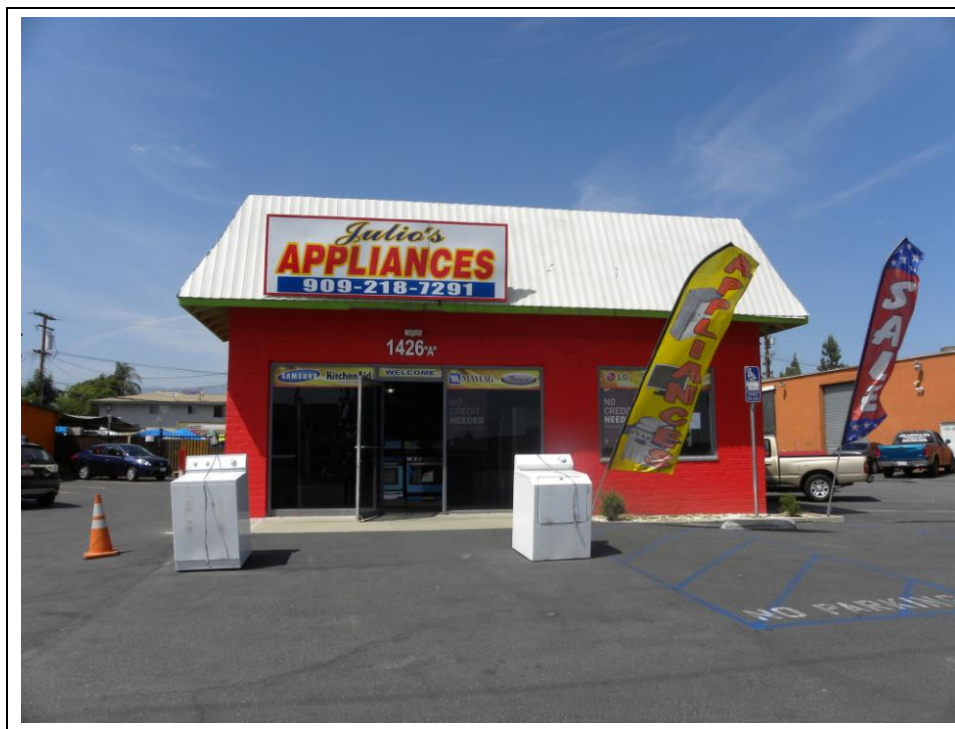
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1010-552-05-0000

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

This one-story commercial building has a rectangular plan, and is of brick masonry construction. It has a low-pitch rolled composition roof behind a metal mansard-type addition to the front façade that extends partially back. The main façade has a set of sliding glass doors and a storefront window, both of which appear to be alterations from the original. Fenestration consists of 6 double-hung windows on the east façade elevation and 3 casement windows on the west façade, along with two boarded up windows. There are two garage bays on the east. The building has been extended in the rear with two additionally linked buildings.

\*P3b. Resource Attributes: (List attributes and codes) HP6- 1-3 Story Commercial Building



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

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/4/16

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

1945

\*P7. Owner and Address:

Downey Brad TR  
974 N W Mahogany Ln.,  
Silverdale WA 98383

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Evaluation Report for the  
West Valley Connector Project, San Bernardino and Los Angeles Counties, California October  
2016

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

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

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No.25 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: A.A. Egg Farm

B2. Common Name: None

B3. Original Use: Egg processing plant B4. Present Use: Appliance store

\*B5. Architectural Style: Utilitarian

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

The parcel initially supported an egg processing plant but it was not long before other functions were carried out at the property. It is likely the garage bays were added later when the building took on automotive uses, and the sliding doors and show window on the front façade appear to be alterations from the original; the metal roof is also of more recent origin.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

The property at 1426 W. Holt Boulevard does not appear to be eligible for listing in the National Register of Historic Places. The property has served a variety of commercial uses since it was first established as the A.A. Egg Farm in 1945, but that function was short-lived. The property was identified as vacant in 1949; but by 1951 the Borden Company (Pacific Cheese Division) occupied the building. Later uses included Wayne Automotive, Lee's Brake Service, Sure Plus Saw & Tools, Grindex Tool Co, and Tri-County Rug. Just prior to its current function as an appliance store it served as a thrift store. None of these varied business functions would suggest an association with important events at the local, state or national level, and therefore it does not meet Criterion A. Research did not reveal the building to be associated with any persons who made significant contributions, and therefore the building does not appear to be eligible under Criterion B. The property does not embody the distinctive characteristics of a style, period, type or method of construction and does not represent the work of a master or possess high artistic values. Further, alterations have compromised the original integrity of the building's appearance. Therefore, it does not appear to meet Criterion C. Under Criterion D the building would not be expected to yield information important in history. (See Continuation Sheet)

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

\*B12. References:

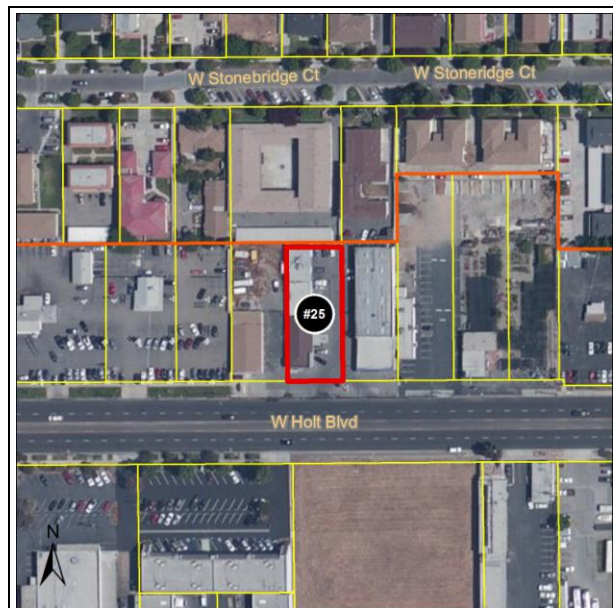
Historicaerials.com; City of Ontario Permits; Ontario City Directories, 1940, 1945, 1949, 1951, 1983

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/14/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1426 W Holt Blvd

Page 3 of 3

### **B10. Significance Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 26

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 1364 W. Holt Blvd. City Ontario Zip 91762

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

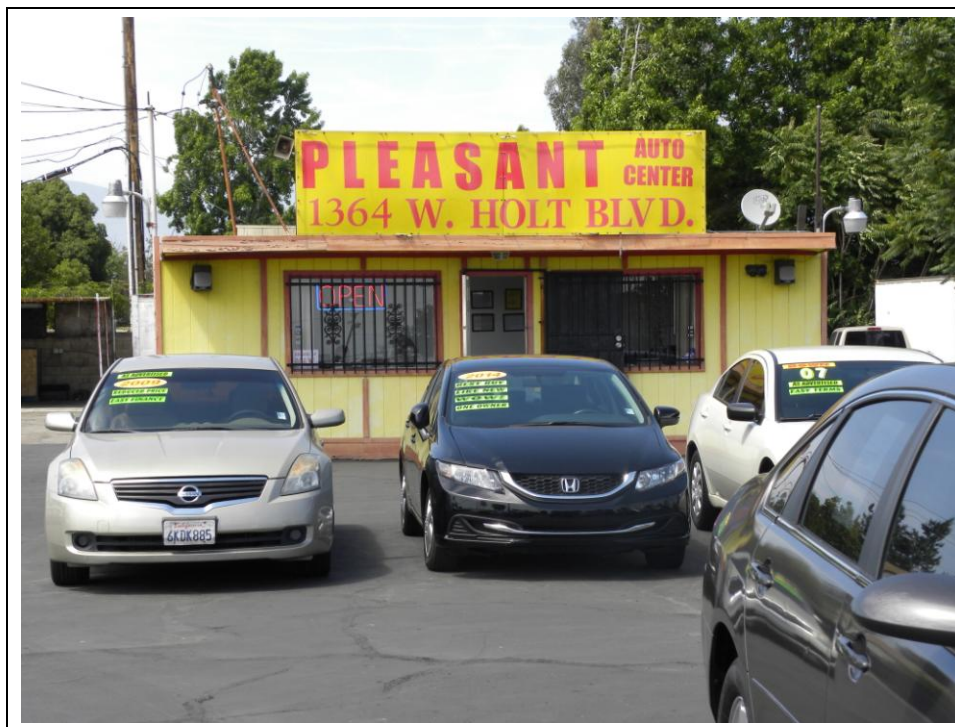
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1010-543-32-0000

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

This one-story commercial building is rectangular in plan and is clad in vertically-scored plywood siding. Eight vertical wood strips have been applied to the front façade which appear to serve decorative purposes only. The building features a flat roof upon which a large sign has been placed. The wooden entrance door is flanked by two fixed windows in front of which are metal security grilles. Light fixtures have been applied the front façade. Two attached open shed garages are located at the back (northwest end) of the lot. A spiked iron fence surrounds a portion of the property boundaries, along with a cyclone fence. The parcel has been paved for the purpose of storing autos.

\*P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 Story Commercial Building



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

P5b. Description of Photo: (view, date, accession #) Facing North; May 4, 2016

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

C. 1964

\*P7. Owner and Address:

Elizabeth Grimes Trust  
7547 Niagra Dr.  
Fontana, CA 92336

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons. 3200  
E Guasti Road, Ontario CA  
91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section  
106 Compliance

\*P11. Report Citation: (Cite survey

report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.26 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

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

Aerial photographs indicate the building was constructed between 1959 and 1964. Alterations appear to be relatively minor.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

The building at 1364 W. Holt Blvd. does not appear to be eligible for the National Register of Historic Places. Built in the early 1960s, the commercial purpose for which the building first served is not known. However, its history outlines that a steady progression of various business enterprises occupied the premises, among them and in this order from the late 1960s into the early 1980s: Logan Realty, Courtesy Mobile Homes, M&M Camping, Ontario Building Materials, and Ontario Bus Sales. None of these business ventures appear to link the building with important events that have made a significant contribution to the broad patterns of history at the local, state or national level, and therefore it does not appear eligible under Criterion A. Nor did research reveal that the building is associated with the lives of persons significant in the past, and therefore it does not appear to be (See Continuation Sheet)

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

**\*B12. References:**

Historicaerials.com; www.zillow.com; City of Ontario permits; *Pomona Progress-Bulletin*, September 14, 1969, October 3, 1970, May 7, 1971, October 20, 1973, and October 22, 1974

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/16/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1364 W Holt Blvd

Page 3 of 3

**\*B10. Significance Continued:**

eligible under National Register Criterion B. Though it is over fifty years of age, the property does not embody the distinctive characteristics of a style, period, type or method of construction and therefore does not appear to meet National Register Criterion C. Further, it does not represent the work of a master or possess high artistic values. The building would not be expected to yield information important in history, so does not meet National Register Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.



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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 27

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; B.M.

c. Address 1340 W. Holt Blvd. City Ontario Zip 91762

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

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

APN: 1010-543-12-0000

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

This industrial building is of structural steel welded frame construction. It has aluminum sides and a cement floor and is in a rectangular plan. The gable roof is comprised of heavy corrugated aluminum, upon which some lettering can be barely discerned. Sliding doors on the front façade appear to have been patched over, along with a single door added. Two casement windows on each building end have 15 lites; the window on the east elevation has been covered. An open shed extension has been added on the east; the visor is supported by five wood posts. A single-story residence of wood-frame and stucco construction is located in the rear.

\*P3b. Resource Attributes: (List attributes and codes) HP6- 1-3 Story Commercial Building

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



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

P5b. Description of Photo: (view, date, accession #) Facing north;  
5/4/16

\*P6. Date Constructed/Age and Source: X Historic  Prehistoric  
 Both  
1945

\*P7. Owner and Address:  
Earl Campio  
1340 W Holt Blvd., Ontario CA  
91762

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons. 3200  
E Guasti Road, Ontario CA  
91761

\*P9. Date Recorded:  
May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.27 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: Azteca Pottery Shop

B2. Common Name: Same

B3. Original Use: Pottery sales B4. Present Use: Vacant

\*B5. Architectural Style: Industrial

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The structure was built in 1945-46; City permits indicate a conversion into a storefront in 1953, and a demolition of a rear shed in 1954. This might be indicative of when a single family residence was added to the parcel. Changes to the corrugated metal structure include the former sliding corrugated doors, and at least one window on the east.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 1640 West Holt Blvd. (then A Street) does not appear to be eligible for the National Register of Historic Places. The property has been associated with the Earl G. Campio family since 1945-46. Earl G. Campio had the building constructed following a short stint with the Army from March to October 1945, during the final days of World War II. He had been born in the town of Prado, Riverside County in 1916, and he later lived with his uncle's family in Temescal. Of Mexican heritage, Campio opened up the Azteca Pottery Shop at this location, which was then on the state highway and could attract pass-by traffic. It showcased and sold clay and concrete artworks until closing in the 1990s. Aerial photographs appear to show the residence in the rear was a slightly later addition to the property. Earl and Grace Campio had a daughter and five sons who they raised at the property. Campio had been a successful pottery maker for 38 years when he died in 1984. By that point the business operations had been taken over by son Earl, who is listed as the owner of the property. The business continued to operate until about a decade after the senior Earl's passing, (see Continuation Sheet)

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

**\*B12. References:**

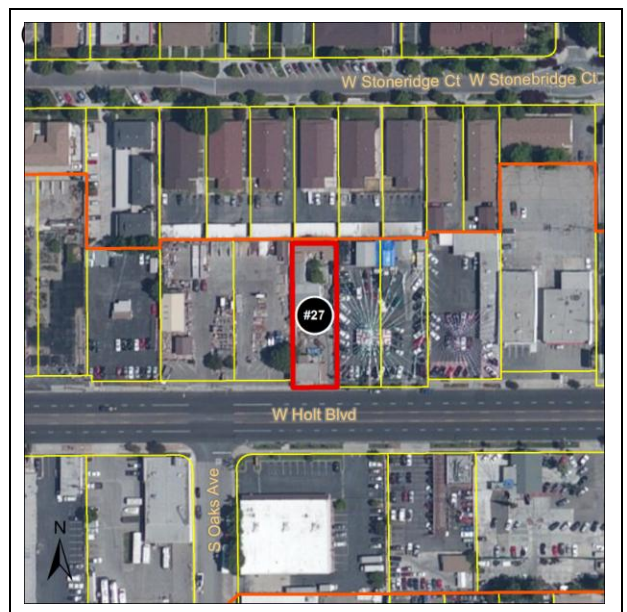
Historicaerials.com; City of Ontario Permits; Ontario City Directories, 1945-46, 1949, 1951, 1983; U.S. Federal Census, 1930, 1940; Ontario Daily Report, April 9, 1970; Inland Valley Daily Bulletin, September 13, 2007.

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/20/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1340 W Holt Blvd

Page 3 of 3

**\*B10. Significance Continued:**

but even today various pieces of clay pottery and artwork can be found on the property grounds.

The Azteca Pottery Shop was likely a familiar site along A Street/Holt Boulevard for many years, but its products do not appear to have garnered attention among the artist community, based on research conducted. The property does not appear to be linked with important events or the broad patterns of history at the local, state or national level; therefore it does not appear eligible under Criterion A. Similarly, research did not reveal that Earl G. Campio would be considered to be a significant person in our past. Therefore the property does not appear to be eligible under Criterion B.

Further, the form and detailing of the industrial building represents a type that is of common construction. In addition to its lack of architectural significance, the building exhibits a loss of integrity from its original appearance, most notably the removal of the sliding doors, and addition of the door on the front façade. The building does not represent the work of a master or possess high artistic values. Therefore, it does not appear to meet Criterion C. Finally, while in rare instances buildings can serve as important sources of information about historic construction techniques, this type of commercial construction is well documented. Therefore, the building would not be expected to yield information important in history and does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 28

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1263 W. Holt Blvd. City Ontario Zip 91762

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

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

APN: 1011-121-18-0000

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

This single story wood-frame building with stucco exterior has a flat roof with a parapet, decorative Spanish style clay tiles, and end wall caps. The windows on the street-facing façade have small tiled shed roofs over them and also on the side entry porch located on the eastern elevation. The front entry porch is recessed and two concrete piers support a cover with Spanish clay tiles. The sliding vinyl windows are replacements from the original. A low undulating wall encloses the porch area. Building additions have been made to the rear, as this building later served both residential and commercial office uses. (See Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) HP2 and HP6 Commercial Building

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



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

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/4/16

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
 C. 1930

\*P7. Owner and Address:

Pirseh LLC  
1265 W Holt Blvd.  
Ontario CA 91762

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded:

May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.28 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: W.W. Waters & Sons Nursery

B2. Common Name: None

B3. Original Use: Residential/Business office B4. Present Use: Vacant

\*B5. Architectural Style: Spanish Eclectic

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The building initially served residential purposes but was soon used as an office as well; later additions were made in the rear that increased the building footprint considerably, the first likely in 1940. Vinyl windows have been installed on the primary façade and some of the windows on the west elevation have been bordered up.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 1263 West Holt Blvd. (historically A Street) does not appear to be eligible for the National Register of Historic Places. While the 1928 City Directory indicated no building at this address, the next available one, in 1931, did -- with Delbert Kay identified as a rancher, and involved in fruit orchards. Delbert had been born in Iowa in 1867, and initially farmed there, where he met his wife Grace. The Kay's came to Ontario in 1927-28, by then both in their late 50s. They had had two sons. Grace died at the tail end of 1939, and the following year, the City issued a permit to Wallace W. Waters to add a room to the existing building; Waters and Sons Nursery had taken up the address. Wallace and Ethel Waters had come to Ontario from Oklahoma in 1921, eventually purchasing Kay's land and converting it to a nursery. They specialized in citrus fruit and nut trees, and roses. Aerial photographs depict how the extensive acreage surrounding the building devoted to orange groves shrunk over time, ceding land for the nursery until a photograph in 1959 showed the orchard had been completely removed; however, within just two decades, by 1980, (See Continuation Sheet)

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

**\*B12. References:**

Historicaerials.com; City of Ontario Permits; Upland News, May 9, 1974; Ontario Daily Report, December 17, 1977; U.S. Federal Census, 1910; Pomona and Ontario City Directories, 1928, 1931, 1934, 1938, 1940, 1946, 1949, 1951, 1983

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/20/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1263 W Holt Blvd

Page 3 of 3

**\*B10. Significance Continued:**

most of the nursery, was now gone too.

Neither of these two family-owned business ventures, first the fruit orchard owned by Kay, and then the nursery owned by Waters and Sons, exist in any form today, and the building sits alone amid car sales lots; therefore, the building's historic setting is gone. The property can no longer convey an association with important events or themes such as fruit industry that played a significant role in the history of Ontario, or California; therefore it does not appear eligible under Criterion A. Similarly, though the W.W Waters family had some prominence at the local level in conducting business of the local nursery about 40 years, research did not reveal that the nursery rose in prominence beyond a strictly local level as compared to the John Armstrong Nursery that started in Ontario in 1889, that was larger and has been operating for over 127 years, and has spread its business to over thirty locations. Thus, the Waters family does not seem to represent more than transitory figures, and the remaining building does not appear to be eligible under Criterion B.

Further, the building is a modest example of Spanish Eclectic architecture and does not represent the work of a master architect or builder. It does not embody the distinctive characteristics of a period, type or method of construction. Too, the building exhibits a loss of integrity from its original appearance, with additions in the rear, though these were likely made over fifty years ago, and most notably the placement of vinyl window sliders and a deterioration of roofing materials, Therefore, it does not appear to meet Criterion C. Finally, while in rare instances buildings can serve as important sources of information about historic construction techniques, this type of construction is well documented and therefore the building would not yield information important in history and does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 29

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 1260 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1010-543-07-0000

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

This one-story commercial building is of wood-frame construction and has a stucco exterior. It is rectangular in plan and symmetrical in design, with two large storefront picture windows with metal bands placed an equal distance from one that is inset on the street-facing facade; this gives evidence it was once a doorway. The east elevation has a set of windows and a public and private doorway into the building; there is no fenestration on the west elevation. An angled parapet shields the flat roof beyond. An asphalt driveway on the east portion of the parcel allows access to a rear parking area.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 Story Commercial Building

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



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

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/4/16

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1946

\*P7. Owner and Address:  
Rose-In-Bloom Inc  
452 Begonia Ave., Corona Del Mar CA 92625

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Evaluation Report for the

West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

State of California & The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.29 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Vacant

\*B5. Architectural Style: \_\_\_\_\_

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

Aerial photographs indicate a building was on the site by 1946; however, the appearance of the building looks to be more contemporary. The current building at this address may date to 1980 when architectural plans were submitted for a restaurant to be placed at this address.

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

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

The building located at 1108 W. Holt Blvd. does not appear to be eligible for the National Register of Historic Places. The original building on the site was constructed in c. 1945-46 but it appears to have been extensively remodeled or even a new building erected. In the early 1950s it served as a mattress shop. In 1980 a permit was issued for a Chinese restaurant. More recently, the building served as thrift store. No information was found for the property during the course of research to support an argument for a direct link with important events at the local, state or national level. Therefore, it does not appear to be eligible under Criterion A. None of the past building occupants were found to be important in history, so it does not appear to be eligible under Criterion B. The building does not appear to be architecturally meritorious, and it does not appear to represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder, and therefore it does not meet Criterion C. Given its age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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

**\*B12. References:**

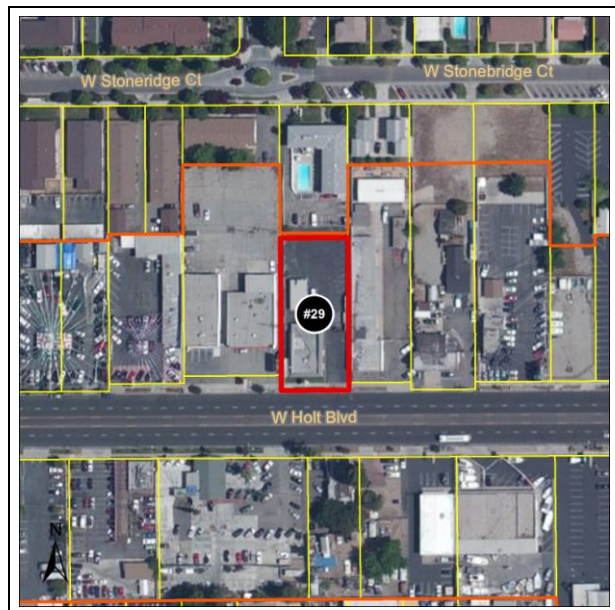
Historicaerials.com; www.zillow.com; City of Ontario permits; Ontario City Directories 1951, 1983

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/21/2016

(This space reserved for official comments.)





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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 30

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 1240 W. Holt Blvd. City Ontario Zip 91762

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

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

APN: 1010-543-04-0000

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

This property contains two buildings; in front a one-story utilitarian commercial building is of wood-frame construction and stucco exterior and is in an irregular plan, likely due to expansions. The façade closest to the street appears to be a newer portion; it has a single pane window above which is a clerestory window addition, and a similar window is located on the east facing wall segment. It has a combination wood and glass entrance door set at an angle to the rest of the building. It appears to have a combination flat roof and gable portion, with a shed extension. The detached wood-frame building in the rear (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 Story Commercial Building

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

P5b. Description of Photo: (view, date, accession #) Facing North; May 4, 2016

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

1945-46

\*P7. Owner and Address:

N L Lux Enterprises INC  
2444 Hannum Circle, Corona  
CA 92882

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources  
Evaluation Report for the  
West Valley Connector



Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.30 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 A city permit and aerial photographs indicate the first building was constructed in 1945; a second building was on the site as early as 1949. It has been extensively remodeled to include new doors and windows and looks like a more contemporary building. The permit was issued to allow raising the height of one of the two buildings in 1957.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The buildings located at 1140 W. Holt Blvd. do not appear to be eligible for the National Register of Historic Places. The first building was constructed in c. 1945 as a combination store and residence for S.S. Cardwell, but that was apparently short-lived. A.A. McCurdy, plumber, occupied the premises by the late 1940s and for many years at least until the early 1980s; the rear building was identified to be briefly associated with R.A. McCurdy. Its history as a car lot is of relatively short duration, and apparently only after 2005. No information was found for the property during the course of historical research to indicate a direct association with important events in Ontario, the state or nation, and therefore it does not appear eligible under Criterion A. None of the past property owners or occupants were found to be important in history so the property does not appear to be eligible under Criterion B. Neither of the two buildings on the parcel appear to be architecturally meritorious even if we were to dismiss the alterations, and nor do they appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction. (See Continuation Sheet)

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

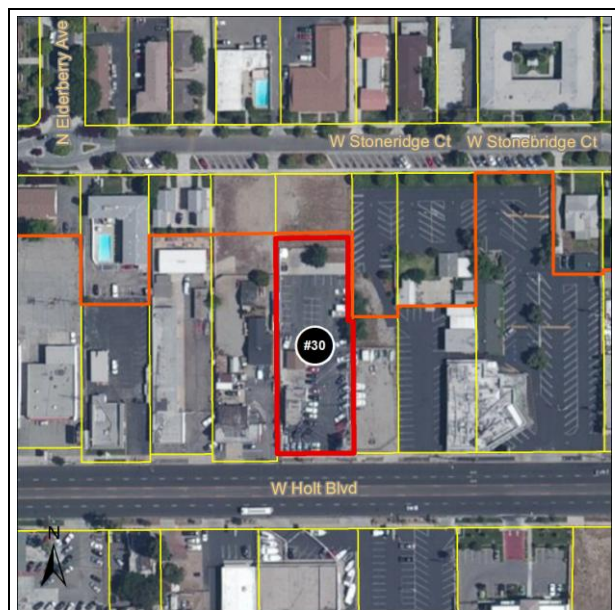
\*B12. References:  
 Historicaerials.com; www.zillow.com; City of Ontario permits; Ontario City Directories, 1949, 1951, 1983

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 6/21/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1240 W Holt Blvd

Page 3 of 3

**\*P3a. Description Continued:**

appears to be the older one and is rectangular in plan with a gable roof. The two buildings are surrounded by an asphalt surface parking lot. An iron fence is situated between the property and the public sidewalk.

**\*B10. Significance Continued:**

They have not been identified as representing the work of a master architect or builder, and therefore they do not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 5S3**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 7 \*Resource Name or #: (Assigned by recorder) Map Reference No. 31

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1206 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1010-543-01-0000; 1010-543-02-0000

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

The one-story wood-frame commercial building is in an asymmetrical plan due to a series of physical expansions since it was first constructed. Exterior siding includes a combination of brick veneer, vertical boards and stucco siding. The south and a portion of the east elevation has a shed extension beyond the roof which is supported by a series of evenly spaced metal support I-beams which jut out at an angle from a square brick base. The roof is flat; the mechanical equipment sitting atop it screened from the south with an (see Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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

P5b. Description of Photo: (view, date, accession #) Facing Northwest; May 25, 2016



\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1945

\*P7. Owner and Address:

Frank J Cuccia  
1206 W Holt Boulevard  
Ontario, CA 91762

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons, 3200  
E Guasti Road, Ontario, CA  
91761

\*P9. Date Recorded: 5/25/16

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources  
Evaluation Report for the  
West Valley Connector  
Project, San Bernardino and  
Los Angeles Counties,  
California December 2017

\*Attachments:  NONE  Location

Map  Continuation Sheet  X

Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 31 \*NRHP Status Code 3S

Page 2 of 7

B1. Historic Name: Vince's Spaghetti

B2. Common Name: Same

B3. Original Use: Restaurant B4. Present Use: Restaurant

\*B5. Architectural Style: \_\_\_\_\_

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

The original building started as an open air produce stand in 1945 to which stools were attached to one portion to serve food. It went through a 20' x 30' expansion within a year and had been expanded three times by 1950. Records indicate additional expansions in subsequent years, including 1967, the last, in which the dining area nearly doubled. As a result, the building footprint took on a slightly irregular shape over time.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

The building complex located at 1206 W. Holt Boulevard, Ontario, which houses Vince's Spaghetti, traces its origins back to 1945 when Frank and Rosa Cuccia moved to this location, then considered a semi-rural location and opened, near their new home, an open air produce stand. One portion was set aside and fitted with 9 sitting stools. For those who travelled between Los Angeles and Palm Springs on the state highway/U.S. 99, which A Street (now Holt Boulevard) doubled up as in this era, the Cuccia's roadside stand offered glasses of orange juice, French dip and Italian sausage sandwiches, jars of olives, bags of oranges and other locally grown fruits. Spaghetti dinners were also offered to take home. Soon, however, according to Cuccia family members interviewed over the years by local reporters, the popularity of the authentic Italian food overwhelmed the small open-air stand and physical expansions of the building were almost immediately deemed (see Continuation Sheet)

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

\*B12. References:

See footnotes in Section B10.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 12/7/17

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1206 W Holt Blvd

Page 3 of 7

**\*P3a. Description Continued:**

extensive stretch of vertical plywood. There are a mix of several large fixed windows on the east and south elevations, there is no fenestration on the west and south elevations; the main glass door entry is directed away from Holt Blvd; some of the rear doors appear to have been filled in. A distinctive mid-1950s era marquee pole sign with a curving directional arrow, reading "Vince's Spaghetti," is positioned near the edge of the property facing traffic. The building complex is surrounded by a large asphalt parking lot.

**B10. Significance Continued:**

necessary.<sup>1</sup>

Frank Cuccia was born in Palermo, Sicily, in 1872, and it was there he served as a postman in his early adult life. Following in the footsteps of friends, he emigrated to the United States in 1899. Frank persuaded another Palermo native with whom he had courted, Rose Pizzuto, to come to Kenner, Louisiana, with whom he married there in 1900. Shortly thereafter, the couple moved to Chicago, where they lived and eventually raised three sons (Vincent, George, and John) and five daughters (Mary, Frances, Georgene, Genevieve, and Josephine). Frank is identified as a teamster (one who drives horses) in early census records; when interviewed Rose said she had been a dressmaker and hairdresser. The family told reporters they sought to exchange the harsh Chicago winters for the Mediterranean-like climate of California. The patriarch, Frank Cuccia, at age 72, brought his entire family out west, first briefly to Sacramento, and then permanently to settle on a 4-acre parcel in Ontario which fronted A Street/U.S. Highway 99 (now Holt Boulevard).<sup>2</sup>

Shortly after opening a roadside food stand on their property near the highway in 1945, the Cuccia's business excelled beyond all expectations. Perhaps with both the Great Depression and World War II behind them, the pent-up desire by Americans to hit the road once again benefitted the new enterprise. In any event, with Frank offering himself as waiter, and with Rose at the stove, the three sons were given responsibility for running the nascent restaurant business, according to family accounts. A permit was obtained in June 1946, to build a 20' x 30' addition and on the one-year anniversary of their opening, an advertisement in the *Ontario Daily Report* reported, "12 more tables in our new addition! No more waiting." Local newspaper ads by 1947 simply billed the roadside eatery as "Vince's" - with the "best spaghetti in the West" and "cooked real Italian home style");

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<sup>1</sup> *Ontario Daily Report*, September 17, 1970; *Inland Valley Daily Bulletin*, September 1, 2015.

<sup>2</sup> U.S. Federal Census for 1920 for Frank Cuccia; World War I Draft Registration Card for Frank Cuccia, 1917; *San Bernardino County Sun*, January 3, 1965, January 10, 1968.

## CONTINUATION SHEET

Property Name: 1206 W Holt Blvd

Page 4 of 7

### B10. Significance Continued:

the ads listed toasted garlic and cheese bread and French dip sandwiches as menu item highlights. By 1950, within only a five-year span of its debut, the establishment had already expanded three times and it could boast a 200-seat capacity dining room. Permits were also obtained for expanding the kitchen and the general waiting area, not an unimportant consideration given the large parties that expected to find seating. With at least one more physical expansion in 1967, the restaurant could accommodate 400 people.<sup>3</sup> It is believed the prominent pole sign featuring the words, "Vince's Spaghetti" looped by an arrow directing motorists into the driveway, with a marquee for messages, dates to the mid-1950s. It appears the restaurant established its reputation by serving home-style Italian meals, lots of it at a reasonable price, in a family friendly, unpretentious atmosphere.

Originally, and at least through Frank and Rose Cuccia's lifetimes, a large house located elsewhere on the four-acre property served as the Cuccia family home. They stay involved in the family restaurant for many years; the couple celebrated their 68<sup>th</sup> wedding anniversary before Rose passed away at the age of 89 in 1968; Frank died at age 100 in 1972.<sup>4</sup>

Beginning in the early 1970s, as the restaurant operations were beginning to transition from the second to third generations of Cuccia's, the family looked to expand beyond their original Ontario location. They opened "Vince's" in Torrance in 1973, and later established restaurants in several other Southern California cities which, like their restaurant in Torrance, have since closed their doors: Ventura, Redlands, and Glendora. Today, in addition to Ontario, there are family-owned Vince's restaurants in Rancho Cucamonga and Temecula.<sup>5</sup>

Despite the various physical expansions of the building, with sections being added and retrofitted to fit the needs of the restaurant, the building today reflects a design from primarily the 1950s-1960s era of commercial architecture, Mid-Century Modern. This is represented by a variety of window patterns, mix use of materials, such as brick in one area and stucco in another, angled I beams for a roof extension, and an irregular floor plan.

Vince's Restaurant, located at 1206 W. Holt Boulevard, Ontario, appears to be eligible for listing in the National Register of Historic Places at the local level under Criteria A and C, with a period of significance of 1945-1967. Its

<sup>3</sup> Ontario City Directory for 1945-46; 1948-49; Ontario City Building Permits for June 3, 1946, March 6, 1956, April 26, 1965; *Covina Argus*, February 28; March 28, 1947, September 1, 1950; *San Bernardino County Sun*, September 22, 1967. Signs on the premises currently identify the seating capacity as 425.

<sup>4</sup> *San Bernardino County Sun*, January 10, 1968; *Pomona Progress Bulletin*, May 23, 1968, November 8, 1972.

<sup>5</sup> *Long Beach Independent Press-Telegram*, July 27, 1973; *Inland Valley Daily Bulletin*, September 1, 2015.

## CONTINUATION SHEET

Property Name: 1206 W Holt Blvd

Page 7 of 7

### **B10. Significance Continued:**

period of significance encompasses the building's initial construction through its last major expansion.

Under Criterion A, it is a property associated with the significant theme of a roadside-serving business during a time when Holt Boulevard was also U.S. 99; it has had a continuous presence in the community and has been under the same family ownership at this location since 1945. No other restaurant establishment along this stretch of roadway can make this claim. Information obtained about persons associated with the property during research failed to document any individual whose accomplishments have been judged to meet the standards for the property to be considered eligible under Criterion B.

Under Criterion C, the building possesses the significant characteristics of a type and period and appears eligible under Criterion C as a good example of Mid-Century Modern style executed in a commercial building. Typical features of Mid-Century Modern buildings include use of simple, geometric shapes with an emphasis on their exposed structural systems, often of steel or wood post-and-beam. Glass is used extensively, frequently in long bands of floor-to-ceiling windows. Typically, there is no detailing or applied ornamentation on exterior surfaces and roofs are flat with wide, overhanging eaves. This building exemplifies the style, with its character-defining flat roof with overhanging canopy, steel I beam supports and the mixed use of building materials. In addition, the building's low one-story entry, and the fenestration pattern and dominance of large windows, together unite the façade, and combine to emphasize the horizontality of the building which, when paired with its original 1950s roadside sign, are a hallmark and reflection of the Mid-Century Modern design aesthetic. Although the building expanded, the modifications were directly related to its growth and function as a restaurant; moreover, the changes all occurred more than 50 years in the past, the most recent in 1967, and therefore have acquired historic significance on their own. The property retains integrity of location, design, setting, materials, feeling and association.

The historic property boundary should be considered the legal parcel boundaries of APN: 1010-543-01-0000 and 1010-543-02-0000 (as shown); the restaurant, parking lot and neon sign are contributing features. A smaller parcel behind the restaurant with surface parking used for overflow is also considered part of the historic property.



## CONTINUATION SHEET

Property Name: 1206 W Holt Blvd

Page 7 of 7

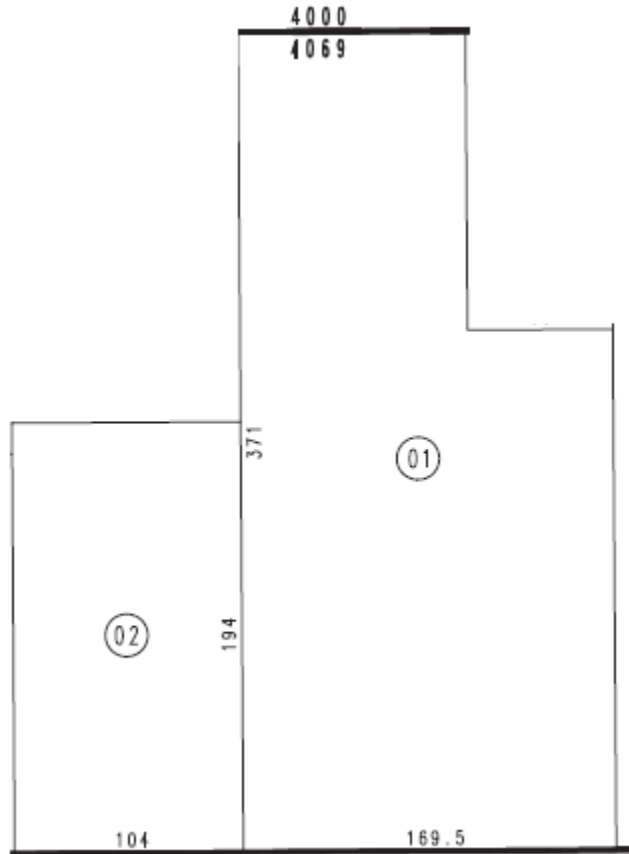


Vince's Spaghetti, 1206 West Holt Boulevard, circa 1950.

# CONTINUATION SHEET

Property Name: 1206 W Holt Blvd

Page 7 of 7



Parcel map for Property at 1206 W. Holt Boulevard, Ontario

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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 32

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 1150 W. Holt Blvd. City Ontario Zip 91761

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

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

APN: 1010 -522-13-0000

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

This one-story wood-frame commercial building has a stucco exterior. It has a flat roof with a low parapet. Though the building has a rectangular plan, it has an asymmetrical façade with two large metal-framed fixed windows with metal coping located right of the slightly recessed entry, a glass frame push-pull door with clerestory above, reached via two concrete steps. The walls leading to the entry are curvilinear, and the door is surrounded two rows of decorative textured glass/tiles. Neither the east or west elevations has any fenestration. A small area of asphalt in front of the building is allotted for vehicle parking spaces.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 Story Commercial Building

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



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

P5b. Description of Photo: (view, date, accession #) Facing North; May 4, 2016

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

C. 1950

\*P7. Owner and Address:  
John M. Culhane, Tr  
10676 Singletree Tr  
Dewey, AZ 86327

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources  
Evaluation Report for the  
West Valley Connector

Project, San Bernardino and Los Angeles Counties, California October 2016

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No.32 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None  
B2. Common Name: None  
B3. Original Use: lamps and shades shop B4. Present Use: real estate office

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
The windows may be not be original but otherwise there appear to be no substantive alterations.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 1150 W. Holt Boulevard does not appear to be eligible for listing in the National Register of Historic Places. Research indicates the building is not specifically associated with any known events at the local, state or national level, or is associated with important persons from the past. Therefore it does not appear eligible for National Register Criteria A or B. It opened in c. 1950 and initially served as a lamp and shade retail shop; a start-up cosmetic business started in the rear ("Ar-Jay Labtys") at the same time (this later became a separate address, 1152). Although it retains its integrity as a mid-twentieth century commercial building, it does not represent the work of a master, or possess high artistic values. For these reasons, it does not appear to meet Criterion C. The building does not have the potential to provide information important to history, so does not meet National Register Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

**\*B12. References:**

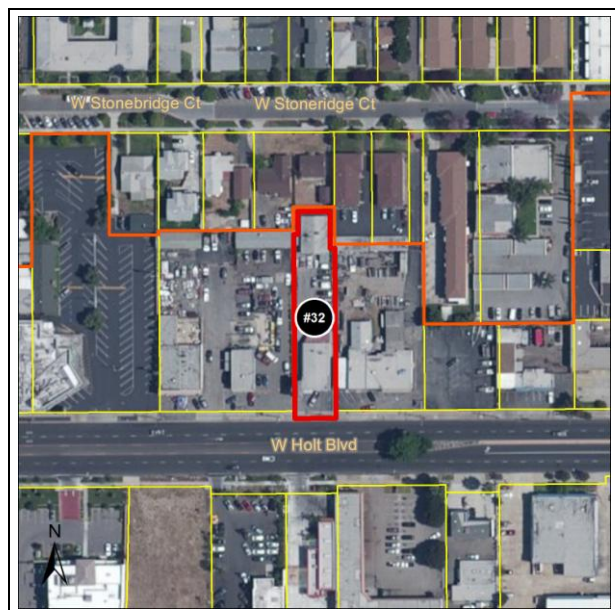
Historicaerials.com; City of Ontario Permits;  
Ontario City Directories, 1949, 1951, 1983;  
Parcelquest.com

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/20/2016

(This space reserved for official comments.)



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 33

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; B.M.

c. Address 1136-1142 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1010-522-06-0000

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

This property was developed in the latter 1950s as a commercial strip; originally two of the buildings were constructed in c. 1946 as detached before later being joined together and forming a contiguous group. The property is comprised of single-story rectangular buildings surrounded by an asphalt parking lot. Exterior walls appear to be of concrete block and stucco construction. The parapet, projecting beyond a flat roof, creates a place for signage and a flat full-width canopy allows for a protected walkway beneath and shade for the storefronts. The large storefront windows and inset doors are framed in aluminum; windows are plate glass.

\*P3b. Resource Attributes: (List attributes and codes) HP6- 1-3 Story Commercial Building

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



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

P5b. Description of Photo: (view, date, accession #) Facing North; May 4, 2016

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

c. 1946; c. mid-1950s

\*P7. Owner and Address:

Corradi Fam REV TR

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz, Parsons. 3200 E Guasti Road, Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties,

California October 2016

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

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

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

State of California & The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.33 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Aerial photographs indicate the buildings series was constructed between 1946 and 1959, originally detached and later in-filled. Alterations appear to be relatively minor.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The linked buildings located at 1134 W. Holt Blvd. do not appear to be eligible for the National Register of Historic Places. With two individually built between the mid 1940s and all linked by 1959, no information was found for the property during the course of historical research to support a positive statement of significance for a direct association with important events in Ontario, the state or national history and therefore it does not appear eligible under Criterion A. None of the past property owners or building occupants were found to be important in history so it does not appear to be eligible under Criterion B. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder, and therefore it does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

\*B12. References:  
 Historicaerials.com; www.zillow.com; City of Ontario permits

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/21/2016

(This space reserved for official comments.)



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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 34

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 1108 W. Holt Blvd. City Ontario Zip 91762

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

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

APN: 1010-522-11-0000

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

This one-story commercial building is rectangular in plan and is clad in stucco. The flat roof is located behind a small ribbed parapet. On the western portion of the front façade are two automobile service bays; on the eastern portion of the building, offices. The primary façade has three storefront fixed pane windows and two glass doors in-between; a permanent visor extends from a series of diagonal poles to shade the windows and doors.

\*P3b. Resource Attributes: (List attributes and codes) HP6- 1-3 Story Commercial Building

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

P5b. Description of Photo: (view, date, accession #) Facing North; May 19, 2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
 c. 1947

\*P7. Owner and Address: Gomez Rodolfo,  
1108 W. Holt Boulevard,  
Ontario, CA 91762

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

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



Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.34 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

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

Aerial photographs indicate the building was constructed between 1946 and 1948; because automotive uses to the building came later in time, presumably the garage bays were a later addition.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building located at 1108 W. Holt Blvd. does not appear to be eligible for the National Register of Historic Places. The building was constructed in c. 1947 and its first occupant was Cameo Pottery. But it was later converted to auto uses, and garage bays were added; these latter functions have been associated with the building for at least five decades and include Auto Concepts, Don's Tires and Cycle Sales, and Ontario Tires and Wheels. No information was found for the property during the course of historical research to support a positive statement of significance for a direct association with important events in Ontario, the state or national history and therefore it does not appear eligible under Criterion A. None of the past property owners or building occupants were found to be important in history so it does not appear to be eligible under Criterion B. The building does not appear to be architecturally meritorious, and nor does it appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Therefore, it does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D. (See Continuation Sheet)

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

\*B12. References:

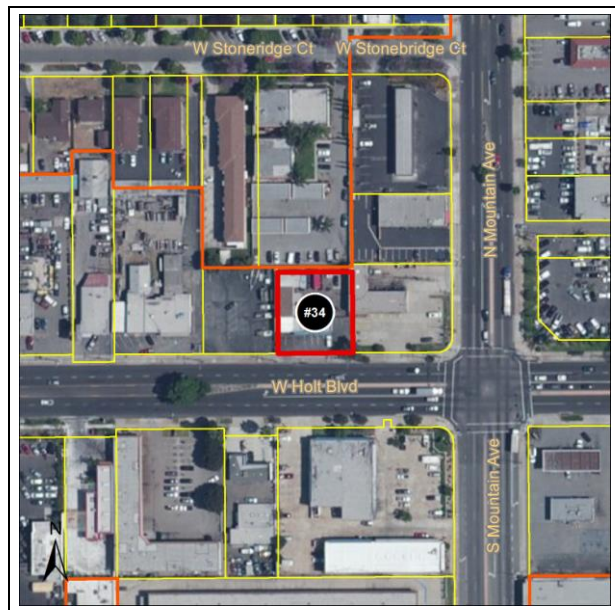
Historicaerials.com; www.zillow.com; City of Ontario permits; Ontario City Directories, 1948, 1983

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/21/2016

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 1108 W Holt Blvd

Page 3 of 3

**\*B10. Significance Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 35

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1050 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1010-502-08-0000

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

This property contains one-story commercial building of poured concrete was constructed in 1964. It is in a rectangular plan and features large expanse of window glass on three sides. The roof is flat with wide eave overhang. There are a set of three doors on the eastern façade, and a set of two doors on the west. Attached to a portion of the east elevation is a canopy leading to a concrete island. A concrete path has been placed along the south and west elevations. A second rectangular structure of a linear nature, composed of reinforced concrete and steel, with multiple mechanics garage bays is located behind the showroom in the rear.

\*P3b. Resource Attributes: (List attributes and codes) HP.6- 1-3 story commercial building

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



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing West; May 18, 2016

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

1964

\*P7. Owner and Address:

Jauregui Guadalupe  
1050 W Holt Blvd, Ontario CA  
91762

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Gustai Road,  
Ontario

\*P9. Date Recorded: 6/28/2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 35 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Commercial B4. Present Use: Commercial  
 \*B5. Architectural Style: \_\_\_\_\_  
 \*B6. Construction History: (Construction date, alterations, and date of alterations) \_\_\_\_\_

These two buildings do not appear to be greatly altered from their original appearance, other than the addition of a large illuminated sign in 2014 and a placement of a concrete fountain in front of the south façade.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Area  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The buildings located at 1050 W. Holt Blvd. do not appear to be eligible for the National Register of Historic Places. The buildings appear to have always served (albeit under different owners) automobile-related functions, with a dealership showroom and accompanying automobile services. The property initially specialized in the sales of Ford Mercury and Lincolns, later Buicks, and today imported autos of all models. Under Criterion A, research did not reveal that the building is specifically associated with events that have made a significant contribution to the broad patterns of history at the local, state or national level; therefore, it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in local history, and it therefore does not appear to be eligible under Criterion B. The two buildings are common examples of auto-related commercial structures and do not appear to be architecturally meritorious, to adequately represent or embody the distinctive characteristics of a period, style or method of construction, or represent the work of a master; therefore 1050 W. Holt Blvd. does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D. (See Continuation Sheet)

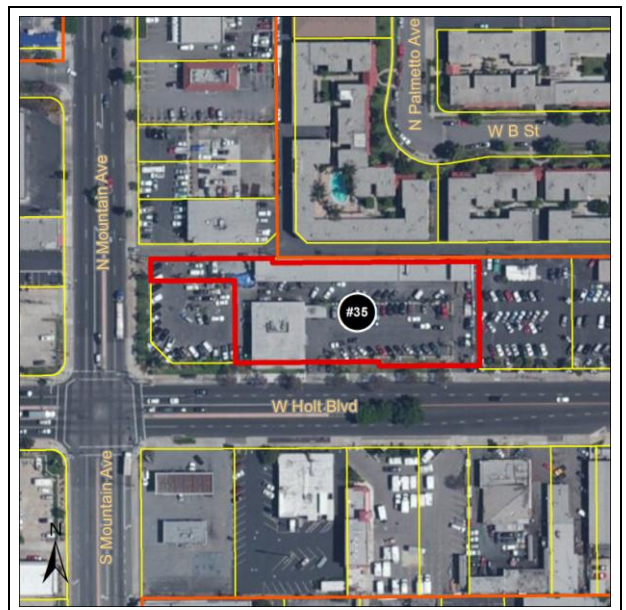
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 Historicaerials.com; Ontario Building Permits;  
 Parcelquest.com

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Greg King, Parsons  
 \*Date of Evaluation: June 28, 2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1050 W Holt Blvd

Page 3 of 3

**\*B10. Significance Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 36

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1020 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1010-502-07-0000

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

This parcel contains two one-story utilitarian buildings located on an asphalt surface lot: a sales office and a former garage. The sales office, a wood-frame building in a rectangular plan, is set on a concrete foundation with a partial raised porch. The roof is flat in front of which on the south façade and supported by six columns is a sign that extends the building length. Windows are of the fixed type; doors are both sliding glass and wood types, some with security grilles. A rectangular concrete garage building with one door and no windows is located in the northeast corner of the lot and fixed to which is a simple open air carport.

\*P3b. Resource Attributes: (List attributes and codes) HP.6 1-3 Story Commercial Building

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



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

P5b. Description of Photo: (view, date, accession #) Facing North; June 28, 2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1963

\*P7. Owner and Address:  
Jaber Ayad  
2197 Saratoga Lane Glendora  
CA 91741

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons  
3200 E Guasti Road, Ontario  
CA 91761

\*P9. Date Recorded: June 28, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.36 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: A & K Auto Sales

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

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

The sales building appears to have undergone minimal modifications since its construction in 1963. A permit suggests a garage was built in 1969 but if so, it has since been enclosed.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

The parcel located at 1050 W. Holt Blvd. does not appear to be eligible for the National Register of Historic Places. The property appears from the beginning to have always served (under various owners) automobile sales related purposes. Initially it was a dealership for Casselman's Dodge; within a few years it had become a Stoy Duncan Dodge car dealership. Later businesses included Fiesta Motors and currently, A & K Auto Sales. Under Criterion A, research did not reveal that the building is specifically associated with events that have made a significant contribution to the broad patterns of history at the local, state or national level; therefore, it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in the past, and it therefore does not appear to be eligible under Criterion B. The property is an example of an auto sales property of which there are numerous in the region; nor does it appear to be architecturally meritorious, to adequately represent or embody the distinctive characteristics of a period, style or method of construction, or represent the work of a master; therefore 1050 W. Holt Blvd. does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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

\*B12. References:

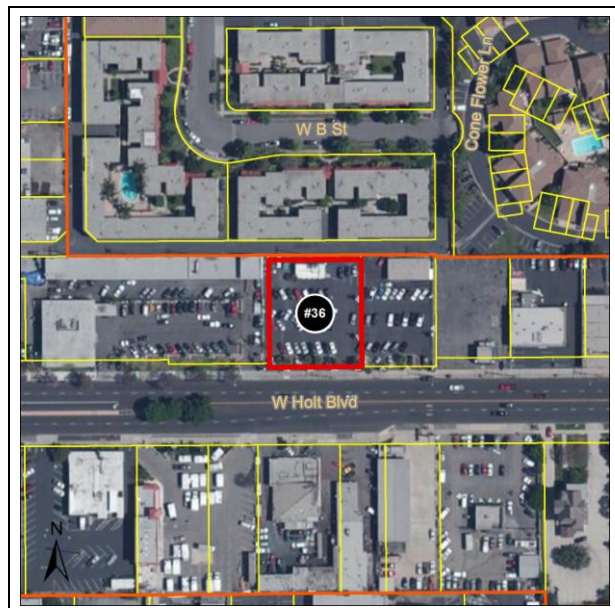
City of Ontario building permits; Ontario City Directories, 1983

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 7/8/16

(This space reserved for official comments.)



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No.37

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1021 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1011-132-10-0000

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

This parcel contains a building with both one- and two-story split-level elements, as well as a detached garage. The building is of wood-frame and stucco construction. The back portion is original to 1957, and features a flat shed-roof form with wide eave overhangs on the west elevation and large picture windows on the north and west. An element was added to the north elevation after 1966, a one-story rectangular portion featuring a flat roof in front of which is a concrete cap supported by brick piers upon which signage has been placed. It includes four show windows on the north façade and inset entry ways (see Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP. 6 1-3 Story Commercial Building

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



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North; June 28, 2016

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

Both

1957

\*P7. Owner and Address:

Fernando Family Trust  
1419 Strozier Ave. South El Monte, CA 91733

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons. 3200 E Guasti Road, Ontario CA 91761

\*P9. Date Recorded:

June 28, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No.37 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: Subsaro's Steakhouse

B2. Common Name: Brothers Auto Parts

B3. Original Use: Restaurant B4. Present Use: Auto Supply and Mechanics

\*B5. Architectural Style: \_\_\_\_\_

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

This building has been greatly altered from its original construction in 1957; historic aerials indicate a sizable addition was placed in front of the original 2-story portion between 1966 and 1980. In addition, the detached garage in the rear was added after 1980.

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

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

The property located at 1021 W. Holt Blvd. does not appear to be eligible for the National Register of Historic Places. The building first housed "Subsaro's Steakhouse," which received a building permit from the City in 1957 (opened in 1958) and operated for at least 25 years. Andrew (Andy) Subsaro, a native of Pittsburgh, PA, was born in 1914 of emigrant parents from Eastern Europe. A World War II veteran (U.S. Air Force), he moved with his wife, Elizabeth (Betty), also a Pittsburgh native, to Ontario in 1955. Subsaro's Steakhouse in Ontario frequently advertised its menu in local newspapers. Entertainment in the form of musical singing acts and dancing were also often cited. In later years, in the early 1970s, Andy Subsaro opened two more restaurants with his last name featured prominently: "Subsaro's Italian Garden" in Montclair and "Subsaro's Restaurant" in San Dimas. When the restaurateur died in 1986, it appears all three soon thereafter closed. (see Continuation Sheet)

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

**\*B12. References:**

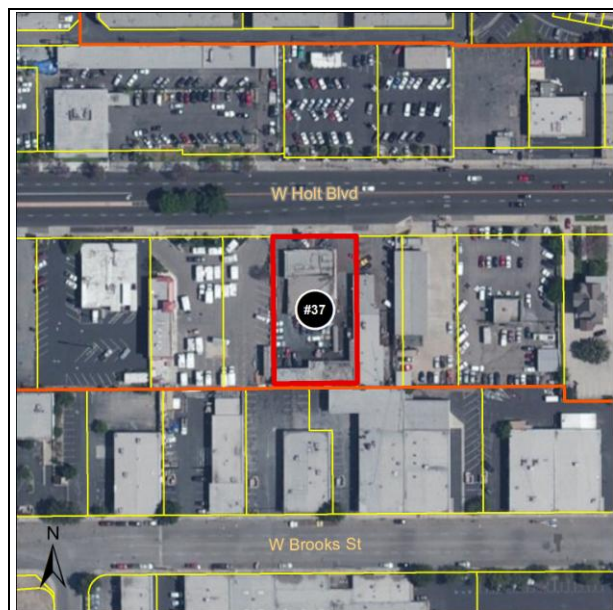
City of Ontario Building Permits; Ontario City Directory, 1983; *Montclair Tribune*, January 21, 1971, February 27, 1975; *San Bernardino County Sun*, December 31, 1957; *Pomona Progress Bulletin*, July 29, 1971, February 22, 1973, November 17, 1974, June 9, 1976. [Historicaerials.com](http://Historicaerials.com), 1959-2015.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 7/8/16

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 1021 W Holt Blvd

Page 3 of 3

### **P3a. Physical Description Continued:**

on both the east and west portions. A brick-capped concrete planter box has been affixed to both the north and west elevations. In the rear of the parcel is a linear multi-bay one-story garage of reinforced concrete construction; this building was constructed after 1980.

### **B10. Significance Continued:**

Later businesses, including those of an automotive nature, occupied the 1021 West Holt Boulevard address. Under Criterion A, research did not reveal that the building is specifically associated with events that have made a significant contribution to the broad patterns of history at the local, state or national level; therefore, it does not appear eligible under Criterion A. Though Andy Subsaro was a locally successful restaurant owner, it does not appear his importance is different than countless others who succeeded in this industry in the greater region. Therefore, no individuals associated with the property were found to be important in local history, nor state or national history, and it therefore does not appear to be eligible under Criterion B. Though the property originally had architectural elements that were somewhat innovative at the time, and were no doubt influenced by the contemporary designs of Charles Moore and Robert Venturi, the property no longer reflects these elements with building additions made to the front and rear. At this point, the property is a modest example of a former commercial restaurant property of which there are countless in the Pomona Valley, and the building does not appear to be architecturally meritorious, to adequately represent or embody the distinctive characteristics of a period, style or method of construction, or represent the work of a master architect; therefore, 1021 West Holt Boulevard does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 38

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; B.M.

c. Address 1034 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1010-502-06-0000

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

This one-story utilitarian building, in a rectangular plan, is of wood-frame construction with stucco exterior siding. It features a slanted flat roof and an extension supported by a single post. Two large plate windows on the front façade cover a large proportion of the surface. The façade has a louvered vent and the property address prominently displayed. The building abuts a tall concrete block on its east, prohibiting window and doors. A portion of the back area of the building may be used for industrial automotive purposes. Brick encased planter boxes are positioned near the door entrance and a wall divider has an inset column of decorative tile. The surface area of the parcel is used for vehicle storage and parking.

P3b. Resource Attributes: (List attributes and codes) HP.6 1-3 Story Commercial Building

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



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

P5b. Description of Photo: (view, date, accession #) Facing North; May 4, 2016

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

1960  
\*P7. Owner and Address:  
Fernandez Family Trust  
1419 Strozier Avenue, South  
El Monte CA 91733

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons. 3200  
E Guasti Road, Ontario CA  
91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey

report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.38 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The property does not appear to have had many alterations since its construction in 1968.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building located at 960 W. Holt Blvd. does not appear to be eligible for the National Register of Historic Places. The building was constructed in 1968 and appears to have been associated with used car and recreational vehicle sales businesses from the beginning. No information was found for the property during the course of historical research to indicate a direct association between the building and important events at the local, state or national history and therefore it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in history so it does not appear to be eligible under Criterion B. The building does not appear to architecturally meritorious, and it does not appear to represent or embody the distinctive characteristics of a period, type, style or method of construction, and therefore it does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

\*B12. References:  
 Historicaerials.com; www.zillow.com; City of Ontario permits; Parcelquest.com

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/23/2016

(This space reserved for official comments.)



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

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 39

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 1013 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1011-132-11-0000

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

This one-story utilitarian building, in a rectangular plan, is of wood-frame construction with stucco exterior siding. It features a slanted flat roof and an extension supported by a single post. Two large plate windows on the front façade cover a large proportion of the surface. The façade has a louvered vent and the property address prominently displayed. The building abuts a tall concrete block on its east, prohibiting window and doors. A portion of the back area of the building may be used for industrial automotive purposes. Brick encased planter boxes are positioned near the door entrance and a wall divider has an inset column of decorative tile. The surface area of the parcel is used for vehicle storage and parking.

P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



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

P5b. Description of Photo: (view, date, accession #)

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

1964

\*P7. Owner and Address:

Fernandez Family Trust,  
1419 Strozier Avenue,  
South El Monte, CA 91733

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance

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

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California. October 2016

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.39 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

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

The most notable alterations are in windows placed on the south-facing façade.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Area

Period of Significance Property Type Applicable Criteria

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

The building located at 1013 W. Holt Blvd. does not appear to be eligible for the National Register of Historic Places. Records show Sam Kelber submitted architectural plans for an office in 1964. Visual evidence strongly suggests the building was once linked with the property to the immediate west (1005 W. Holt), now a separate business; in any regard, research indicates the property at 1013 W. Holt served petroleum and truck terminal functions at one time. No information was found for the property during the course of historical research to indicate a direct association between the building and important events at the local, state or national history and therefore it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in history so it does not appear to be eligible under Criterion B. The building does not appear to be architecturally meritorious, and nor does it appear to represent or embody the distinctive characteristics of a period, type, style or method of construction; therefore, it does not meet Criterion C. Given its nature and age, the building is unlikely to yield important information to history. Therefore, it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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

\*B12. References:

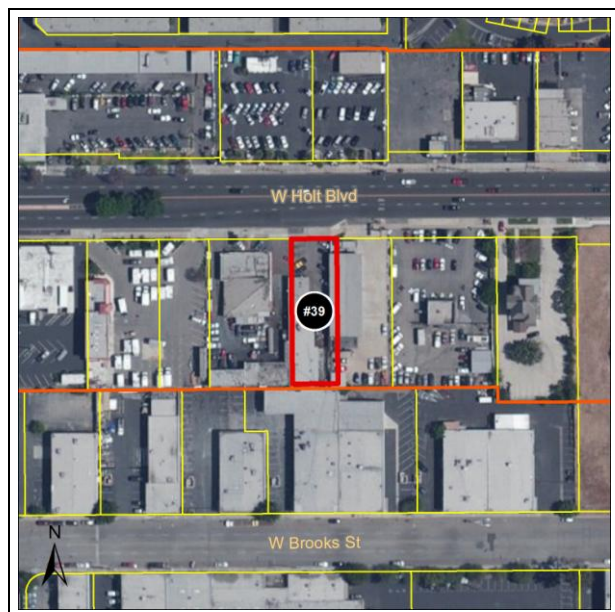
Historicaerials.com; www.zillow.com;  
 ParcelQuest.com; City of Ontario permits

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/23/2016

(This space reserved for official comments.)



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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 40

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 964 W. Holt Blvd. City Ontario Zip 91762

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

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

APN: 1010-501-80-0000

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

This one-story commercial building is of simple wood-frame construction and is rectangular in plan. The flat roof is located behind a sheet metal parapet upon which advertising has been placed. Two spotlight fixtures have been placed on either end of the parapet to illuminate the surface parking lot which surrounds the building. A dominant feature of the building is a full length extension of plate glass on the street-facing (south) façade. The door on the front façade is reached via a small set of steps. A movable electronic iron gate separates the building from the public sidewalk.

P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing East;  
08/08/16

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

1968

\*P7. Owner and Address:  
Agustin Acevedo,  
88 Cedarwood Avenue,  
Duarte, CA 91010

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons.  
3200 E. Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded:  
May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance

\*P11. Report Citation: (Cite survey

report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California. October 2016

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No.40 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None  
B2. Common Name: None  
B3. Original Use: Commercial - Auto Sales B4. Present Use: Commercial - Auto Sales

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
Records indicate the building was constructed in 1968.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building located at 964 W. Holt Blvd. does not appear to be eligible for the National Register of Historic Places. The building was constructed in 1968 and it appears to always functioned as an office for automobile sales. No information was found for the property during the course of historical research to support a positive statement of significance for a direct association between the building and important events at the local, state or national history and therefore it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in history so it does not appear to be eligible under Criterion B. The building does not appear to architecturally meritorious, and it does not appear to represent or embody the distinctive characteristics of a period, type, style or method of construction, and therefore it does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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

\*B12. References:

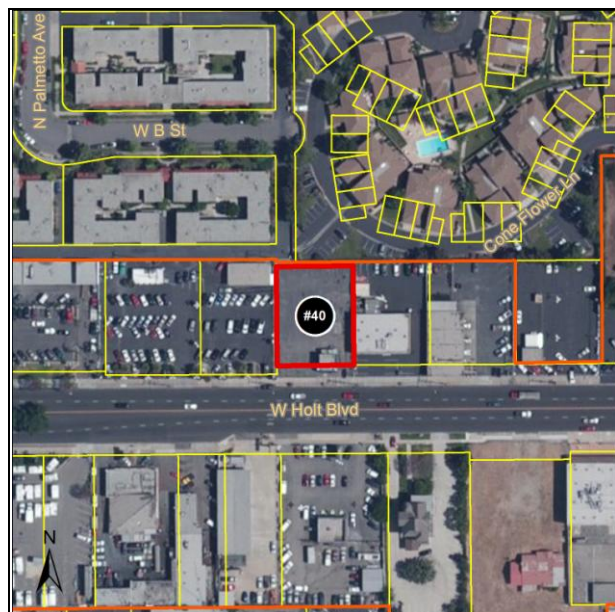
Historicaerials.com; www.zillow.com; City of Ontario permits; Ontario City Directories

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/23/2016

(This space reserved for official comments.)



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 41

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 967 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1011-141-06-0000

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

This one-story commercial building is of simple wood-frame construction and appears to rest on a concrete foundation. The building is rectangular in plan and symmetrical in its orientation. The flat roof is located behind a shingled mansard type visor. Fenestration consists of two plate glass picture windows on the front-facing façade, with two separate doors with a decorative diamond patterned window. Former transoms over the doors have been boarded up. The east elevation has four vinyl sliders. Planter boxes have been placed in front of the front façade. An asphalt surface parking lot for storing automobiles surrounds the building.

P3b. Resource Attributes: (List attributes and codes) HP6 1-3 Story Commercial Building

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



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing north; May 18, 2016

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

1953

\*P7. Owner and Address:

NRP Development,  
745 E. Calabria Drive,  
Glendora, CA 91741

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons. 3200  
E Guasti Road, Ontario CA  
91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section  
106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California. October 2016

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

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

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



State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.41 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Sales Office B4. Present Use: Sales Office

\*B5. Architectural Style: \_\_\_\_\_

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

Records indicate the building was constructed in 1953. The sliding vinyl windows on the east elevation are a later addition.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

The building located at 967 W. Holt Blvd. does not appear to be eligible for the National Register of Historic Places. The building was constructed in 1953; because of the placement of the front doors on the facade, it gives the appearance of a building that may have originally served two separate commercial offices but this could not be verified. It has been serving as an office for either travel trailers or used auto sales yard since at least 1967. No information was found for the property during the course of historical research to indicate a direct association between the building and important events at the local, state or national history and therefore it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in history so it does not appear to be eligible under Criterion B. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and therefore it does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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

\*B12. References:

Historicaerials.com; www.zillow.com; City of Ontario permits; Ontario City Directories

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/23/2016

(This space reserved for official comments.)



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Map Reference No. 42

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1225 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1011-121-05-0000

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

This property features a two-story reinforced concrete building in a rectangular plan, oriented in a north-south direction and set back from the roadway. Its central character-defining feature is a barrel vault roof. The building has a smooth stucco surface on the street-facing (north) façade, along with two sliding windows, possibly an alteration from the original fenestration. Roofing material appears to be rolled composition. The entrance to the facility is beneath a shed extension with a flat roof on the northwest corner, with slender metal piers anchored in concrete blocks, and which (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP42 Stadium/ sports arena

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

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



P5b. Description of Photo: (view, date, accession #) Facing East; 5/4/16

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

1957

\*P7. Owner and Address:

Ontario Ice Skating Center Inc.

1225 W. Holt Blvd.

Ontario, CA 91762

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons. 3200 E Guasti Road, Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe) Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties,

California December 2017

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 42 \*NRHP Status Code 6Z  
 Page 2 of 4

B1. Historic Name: Ontario Ice Bowl  
 B2. Common Name: Ontario Ice Skating Center  
 B3. Original Use: Ice Skating Rink B4. Present Use: Ice Skating Rink

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The building was constructed in 1957. There are no known major modifications. The windows on the street facing façade (north) may be alterations from the original, and the building has been re-roofed.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 1225 West Holt Boulevard does not appear to be eligible for the National Register of Historic Places under any criteria. Promoted by its owners as the second oldest ice skating facility in Southern California, the Ontario Ice Skating Center was originally called the Ontario Ice Bowl when it opened in 1957, a name it maintained through the late 1970s.

The Ice Bowl was built by the Milo Vanderberg family. According to the facility's website, owner Vanderberg invented equipment which helped revolutionize the ice skating industry, though this could not be confirmed in the available literature reviewed. He is credited with introducing an ice re-surfacing machine, a skate sharpener, electric broom, as well as other key innovations. In 1983, the facility was purchased by Vanderberg's longtime friend and a local skating professional, Donald V. Bartelsen. Growing up in (see Continuation Sheet)

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

\*B12. References:

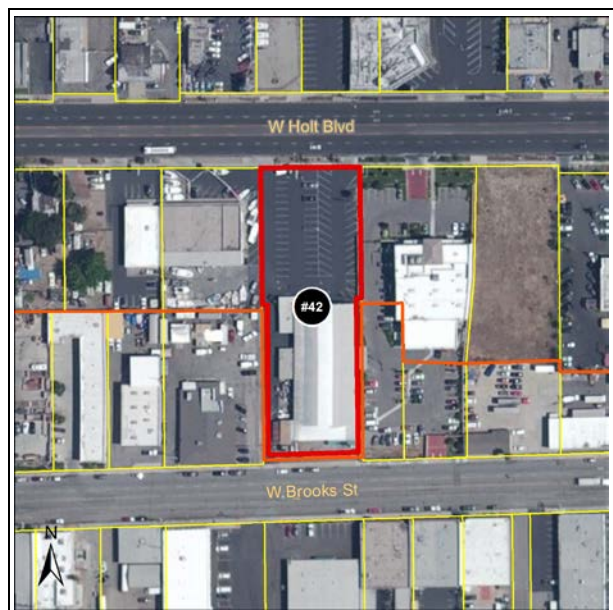
Historicaerials.com; City of Ontario Permits.  
 Also see references footnotes to Section B.10.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 12/06/2017

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1225 W Holt Blvd

Page 3 of 4

**\*P3a. Description (Continued):**

features two sets of push-pull glass doors and a ticket window. The south facing façade has a small concrete platform and a single door; there are no windows. The building is devoid of ornamentation in keeping with its functional purpose. A surface parking lot covers the area between the building and the sidewalk. An iconic neon sign in front, "Ice Skating" - appears to be original.

**\*B10. Significance (Continued):**

the San Gabriel Valley, Bartelsen attended Alhambra High School, and had competed in figure skating championships in the late 1950s and early 1960s.<sup>1</sup>

The facility has long been used for the ice capades and other touring shows, championship ice skating tournaments, minor league hockey games and other ticketed events; it also offered classes, and provided recreational opportunities to the general public. According to literature provided by the facility, the building has helped produce numerous champions from the surrounding area who went on to earn recognition in the fields of professional figure skating and hockey. These people include World Professional Champion, Robert Waggonhogger (Fontana), and draft picks in the National Hockey League, Noach Clarke (La Verne), Torrey Di Roberto (Upland) and Kyle Bigos (Upland).<sup>2</sup>

As a community facility, the building has been operating for sixty years but it appeals to only a small niche and the research did not reveal it had an important association with a single event or pattern of events that are important to local, state or national history. Therefore, it does not appear eligible for listing in the National Register under Criterion A. While the original owner associated with the facility, Milo Vanderberg, may have had some prominence among ice rink owners, that could not be verified through historical research conducted for this assessment. None of the other names discovered during the research effort, including Donald Bartelson, who was associated with the building beginning in the early 1980s, would be considered significant according to the National Register guidelines; therefore, the building does not appear to be eligible under Criterion B.

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<sup>1</sup> Much of this background history has been compiled by the Ontario Ice Skating Center and appears on the business's website and could not be independently verified. *Ontario Daily Report*, May 29, 1968, June 6, 1970, November 9, 1973.

<sup>2</sup> The list has been compiled by the Ontario Ice Skating Center and appears on the business's website and could not be independently verified.

## CONTINUATION SHEET

Property Name: 1225 W Holt Blvd

Page 4 of 4

The building is a common building type and the architecture merely follows function. It does not demonstrate the distinctive characteristics of a period, type or method of construction and research to date has not identified it as the work of a master designer.<sup>3</sup> The closest examples in terms of a similar type of building in terms of shape (but not size or construction material) might be Quonset huts, which became prevalent in California from about 1945-1955, and more commonly some older college (or for larger communities such as Bakersfield) high school gyms. Therefore, it does appear to meet Criterion C.

The building retains much of its integrity - the original footprint from 1957 appears to be the same as now, based on a review of historical aerial photographs. The windows on the street facing façade (north) may be alterations from the original, and the building has been re-roofed, but those would be largely cosmetic. The building retains its integrity of location, design, setting, workmanship, feeling and association. However,

Finally, while in rare instances buildings can serve as important sources of information about historic construction techniques, this type of commercial construction and the technologies it employed are otherwise well documented. Therefore, the building would not be expected to yield information important in history and does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it is not considered a historical resource for the purposes of CEQA.

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<sup>3</sup>A comprehensive history of roofed arena buildings can be found in, William B. Keller, *Architecture for Community and Spectacle: The Roofed Arena in North America, 1853-1968*. University of Pennsylvania, Ph.D. dissertation in Art History, 2007.

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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 43

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 960 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1010-501-79-0000

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

This one-story commercial building is of reinforced concrete construction and appears to rest on a concrete foundation. The building is rectangular in plan and has a flat roof located behind a sheet metal visor extending a short distance beyond the roof line. Fenestration consists of a series of glass picture windows on the front-facing façade, each divided by a concrete pilaster. A former mechanics garage service bay on the western portion of the building has been filled in with brick. Two separate sets of glass doors, one single and the other double are located on the front façade, though one is no longer used. The property has a surface parking lot for storing automobiles behind the building.

P3b. Resource Attributes: (List attributes and codes) HP6 1-3 Story Commercial Building

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



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

P5b. Description of Photo: (view, date, accession #) Facing north; May 16, 2016

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

1968

\*P7. Owner and Address:  
Three River Property  
Maangement, LLC  
515 Stanford Avenue,  
Los Angeles CA 90013

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey

report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California. October 2016

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.43 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: Aamco Transmissions Shop

B2. Common Name: E-Z Rides for Rent

B3. Original Use: Commercial - Automotive B4. Present Use: Commercial - Automotive

\*B5. Architectural Style: \_\_\_\_\_

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

Building plans were submitted in 1965, suggesting its construction date. The former mechanics garage bay has been sealed with bricks, but otherwise the property appears to have experienced few alterations.

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

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building located at 960 W. Holt Blvd. does not appear to be eligible for the National Register of Historic Places. The building was constructed in circa 1965 to serve as an AAMCO Transmission shop, a chain which had its beginning in New Jersey in 1962 and which according to the company's website still number over 600 locations nationally. It operated as an Aamco Shop for at least two decades. No historical information was found regarding the property to indicate a direct association between the building and important events at the local, state or national history and therefore it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in the past so it does not appear to be eligible under Criterion B. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and therefore it does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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

\*B12. References:

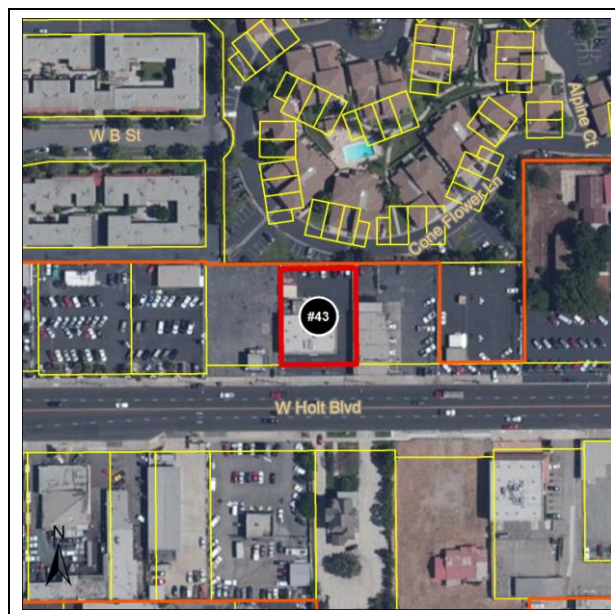
Historicaerials.com; www.zillow.com; City of Ontario permits; History of Aamco at Aamco.com

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/23/2016

(This space reserved for official comments.)



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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 44

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 940 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1010-501-78-0000

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

This one-story commercial building of reinforced concrete construction is rectangular in plan, with a flat roof extending over the east façade to form a cantilevered canopy. The east elevation hosts an office on the south end with service bays to the north. On the south end are three large single pane plate glass windows. An aluminum-framed glass push-pull door is positioned right of the windows. Three additional vertical floor-to ceiling windows are located on the south façade, facing the street. The remainder of the east façade is taken up by the mechanic service bays, with three large sectional doors and a short solid-masonry area above, and metal frames between the doors. Six ceiling lights are installed in the soffit of the canopy roof. A small masonry addition is located on the north end, with a flat roof and garage opening and roll-up door on the east side.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



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

P5b. Description of Photo: (view, date, accession #)

Facing North; 5/4/2016

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

1960

\*P7. Owner and Address:

Flake Harve W and Evalyn F TRS, 540 E Holt Avenue  
 Pomona, CA 91767

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons, 3200  
 E Guasti Road, Ontario, CA  
 91761

\*P9. Date Recorded:

June 23, 2016

\*P10. Survey Type: (Describe) Intensive Survey, Section 106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No.44 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: F&H Tire Co.

B2. Common Name: Sunland Tire & Auto Service

B3. Original Use: Automotive-related B4. Present Use: Automotive-related

\*B5. Architectural Style: Mid Century Modern

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

This building appears to have had no substantive changes since its construction.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

The building located at 940 W. Holt Boulevard does not appear to be eligible for the National Register of Historic Places. The building was constructed in 1960 for the F&H Tire Co., a local company which got its start during World War II when Haysell H. Flake, at the time a Firestone Tires employee, partnered with Max A. Hauschild to open a F&H tire store at 255 N. Lake in Pomona. Flake, born in Florida and starting out as a garage mechanic there, and Hauschild, hailing originally from Texas, were both relative newcomers to Pomona; in the mid-1930s, Flake was selling farm tractors in Delano, CA., and Hauschild was living and involved in marketing and sales in San Diego. Not much is known about the early years of the business but by the late 1960s, Flake's two sons, Howard and Art had been established as the company's president and vice-president, respectively. The father, Haysell Flake, died in 1964 at the age of 72. In addition to this establishment on W. Holt Boulevard in Ontario, F&H Tires had tire and automotive units also operating at 540 E. Holt and 570 N. Towne, both in Pomona, and at 401 E. Foothill, Upland. (see Continuation Sheet)

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

**\*B12. References:**

Historicaerials.com, 1959-2015; City of Ontario Building Permits; ParcelQuest.com  
See also references in footnotes to Section B.10.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 7/8/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 940 W Holt Blvd

Page 3 of 3

**\*B10. Significance Continued:**

Today, however, F&H Tires operates only one property (at 540 E. Holt Avenue in Pomona). Records indicate that the national chain, Big O Tires, had begun operating in the building located at 940 W. Holt Boulevard by 1997, and which continued for many years. Today, Sunland Tires of Ontario operates the store. Under Criterion A, research did not reveal that F&H Tires or any later tire outlets operating at this location, were substantively different than other automotive service and supply centers that had been established throughout the country. Therefore, it does not appear it is associated with events that have made a significant contribution to the broad patterns of history at the local, state or national level; therefore, it does not appear eligible under Criterion A. Neither the Flake nor the Hauschild families appear to be important in local history so the property does not appear to be eligible under Criterion B.<sup>1</sup>

The building appears to be a modest example of an early 1960s-era commercial structure and does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, even if it had not been modified and its architectural integrity compromised. For these reasons the property does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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<sup>1</sup> Federal U.S. Census for 1920, 1930, and 1940; *Montclair Tribune*, April 17, 1968, June 26, 1975; *Upland News*, March 27, 1968; September 7, 1972, November 21, 1974.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 45

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 943 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1011-141-35-0000

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

This one-story residential building is of wood-frame and concrete construction and has a stucco exterior. The building has a red clay tiled gabled roof of medium pitch. The asymmetrical, north-facing façade features a central portion with two additions, one each to the west and east. The east edge of the roof has a tall decorative parapet. The street-facing façade features three solid doors; most of the windows appear to be of the vinyl dual-pane type and are not original to the building. A handicapped-access ramp is attached to the front façade, leading to the west-most door. A large concrete expanse has been allotted as a parking area and is located between the residence and the street, with a metal fence and sliding gate in back of the sidewalk.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property



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

P5b. Description of Photo: (view, date, accession #)

Facing North; 5/4/2016

\*P6. Date Constructed/Age and

Source: X Historic  Prehistoric

Both

1946-47

\*P7. Owner and Address:

Lieu Khang Bao

4230 Cogswell Rd

El Monte, CA 91732

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons.

3200 E Guasti Road,

Ontario, CA 91761

\*P9. Date Recorded: July 7, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section

106 Compliance, P-Project

\*P11. Report Citation: (Cite survey

report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.45 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: Melody Ranch Motel

B2. Common Name: None

B3. Original Use: Motel 4. Present Use: Residential

\*B5. Architectural Style: Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 No permits were available, but aerial photos show the parcel under development in 1946, with full build out as a motel with detached cottages by 1948. These remained at least through 2005; however, by 2009, only the single building that is currently on the site was present.

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

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building does not appear to meet the National Register of Historic Places. It is all that remains of the original property, the western-themed Melody Ranch Motel, which opened between 1946-1947; *Melody Ranch* was a popular western musical from 1940 starring Gene Autry but there does not appear to be any connection between them. Today all traces of the motel property are gone with the exception of the remaining building, and therefore, the current property lacks integrity. It does not appear the property has any associations with important events at the local, state or national level, and therefore it does not appear eligible under Criterion A. Research did not reveal that any persons significant in the past are directly linked with the parcel, and therefore it does not appear to be eligible under Criterion B. Though it is over fifty years of age, the remaining building is no longer within its original context as a motel and does not by itself embody the distinctive characteristics of a style, period, type or method of construction and nor does it represent the work of a master or possess high artistic values. Therefore, it does not appear to meet Criterion C. The building is not likely to yield information important in history, so it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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

\*B12. References:  
 Historicaerials.com; Ontario City Directories;  
 Melody Ranch postcard in Boston Public Library  
 Collection, per David Allen Blog, dated August 16,  
 2012.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons  
 \*Date of Evaluation: 7/8/2016

(This space reserved for official comments.)



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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 3S**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 9 \*Resource Name or #: (Assigned by recorder) Map Reference No. 46

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 961 W Holt Blvd City Ontario Zip 91762

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

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

APN: 1011-141-07-0000

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

The wood-frame building of 2½ stories at 916 W. Holt Blvd reflects the Queen Anne style of architecture. The former residence is in a rectangular plan but is asymmetrical in its design. Character-defining features include near the building's southeastern corner a full-height conical tower with river stone cladding on first-level, and fish scale siding above and topped by a witch's cap; decorative dentils, a steep-pitch multi-gabled composition shingle roof, and clapboard siding. The large porch, which may have been altered when the building served as a restaurant, is adorned with Doric columns and pilasters, dentils and turned-post open balustrade. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

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



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

P5b. Description of Photo: (view, date, accession #) Facing north;

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

Both

1893

\*P7. Owner and Address:

George P Hobson, Jr.  
961 E Holt Blvd  
Ontario, CA 91762

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road  
Ontario CA 91761

\*P9. Date Recorded: June 22,  
2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California. December 2017

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 46 \*NRHP Status Code 3S  
 Page 2 of 9

B1. Historic Name: A.C. Moorhead House  
 B2. Common Name: None  
 B3. Original Use: Residential B4. Present Use: Commercial Office  
 \*B5. Architectural Style: Queen Anne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Construction of the building is estimated to be 1893. A restaurant was incorporated into the building in 1939, though residential use continued; in the late 1980s, the house was renovated and converted into office space. The most obvious changes are a second story veranda addition, and addition in the rear, ADA-accessible ramp, and expansion of concrete for parking.

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

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The A.C. Moorhead House appears to be eligible for listing in the National Register of Historic Places under Criteria A and C at the local level of significance. The period of significance is 1893-1950. The City of Ontario estimated the building to have been constructed in 1893 and originally associated with acreage devoted to orange groves. According to the *Historic Context for the City of Ontario's Citrus Industry* (February 2007), p. 13: "The majority of the pioneer citrus growers planted their groves on the same property as their residences, as well as owning property for additional crops." And p. 15: "Typically, the citrus grower planted groves surrounding the residence on three sides, leaving only the façade to be visible from the street. The architectural style of these early pioneer residences from the late nineteenth century were mostly of the Victorian-era, popular during the 1880s and 1890s. Many were constructed in the Queen Anne or Victorian-eclectic style. The residences varied in size depending on the wealth and prominence of the grower. They were usually one- to two-story buildings." (See Continuation Sheet).

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

\*B12. References:

City of Ontario Building Permits;  
 Historicaerials.com; Ontario City Directories  
 See also references in footnotes to B10.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons  
 \*Date of Evaluation: December 4, 2017

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 961 W Holt Blvd

Page 3 of 9

### P3a. Description Continued:

Fenestration consists primarily of double-hung sash windows, but a number are single-pane fixed. An ADA-ramp was added to the building on the west elevation, leading to the veranda, in or before 2007. Concrete driveways and parking areas are located in the rear; the front yard area has contemporary combination brick-iron fence at the north property edge and non-historic landscaping and hardscape.

### \*B10. Significance Continued:

Archibald C. Moorhead (1855-1899), a native of Minnesota, and president of the Consolidated Water Company of Pomona, was identified by the City to have been first associated with the residence and the citrus groves that surrounded it. In 1893, it was reported that Dorr B. Lee was building on his 10 acres on A Street [now Holt Boulevard], which he had recently purchased from A.C. Moorhead. It is not known whether that was linked to the present building under study. Nevertheless, there is a gap in the ownership history record of the building at 961 West Holt Blvd. The next owners known to be associated with the house were Leonard Allen Stone (1861-1930). Born in Illinois, L.A. Stone (as he was then commonly referred) spent the early years of the twentieth century in Pasadena with his wife Jennie, and their two daughters. By 1912, however, Stone is identified as an orange rancher at the subject property. He is listed among the "well-known Ontario citrus pioneers" in the City's Model Colony contextual history.<sup>1</sup>

The home was already noted for its special character among local populace as reflected in the referral in *San Bernardino County Sun* to the "beautiful home" of L.A. Stone as "Solano Villa" in 1921, and under a slightly different name, "Sciano Villa" in 1925. However, by 1928, the property is listed in the city directory as the home of W.G. Gaylord.<sup>2</sup>

By 1930, O. Ray Nichols (wife Mary) is identified to be the owner of the house and its associated orange groves and he would remain here for over ten years. Nichols is identified as an important citrus grower in this period in the local press and he worked with other growers to improve marketing of the fruit. The home was already noted for its special character and it was part of a garden tour hosted by Mrs. O Ray Nichols in 1935. Unfortunately, a barn "nearly fifty

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<sup>1</sup> U.S. Federal Census, 1910, 1920, 1930, 1940; *Ontario Daily Report*, September 13, 1893; *Los Angeles Herald*, November 7, 1897; *San Bernardino County Sun*, March 13, 1921, May 5, 1925. The address of the house in the early days of the twentieth century sometimes changed, and it is listed in directories as both 947 West A Street and 948 West A Street, before finally permanently becoming 961 West A Street.

<sup>2</sup> U.S. Federal Census, 1910, 1930, 1940; *San Bernardino County Sun*, March 13, 1921, May 5, 1925.

## CONTINUATION SHEET

Property Name: 961 W Holt Blvd

Page 4 of 9

years old," located at the rear of the Nichols house was destroyed due to a grass fire in 1936, a loss noted in the local newspaper. By 1939, the house had been converted to the Orange Grove Inn, no doubt to take advantage of the increasing pass-by traffic as Californians took to the road between Los Angeles and Palm Springs, as Holt Boulevard at that time served as U.S. Highway 0/99. It was said that the Orange Grove Inn became renowned for its fried chicken dinners and homemade orange marmalade. Whether the house merely served as a restaurant or also added the aspects one generally associated with an "inn," that is, encouraging overnight guests, is suspected but could not be determined during the course of research. A newspaper ad from 1940 for the Orange Grove Inn restaurant is contained in the Continuation Sheets. However, success may have proved elusive and Nichols had moved elsewhere in Ontario and the orange grove and house had new occupants by 1940: Kermit L. Benson (wife Florence). Kermit was said to have had wide experience in the citrus industry, according to the local Ontario newspaper at the time, and he had helped organize a modern fruit packing plant at nearby 300 S. San Antonio Avenue in Ontario. Benson, and earlier Nichols, had remained residents of the large Queen Anne-style building even if a portion of the large house had been converted to commercial purposes.<sup>3</sup>

Yet, Benson's association with the property was relatively short-lived as well and it may have just been related to the dwindling fate of the entire Ontario citrus industry which began its decline in the 1940s, as demands for housing caused land values to increase and greater demands were made for removing the polluting smudge oil pots for purposes of improving the region's air quality, when smog had already become one of the largest regional issues. In any event, by 1945, Adam L. Kessler (wife Bonnie) had taken up residency at the property. And by the late 1940s, the Orange Grove Inn had now become the Southern House Restaurant. The Kesslers stayed with the property through the mid-1950s; however, how long is currently not known because gaps begin to emerge in the historical record due to the absence of city directories. During the late 1980s, the house and property were renovated and converted to office use. However, the renovations were conducted in a sensitive manner and the property received a local historic preservation merit award from the City of Ontario in 2007, when it was called the finest example of the Queen Anne style in the City.

From the perspective of eligibility considerations for eligibility for listing in the National Register, it appears a strong case can be made that property can be linked with a pattern of events at the local level that would make it significant. It was a prominent late nineteenth residence of citrus ranch owners in the early settlement history of Ontario, as the surrounding area was

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<sup>3</sup> *San Bernardino County Sun*, October 31, 1930, May 9, 1935, November 28, 1936, August 18, 1939, and March 17, 1940. The Orange Grove Inn should not be confused with the similarly sounding Orange Hotel at 261 East A Street [Holt Boulevard] in these years.



## CONTINUATION SHEET

Property Name: 961 W Holt Blvd

Page 4 of 9

becoming a world-renown orange citrus-growing community, and it remained so for years, as well as its role in serving as a popular stop-over destination and dining and inn establishment for tourists traveling on the state highway between Los Angeles and Riverside and Palm Springs in the years of the Depression through at least the mid-1950s.

Considering Criterion B, research shows several locally prominent people were associated with the property over the years since its construction. With the house built in 1893, however, A.C. Moorhead had only been associated with it for 6 years before his death in 1899. L.A. Stone was associated with the house from 1912 to 1930, but merely being a resident of a house for eighteen years, or the other various past owners discussed above in the years beyond, does not appear to qualify the property as eligible for listing under Criterion B because of any of those associations.

Under Criterion C, the A. C. Moorhead House is a rare, local example of Queen Anne style of architecture. It embodies many of the character-defining features of the style including a conical tower, steeply pitched multi-gable roof, shingles for exterior walls, a large recessed porch, spindle work friezes, and decorative brackets. While the architect and builder is yet to be identified, the building is a distinctive example of its style. The Moorhead House retains much, though not all, of its authenticity under the National Register's seven aspects of integrity notwithstanding alterations made to the building for conversion from residential to commercial purposes decades ago. The south façade appears to have had a second-floor veranda added, perhaps for the purposes of creating the 1930s restaurant. A room addition on the north façade also appears not to be original.

The property retains its integrity of location, design, materials, and workmanship; the setting, feeling and association have been slightly compromised but the A.C. Moorhead House retains adequate integrity to exhibit both its historical significance under Criterion A and its architectural significance under Criterion C at the local level of significance. Its period of significance is 1893 to 1950, which encompasses its date of construction, as well as during the years it served as a prominent residence in the emerging citrus belt Ontario community, as well during the time it later became the Orange Grove Inn/Southern House, a once popular roadside restaurant attracting motorists traveling along the state highway and U.S. Highway 99, The historic property boundary is considered to be the legal parcel boundary as defined as the County Assessor's Parcel Number 1011-141-07-0000. Concrete driveways and parking areas in the rear are non-contributing property elements, as is a contemporary combination brick-iron fence at the north property edge and more recent hardscape and landscaping.

## CONTINUATION SHEET

Property Name: 961 W Holt Blvd

Page 4 of 9

The City of Ontario Historic Preservation Sub-Committee designated 961 W. Holt Blvd (A.C. "Moorhead" House) as a Tier I historical resource on December 12, 2007.<sup>4</sup> The City judged the building to be in the category as an Individual Property in the category of being "one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type," and finding it has a direct relationship to one of the principle historic contexts in the City's history of the Model Colony and its Citrus Context/Citrus Industry.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it is considered a historical resource for the purposes of CEQA.

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<sup>4</sup> City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 961 W. Holt Blvd., 2007. The City categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as being the most significant, and therefore offered the most historic preservation protection when discretionary actions are being considered by the City.

## CONTINUATION SHEET

Property Name: 961 W Holt Blvd  
Page 7 of 9



The rear portion of 961 W. Holt Blvd; View southeast, 2007.

## CONTINUATION SHEET

Property Name: 961 W Holt Blvd

Page 8 of 9

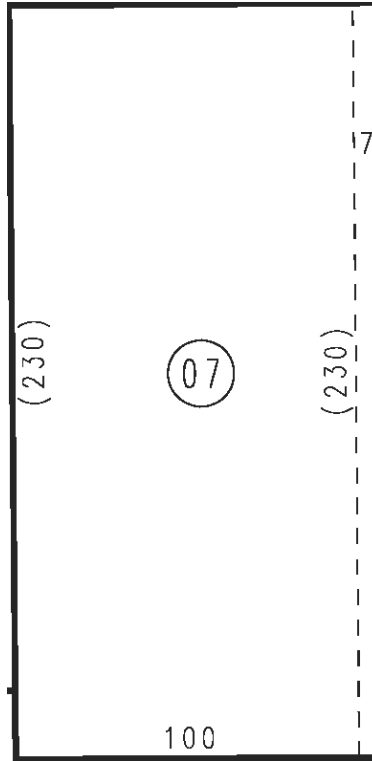


An ad for the Orange Grove Inn in the *Chino Champion*, November 8, 1940

# CONTINUATION SHEET

Property Name: 961 W Holt Blvd

Page 9 of 9



Parcel map for Building Located at 961 W. Holt Boulevard

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 47

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_ B.M.

c. Address 900 W. Holt Boulevard City Ontario Zip 91762

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

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

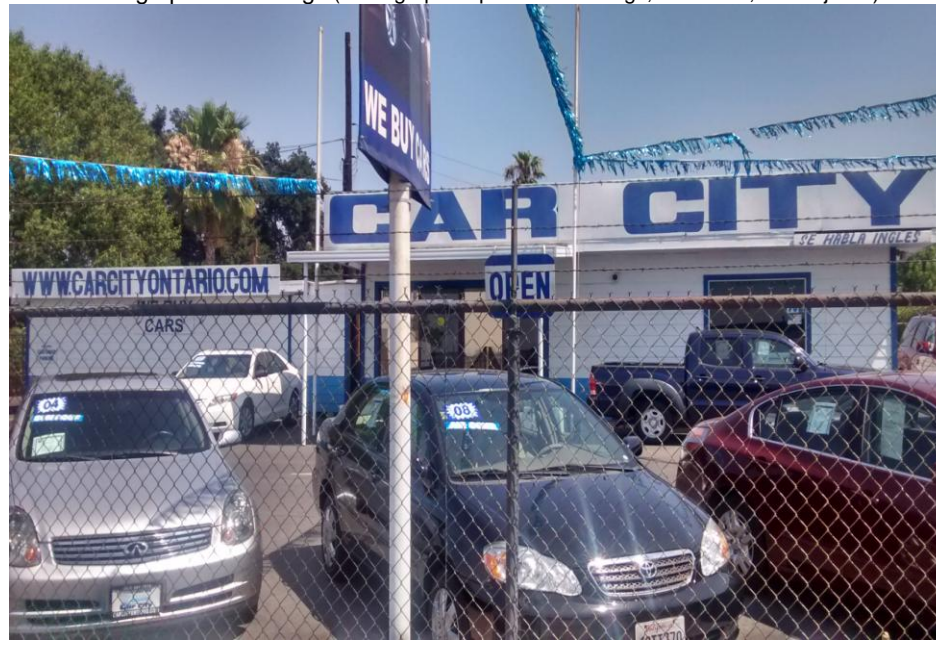
APN: 1010-501-76-0000

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

This parcel contains five buildings: two in the front portion of the parcel are devoted to automotive dealership purposes and a single-family residence and two barns are in the rear portion. The main office building is a wood-framed building with a flat roof, clapboard siding, and a wooden sign fastened to the fascia. The front façade has a large wood-framed plate glass picture window centered on the right side, with a metal-framed sliding glass door, with tall, narrow plate glass windows on either side. A short partition with an open doorway links to a second small automotive service building of similar construction to the immediate west. This ancillary building has a single door on the west, and service bay doors on the north. The rear of the lot contains three buildings of wood-frame (see Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP.6 1-3 Story Commercial Building

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



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

Facing South; 6/23/16

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric

Both

C. 1918

\*P7. Owner and Address:

William and Sally Meurs

3802 Foxglove Ln

Fallbrook, CA 92028

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,

Parsons. 3200 E Guasti Road

Suite 200, Ontario, CA 91761

\*P9. Date Recorded:

June 22, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section

106 Compliance, P-Project

\*P11. Report Citation: (Cite survey

report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.47 \*NRHP Status Code \_\_\_\_\_

Page 2 of 3

- B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Ranch and Residential B4. Present Use: Commercial/Residential  
 \*B5. Architectural Style: \_\_\_\_\_  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
Permits prior to 1960 were not available for review.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to be eligible for the National Register of Historic Places. It was originally associated with Frank Hobart who operated a peach orchard from this location. Hobart (1880-1964), a native of Cleveland, Ohio had come to Los Angeles in 1907 with his brothers where he operated a hot dog stand and then went on to Ontario in 1911. With his brothers he opened a successful restaurant, Ford Lunch [later renamed Ford's Colonial Room], at the corner of Euclid and A [Holt Boulevard] in Ontario in 1912. He also bought a ranch in the 1920s and became a commercial peach grower on land that encompassed the area that is now 900 W. Holt Boulevard. Along with the house were barns and sheds. Hobart and wife Ressa listed this address as the home address and here Frank Hobart remained until he died at age 84 in 1964. In 1938 Hobart claimed that the stucco residence was formerly a gasoline station situated on the state highway system, which Holt Boulevard was at one time. This could not be confirmed for this evaluation. In 1938 Hobart estimated the building had been built twenty years earlier, so that date must remain approximate. Aerial photographs show the area in front of his buildings had been graded and asphalted for the auto dealership by 1959, but permits were not granted for buildings until 1960 when a permit was issued to Bill White Motors. An advertisement in 1964 indicated that Graydon Murphy used the lot at 900 W. Holt Boulevard to sell Oldsmobiles. (see Continuation Sheet)

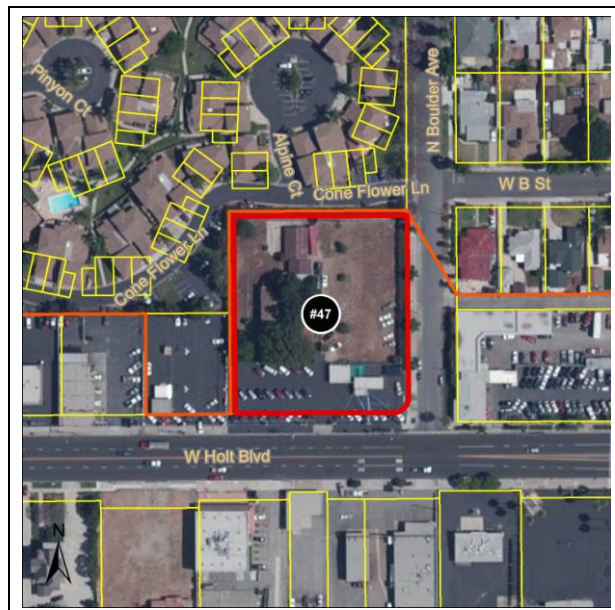
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

- \*B12. References:  
 City of Ontario Building Permits; Ontario City Directories; [historicaerials.com](http://historicaerials.com), 1938-2015; U.S. Federal Census, 1940; *San Bernardino County Sun*, July 28, 1929, September 18, 1938, May 5, 1940, July 14, 1962, March 22, 1964; *Chino Champion*, September 17, 1964

B13. Remarks:

- \*B14. Evaluator: Greg King, Parsons  
 \*Date of Evaluation: 7/11/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 900 W Holt Ave

Page 3 of 4

### \*P3a. Physical Description Continued:

construction, with gabled metal roofs, and a single-family residence of wood-frame-and-stucco construction with a hipped and gabled composition shingled roof. The west-facing façade of the house features three wood-framed multi-paned windows with decorative shutters, as well as two entries with awnings above. Wooden barns and sheds are visible on the earliest aerial photographs of the property in 1938, and are assumed to date back to at least the 1920s.

### \*B10. Significance Continued:

It does not appear that the property, as a car dealership lot, is associated with events that have made a significant contribution to the broad patterns of history at the local, state or national level; therefore, it does not appear eligible under Criterion A. While one might be able to make the case that the fruit ranch would have some important association with Ontario's agricultural past at the local level, the property no longer has the ability to convey the significance without extant peach tree groves, and absent that context, the property's story cannot be presented. Therefore, the residential building and barns in the back end of the property do not appear eligible under Criterion A either. While Hobart appears to have had some notoriety at the local level, it was for his association with a longtime restaurant in Ontario and not a commercial peach tree orchard. No other individuals whose names were identified through research appear to be important in local, state or national history so the property does not appear to be eligible under Criterion B.

The residential building appears to be a common example of a circa 1918 structure that was altered from a commercial building and does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, even if it had not been modified and its architectural integrity compromised. The barn and shed are typical rural structures. For these reasons the property does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.



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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 48

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 909 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1011-141-13-0000

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

This parcel contains three buildings, designated here as "A" through "C". Building "A", on the east, is rectangular in plan and of masonry construction. Half of the roof is gabled with a low pitch, while the other half is flat with no parapets. The front façade has a large metal canopy over a service area with bays and roll-up doors. The west façade features service bays beneath a metal canopy, a solid door to the left, and a metal roll-up door on the right, framed by two inset plate glass windows. Building "B" abuts Building "A" to the south forming an "L" shape, and is rectangular in plan, of masonry construction, and is oriented parallel to the street. The roof is flat with parapets, and has a step-up in elevation along the center line. The street-facing façade features a single garage door at the right end, and a double garage-door in the center. The west wall has one metal roll-up garage door. The other walls are solid masonry. (See Continuation Sheet).

\*P3b.Resource Attributes: (List attributes and codes) HP8 industrial building

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



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

P5b. Description of Photo:  
 (view, date, accession #)  
Facing South; 5/4/2016

\*P6. Date Constructed/Age and Source:  
 Historic  Prehistoric  Both  
1958

\*P7. Owner and Address:  
Short, William S, 909 W. Holt Blvd. Ontario CA 91762

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz, Parsons. 3200 E Guasti Road Suite 200, Ontario CA 91761

\*P9. Date Recorded:  
June 22, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California. October 2016

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 48 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: Leininger & Short Tires

B2. Common Name: Kelly Tires

B3. Original Use: Automotive Services B4. Present Use: Automotive Services

\*B5. Architectural Style: Industrial

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

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

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The buildings located at 909 W. Holt Boulevard do not appear to be eligible for the National Register of Historic Places. The property has served only one owner and function since 1958: Leininger & Short Tire Services, though it is more commonly known as Kelly Tires. Though the automotive-related business enterprise has been long established at this Ontario location, research did not reveal that the buildings are associated with events that have made a significant contribution to the broad patterns of history at the local, state or national level; therefore, it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in local history, so the property does not appear to be eligible under Criterion B. The building complex and associated garages appear to have good integrity but are a common example of a building type, an automotive-related commercial property from the late 1950s, of which there are numerous examples in the region, and elsewhere. The buildings do not appear to be architecturally meritorious, or nor do they appear to adequately represent or embody the distinctive characteristics of a method of construction, or represents the work of a master, and therefore it does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D. (see Continuation Sheet)

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

**\*B12. References:**

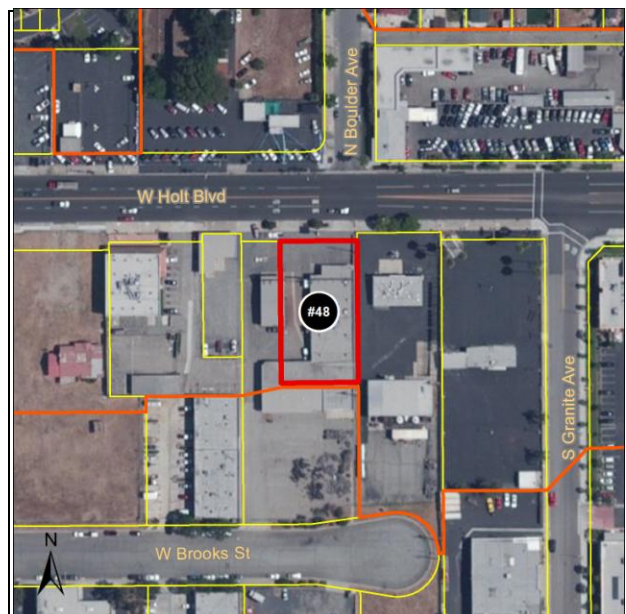
Historicaerials.com 1959-2015, City of Ontario Building Permits; *Ontario Daily Report*, August 30, 1970, October 6, 1970.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 7/11/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 909 W Holt Blvd

Page 3 of 3

### **\*P3a. Description Continued:**

Building "C" is located west of Building "A", and is a one-story industrial building of masonry construction. The low-rise gabled roof has no parapets, and extends beyond the building to form a canopy. A large wood sign is attached to the front, extending to the roof of Building "A" and forming a bridge over the service driveway. The street-facing façade features two large garage doors separated by a masonry column. Two additional garage doors are present on the east façade. The west side of the building features four identical inset windows from the left end to the center, and a single smaller window at the right end. The architectural style for all three buildings is industrial in nature.

### **\*B10. Significance Continued**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Map Reference No. 49

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 830 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1010-491-03-0000

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

This parcel contains five buildings used for purposes of an automobile dealership, designated herein as "A" through "E". Building "A", located along the eastern property line, comprises two buildings joined together. The front building hosts the office and is generally rectangular in plan, with masonry construction, a flat roof, and no parapets. The building is uniquely chamfered at the southwest corner. The façade features seven large floor-to-ceiling aluminum-framed plate glass windows (four facing the street, and three in the chamfer), to the left of which are two hinged aluminum-framed plate glass doors, one narrow and one wide. To the right of the windows, a wide brick-and-mortar (See Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story Commercial Building



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

P5b. Description of Photo: (view, date, accession #)

Facing South; 5/4/16

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

1952

\*P7. Owner and Address:

Mahdavi Amir

860 W. Holt Blvd.

Ontario CA 91762

\*P9. Date Recorded: 7/7/2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and

Los Angeles Counties, California October 2016

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

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

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No.49 \*NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Model Home Site B4. Present Use: Car Dealership

\*B5. Architectural Style: Mid Century Modern Commercial/ Industrial

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

The first building on the lot dates to 1952, with others in the early to mid-1950s, as well. As discussed in B10, buildings were moved in 1960 and 1976. In 1967, two additional buildings were constructed and the interior of the main building was remodeled.

\*B7. Moved?  No  Yes  Unknown Date: 1960; 1976 Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Some: Cardinal Home Builders

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

This property was initially developed as a location for Cardinal Home Builders to show their model custom built house. They received a permit to build a "V" model in June 1952 and by the end of August a local newspaper advertisement read: "3 Bedrm. Home \$4985 - A spacious, desirable family home" and "2 Bedrm. Home \$4585 - Perfectly planned for convenience and utility" and "Duplex 2 -1 bedroom units. \$6285 - Designed for maximum return on investment." Ad readers were invited to "view our beautiful model" at 830 West A Street (now Holt Boulevard), Ontario. Cardinal Home Builders received more permits from the City of Ontario over the next 2½ years including for the construction of both a storage building and an office building in 1955. Their ads oriented towards those interested in vacation homes or investment properties. In January, 1956, however, "Roy Persons Buick" received a permit for the parcel at 830 West Holt Boulevard suggesting that Cardinal's association with the property had ended and the parcel would now begin its long tenure as an auto sales lot, a functional association of now over sixty years. Persons received a permit to move an existing building from one side of the car lot to the opposite side in 1960, (see Continuation Sheet)

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

\*B12. References:

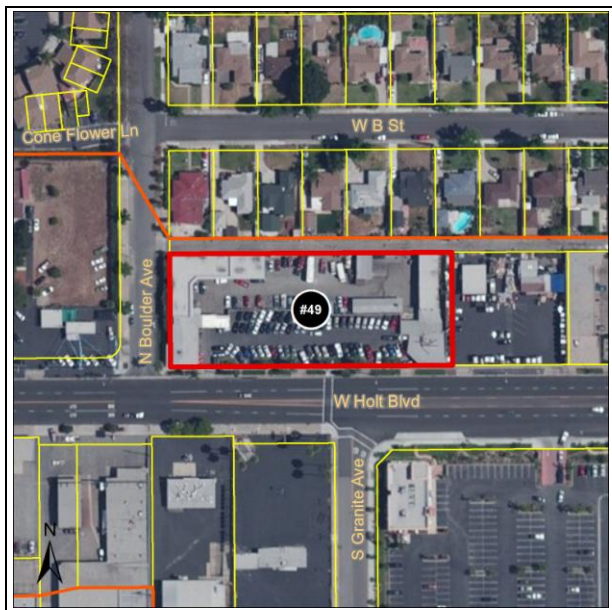
City of Ontario Building Permits; *Pomona Bulletin*, December 21, 1968, December 16, 1971, and July 28, 1977; *Chino Champion*, August 29, 1952, May 13, 1954; *Montclair Tribune*, January 24, 1971; Central Mortgage and Housing Corporation, *Catalogue of House Building Construction Systems*. Toronto, 1960

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 7/11/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 830 W Holt Blvd

Page 3 of 4

### **P3a. Description Continued:**

A metal fence adjoins the sidewalk. The west side of the front building is characterized by brick wainscoting, above which are three identical multi-paned aluminum-framed windows. To the left of the windows is a solid door and an additional window. On the north side, an carport-type roof connects to the rear building, which is a tall one-story open masonry garage with a flat roof and parapets on three sides, supported by metal poles forming four large open service bays facing west. The architectural style of the office is mid-century modern commercial, while the garage portion is industrial in character. Building "B" is just to the west of Building "A", is of undetermined construction and is oriented parallel to the street. Possessing a medium-pitched gabled roof, this industrial building features solid walls on three sides with seven bays open to the north. Building "C" is adjacent and parallel to, the block wall at the rear property line. This masonry industrial structure has a flat roof with parapets, and has solid walls on the north, south, and west exposures. A large opening with garage doors of undetermined type is featured on the east face of the building. A small addition is attached to the south side of the building, hosting an additional garage bay and red-tiled gabled roof. Building "C" is typical of other post-war small automotive service buildings in the vicinity. Building "D" serves as an addition office for the dealership, and has a rectangular plan with a flat roof, located in the center of the parcel and oriented parallel to Holt Blvd. Of undetermined construction, this building features four aluminum-framed plate glass windows of varying dimensions, an entry door of undetermined type, and a one-car service bay at the east end. The east and west faces are solid walls, and the north features two horizontal plate glass windows mounted high in the wall. Building "E" is a long L-shaped flat-roofed automotive service building situated along the north and west property lines, consisting of several different sections, and a showroom at the south end. The showroom street-facing-façade features large floor-to-ceiling aluminum-framed plate glass windows, wrapping around the east and west walls which each host a single aluminum-framed push-pull plate glass entry door. Directly north of the showroom section is a large service garage with stucco wall with one window, thence to several open service bays supported by metal poles, wrapping around to the north side of the lot. The style is industrial.

### **B10. Significance Continued:**

and in 1976 (by this time it had become the Romero Buick dealership), the City of Ontario granted a permit to relocate two existing sales offices to a new location on the lot, and to provide the two buildings a permanent foundation. The origins of the property are interesting, and there is a linkage to the postwar development of housing in the Pomona Valley, certainly an important

## CONTINUATION SHEET

Property Name: 830 W Holt Blvd

Page 4 of 4

theme in local and regional history. However, it does not appear that Cardinal Home Builders ever became a corporate entity that received wide recognition or made lasting contributions to the local housing market. Of the building firms mentioned in Caltrans publication, *Tract Housing in California, 1945-1973* (2011), theirs is not among them. Information on Cardinals Home Builders is scant; they may have been a Canadian company from Toronto that specialized in producing prefabricated wall sections and dry wall interior framing, but this could not be confirmed. A website connected to Cardinal Homebuilders today traces back to Minnesota, where they assert in their company history they have been a local company building homes for nearly a half-century but is not clear they are the same firm, and there is no mention of work in California. Likely they just coincidentally shared a name. From Minnesota the research trail turns cold. In any event, with the relocation of the various buildings on the lot at 830 W. Holt Boulevard, it is not clear which buildings were originally theirs. Therefore, this property is not eligible under Criterion A for its association with the development of postwar housing.

Nor does it appear that the property, as a car dealership lot, which it has been since 1956, for many years as first Persons Buick (and later adding in Jeep and American Motors), and by the middle 1970s, Romero Buick, and still later years later American Imports, and currently Ontario Best Auto Sales, is associated with events that have made a significant contribution to the broad patterns of history at the local, state or national level; therefore, it does not appear eligible under Criterion A. No individuals whose names were identified through research appear to be important in local, state or national history so the property does not appear to be eligible under Criterion B.

The car sales lot is a common property type and it does not appear to be architecturally meritorious, and nor does it appear to embody the distinctive characteristics of a period, style or method of construction. For these reasons the property does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 50

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 863 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1011-141-32-0000

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

The parcel at 863 W. Holt Boulevard contains two buildings one behind the other. Closest to Holt Boulevard is a one-story building rectangular in plan and of poured concrete construction. Its flat shed roof slopes to the rear and has exposed boxed eaves that extend in the front façade, creating an overhang. Fenestration consists of nine large metal frame plate glass storefront windows that start at the ceiling and end two feet from the ground and extend almost the full length of the façade. About five feet of the remaining front façade is clad in stucco. Sets of double metal-framed glass push-pull doors are located at both the left end and at the center-right of the facade. (see Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building; HP8 industrial building

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



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

P5b. Description of Photo: (view, date, accession #)

Facing South; 5/4/2016

\*P6. Date Constructed/Age and Source: X Historic  Prehistoric  Both 1952

\*P7. Owner and Address: Silverton Exempt Trust  
3/17/07 1464 N. First Ave.  
Upland CA 91786

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons.  
3200 E Guasti Road, Ontario  
CA 91761

\*P9. Date Recorded: June 21, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section

106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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



State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.50 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Paint Manufacturing Plant B4. Present Use: Car Dealership

\*B5. Architectural Style: Mid Century Modern Industrial

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 No permits are on file. Alterations appear to be minimal.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: S.R. (Bob) Magnusen

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The buildings at 863 W. Holt Boulevard do not appear to be eligible for the National Register of Historic Places. Research indicates the property originally served as the paint factory and lab for Albert G. Silverton (1919-2007). A native of New York and a graduate of the University of Wisconsin where he majored in chemical engineering, Silverton was a veteran of World War II (he served as a counter-intelligence officer in Germany). He married in 1951 and moved to California where he founded the Silverton Paint Company and Silverton Product Inc. to manufacture house paints and wood stains, including those for which he received patents. He submitted plans for one of the two buildings (most likely the one further setback from Holt Blvd.) in October, 1952. S. R. (Bob) Magnusen of Pomona was selected as the building contractor. Aerial photographs show the second building at 863 W. Holt Boulevard had been constructed by 1959, but the precise date is not known.

The building contractor, Bob Magnusen, had arrived in Pomona in 1947 from Chicago already having been involved in the professional building trades for 26 (see Continuation Sheet)

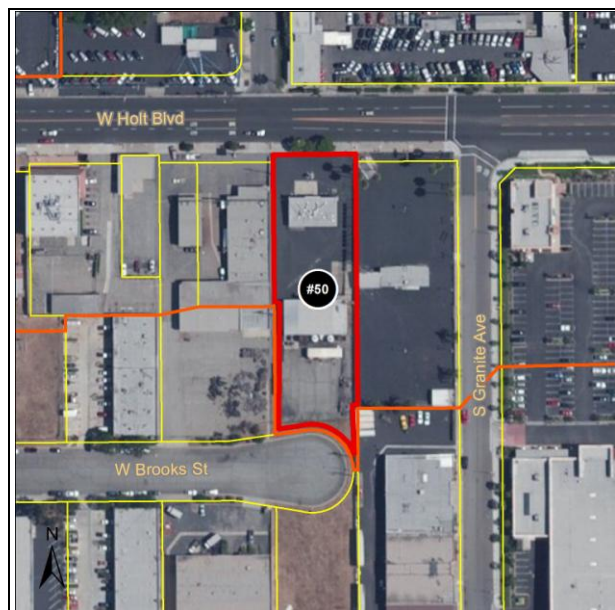
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 City of Ontario Building Permits; parcelquest.com;  
 Historicaerials.com; Ontario City Directories;  
 also see footnote to B10 in Continuation Sheet.

B13. Remarks:

14. Evaluator: Greg King, Parsons  
 \*Date of Evaluation: 7/18/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 863 E Holt Blvd

Page 3 of 3

### \*P3a. Description Continued:

The eastern elevation has a metal roll-up door and a small wood-framed window. Behind this building is a second building, not entirely visible from the public right of way; it is industrial in nature, two-stories in height and rectangular in plan, with a gable roof of rolled composition shingles. The north façade features multiple garage bays on the lower level and horizontal sliding sash windows on the upper level.

### \*B10. Significance Continued:

years. He specialized in constructing churches, schools, factories, and stores and the growing Pomona Valley offered opportunities aplenty and Magnusen was later credited with building two-thirds of the Pomona's downtown mall. It appears that the front building at 863 W. Holt Boulevard was used to sell and promote paint-related products and the structure in the rear was used to test, manufacture and package the paints and wood staining products. Information was not available to indicate when the Holt property was converted to automotive uses; a 1983 city directory identifies an association with Silverton chemicals, but local newspaper ads were also already appearing indicating the Winston Tire and Brake outlet operated at this address by 1978 and into 1983. More recently Xquisite and Mira Motors have operated an auto sales lot from this address.<sup>1</sup>

Research conducted for this project did not indicate that the property holds any direct associations with important events at the local, state or national level, so it does not appear eligible under Criterion A. Nor did research reveal that the property is associated with any significant individuals in the past, and therefore it does not appear eligible under Criterion B. While the two buildings appear to retain much of their architectural and design integrity from the era of the 1950s, they represent modest examples of common building styles, and do not embody the distinctive characteristics of a style, period, type or method of construction. Neither of the two buildings appear to be the work of a master, or possess high artistic values. Therefore, the property does not meet Criterion C. Under Criterion D, the property is not likely to yield information important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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*San Bernardino County Sun*, October 24, 1952, October 4, 1963, December 22, 1978, March 18, 1983; *Inland Valley Daily Bulletin*, March 25, 2007; *Chino Champion*, July 8, 1949, *Pomona Progress Bulletin*, September 7, 1971.<sup>1</sup>

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 51

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; B.M.

c. Address 755 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1049-011-03-0000

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

The parcel at 755 W. Holt Boulevard contains two residential buildings (one not visible from the public right of way). The primary building is a one-story wood-frame duplex, rectangular in plan, with a medium pitched roof of composition shingles and exposed boxed eaves with two front facing roof dormers. The exterior walls are clad in stucco with an attic vent on the northern façade. The western façade is comprised of two wood multi-paned windows with wood sills. Two double-hung sash windows are positioned in between the two entrances with one single pane window on either side of the doors. The building is oriented east-west with entries accessed via an unimproved parking lot and a gated fence. The second building is one-story, square in plan, located north of the primary building. It has a medium-pitched gabled roof comprised of composition singles with dormers on the primary façade and in the rear. A small addition of like construction extends to the north from the northeast corner of the building. It is likewise accessed through the same unimproved parking lot and gated fence.

\*P3b. Resource Attributes: (List attributes and codes) HP3 Multiple Family Property

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



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

P5b. Description of Photo: (view, date, accession #) Facing Northeast;  
6/21/2016

\*P6. Date Constructed/Age and Source: X Historic  Prehistoric   
Both 1947

\*P7. Owner and Address: Quesada Victoria R TR  
6858 Hermosa Ave  
Alta Loma, CA 91701

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road

\*P9. Date Recorded: June 23,  
2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October, 2016

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.51 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: Residential

\*B5. Architectural Style: Vernacular

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

There are two residential buildings located at this address; there are no city permits on file. Alterations appear to be minimal.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

This property does not appear to be eligible for the National Register of Historic Places. General research conducted for this project has provided no evidence to show a link between the property and historic events in Ontario, the state, or nation. Therefore, it is not eligible under Criterion A. Nor did general research reveal persons who would be considered to be important persons in the past to be associated with the property, so it is not eligible under Criterion B. Though the two buildings appear to have fairly high integrity, both buildings lack architectural distinction, quality and character. It is not likely that either residential building is associated with a master architect or builder. As a result, 755 W. Holt Boulevard does not meet Criterion C. Given its nature and age, neither building is likely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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

**\*B12. References:**

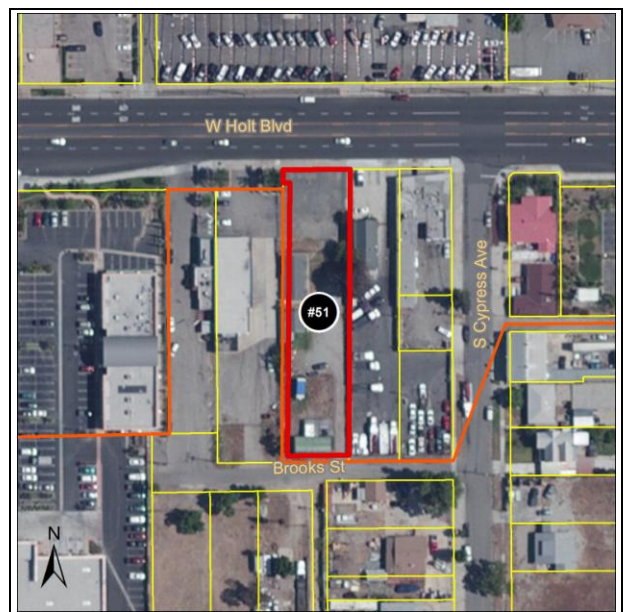
City of Ontario building permits;  
 historicalaerial.com; Los Angeles Times Historic  
 Newspapers; Ontario City Directories;  
 Parcelquest.com

B13. Remarks:

\*B14. Evaluator: Eve Moir, Parsons

\*Date of Evaluation: 7/11/16

(This space reserved for official comments.)



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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 5S1**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Map Reference No.52

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 745 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1049-011-04-0000

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

The 0.22 acre parcel at 745 W. Holt Boulevard contains a two-story wood-frame building, rectangular in plan, with elements of an Italianate influence. It has a moderate pitched composition shingle gable roof with flared eaves. A louvered vent is centered on the gable. The building has horizontal wood siding on the second story while the first floor has a stucco exterior. The fenestration consists primarily of the double-hung type; some are wood, while others are aluminum; a contemporary bay window with aluminum frame on the first floor is a change from the original. The primary entrance is accessed via an arched entry of brick construction. A small aluminum-framed sliding customer-service window is present under the inset of the arch. The rear of the building has had a succession of extensions. The building is accessed via an asphalt parking lot.

\*P3b. Resource Attributes: (List attributes and codes) HP1 single family property



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

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/4/2016

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

1901

\*P7. Owner and Address:  
Reina Holding Company LLC  
2000 W. Key St.  
Colton, CA 92324

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
archaeologist. 3200 E Guasti  
Road, Ontario CA 91761

\*P9. Date Recorded: June 20,  
2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.52 \*NRHP Status Code 5S1  
 Page 2 of 4

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Residential B4. Present Use: Commercial  
 \*B5. Architectural Style: Folk Victorian  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)

There are no City permits on file for this address. The rear of the building has had a succession of additions, most likely all more than fifty years ago. Alterations include a stucco surface applied to the first floor portions at an unknown date and new fenestration added in the form of a contemporary bay window on the first floor, along with a customer service window.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear eligible for the National Register of Historic Places. It was originally built as a residential property, and more recently has been converted to a commercial property. Land records date the building to 1901 though the architectural style indicates perhaps a slightly earlier date. Though it could not be verified, in an interview prior to her death in 1970, Ms. Kathryn Woods Arnett indicated that her family, she the daughter of Mr. and Mrs. L. Fred Woods, had lived in the house around 1896 when she was a little girl, before the family moved to another house in Ontario. By 1920, John [Jack] Anderson and his family were residing in the house. Anderson was born in Sweden in 1883, and reported to the Census he had emigrated to the United States in 1903, and later became a U.S. citizen. He was a well-known "motor car dealer" according to one contemporary newspaper and he had briefly owned a nearby movie theatre. A local newspaper periodically reported social activities hosted by the Andersons at their home at 745 West A Street (now Holt Blvd.). Together with his wife Anne they raised three children. Records show a permit was issued to (See Continuation Sheet)

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

\*B12. References:  
 www.loopnet.com, City of Ontario building permits;  
 Historical Aerial photos; *Los Angeles Times*  
 Historic Newspapers; See also sources listed in  
 footnote in B10.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons  
 \*Date of Evaluation: 7/11/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 745 W Holt Blvd

Page 3 of 4

### \*B10. Significance Continued:

alter the building in 1931, likely one of the several additions visible in the rear. However, in 1935 the family moved to a house on Armsley Square in Ontario. The next family to move into the two-story house was Ellis D. Arnett and his wife Kathryn and their two children. Ellis, a World War I vet, identified as being a trucker but very little else is known about him. Kathryn became known as a local artist, and she apparently won some awards in Southern California. A web search did not find her name among prominent California artists, however. The Arnett family lived in the house from 1935-1970, but it is not known how many years beyond that.<sup>1</sup>

Research did not reveal any associations between the property and important events at the local, state or national level, so it does not appear eligible under Criterion A. Though both the Anderson and later the Arnett family had some local prominence, it does not appear it rises to a level where they would be considered important people in the past, and based on research they do not appear to be recognized in local history annals today. Therefore, the building does not appear eligible under Criterion B.

Under Criterion C, research did not reveal that the building represents the work of a master architect or possesses high artistic values. This property retains only fair amount of its architectural integrity of its historic physical appearance. The first floor has received a stucco application at some point in the past, while the upper floor retains its original horizontal siding. Too, the first floor front façade is no longer symmetrical and it appears that it was remodeled to include the archway entry located on the west side of the street-facing facade, while a 1938 aerial photograph shows the concrete pathway leading up from the street to the house's front door to be in the center of the house. The renovation of the first floor continued with the introduction of a contemporary era bay-type inset window into the floor plan on the east side of the same façade and it appears to be out of character and inconsistent with the original appearance based on its style and time period. Too, the outdoor setting has been altered as the 1938 aerial photograph shows a lawn and mature landscaping also visible and straddling the walkway, whereas now the former front yard has been entirely asphalted over to be used for space for holding vehicles as part of a towing service operation, which started at this property in 2013. Because of compromises in its integrity, therefore, the

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<sup>1</sup> U.S. Federal Census, 1920, 1930, and 1940; *San Bernardino County Sun*, May 26, and June 22, 1928; August 16, 1929, May 27, and August 27, 1930, September 10, and December 15, 1931, December 30, 1941, June 18, 1961; *Montclair Tribune*, April 10, 1968; and *Ontario Daily Report*, July 13, 1970.

## CONTINUATION SHEET

Property Name: 745 W Holt Blvd \_\_\_\_\_

Page 4 of 4

property no longer fully embodies the distinctive characteristics of a type, period or method of construction, and therefore it does not appear eligible under Criterion C. Under National Register Criterion D, the building is not likely to yield information important in history.

The building at 745 W. Holt Blvd. was designated a City of Ontario Tier III historical resource on December 10, 2007.<sup>2</sup> The City found the building is "It is associated with a business, company, or individual that has made a significant, cultural, social, or scientific contribution to the City".

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<sup>2</sup> City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 745 W. Holt Blvd., 2007. The City categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as more significant, and thereby offered the most historic preservation protection when discretionary actions are being considered.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 53

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 739 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1049-011-05-0000

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

This one-story commercial building at 739-741 W. Holt Boulevard is rectangular in plan with a flat roof and a wide eave overhang that creates a canopy supported by two diagonal tapered beams at the northeast corner of the building. The north, street-facing façade features two aluminum-framed plate glass door openings for two separate business units and storefront picture windows with metal muntins. Brick planter boxes have been placed adjacent to the north and east elevations and a taller brick structure has been placed perpendicular to the building to indicate a separation between the two businesses.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building

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



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

P5b. Description of Photo: (view, date, accession #)

Facing North; 5/4/2016

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

1955

\*P7. Owner and Address:

M & L Center LLC

PO Box 7601

Alhambra CA 91802

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons. 3200  
E Guasti Road, Ontario CA  
91761

\*P9. Date Recorded: 7/12/2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section  
106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No.53 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None  
B2. Common Name: None  
B3. Original Use: Realty Office B4. Present Use: Liquor Store/restaurant

\*B5. Architectural Style: Mid-century modern commercial

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
This building, constructed in 1955, appears to have been subdivided prior to the early 1980s.

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

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to be eligible for listing in the National Register of Historic Places. It was originally O U Realty, associated with Louis Jones; by the early 1960s it had become the offices of realtor Frank J. Mistretta. It had become Angona's Liquors by the late 1960s and so it remained into the 1970s. By 1988 it carried the current name, Speedo Liquors. It was possibly subdivided into two businesses; by 1983, Panorama Photography, owned by Bill and Lois Lair, was operating from the address that today is a small restaurant. Research did not indicate the parcel is associated with events that have made a significant contribution to the broad patterns of history at the local, state or national level. Therefore, it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in history, so the property does not appear eligible under Criterion B. The building is a modest example of a commercial property from the mid-1950s, of which numerous examples abound. The property does not appear to be architecturally meritorious, or nor does it adequately represent or embody the distinctive characteristics of a method of construction, or represent the work of a master architect; therefore, it does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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

\*B12. References:

City of Ontario Building Permits;  
Historicaerials.com, 1956-2015; Ontario City Directories; *San Bernardino County Sun*, November 22, 1959, February 1, 1961; January 28, 1987, October 19, 1988; *Upland News*, April 24, 1969

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 7/14/16

(This space reserved for official comments.)



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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Map Reference No. 54

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 729 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1049-012-01-0000

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

The one-story wood-frame building at 729 W. Holt Blvd. is rectangular in plan and reflects the Craftsman Bungalow style. It is surmounted by a low-pitched, cross-gabled roof with wide eaves and sheathed in red Spanish clay tiles, an alteration from the original. The exterior walls are clad in stucco. The west-facing asymmetrical façade has a partial-width raised and recessed concrete porch, wood-frame 8/1 double-hung windows. Concrete piers support the front-facing gable that has knee braces and a triangular vent with vertical wood slats. Much of the fenestration appears to be original. A room (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP1- Single Family Property

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



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

P5b. Description of Photo: (view, date, accession #)

Facing North; 5/4/2016

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

1920

\*P7. Owner and Address:

Amaro Revocable Family Trust, 1823 S. San Antonio Ontario, CA 91762

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons. 3200 E Guasti Road, Ontario CA 91761

\*P9. Date Recorded:

July 12, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No. 54 \*NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: None  
B2. Common Name: None  
B3. Original Use: Residential B4. Present Use: Residential  
\*B5. Architectural Style: Craftsman  
\*B6. Construction History: (Construction date, alterations, and date of alterations)

The residential building was originally constructed in 1920; it is not known when a second building in the rear was constructed, though a 1940s or 1950s date may be considered likely. A radio-television repair service was operating from the address by 1957, and perhaps prior. The original shingle roof was replaced with red clay tiles in 1992.

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

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residential property was first associated with a local Ontario grocery store owner, H. Walter Moore who had established "Moore's Euclid Cash Market" in 1921, and had been a local merchant at least five years prior to that. Moore, born in 1885, in Iowa, in 1906 married Carrie Beckerly; they had moved west by 1916, and perhaps some years before. They initially lived in the 400 block of West Holt Boulevard [then called A Street] before taking up residence at this California Bungalow at 729 Holt Boulevard in 1920. The Moore's had two sons, Glenn and Gerald ("Jerry"). Walter Moore died in 1949, in Los Angeles, at the age 63, but long before then he and his wife, had divorced (in 1935). Carrie Moore continued to live in the house and was alive through 1960 (she was then age 73) and had kept her married name. (See Continuation Sheet).

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

\*B12. References:

City of Ontario Building Permits; Ontario City Directories, 1928, 1940, 1948, 1983  
See additional references in footnote to section B10.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons  
\*Date of Evaluation: 7/13/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 729 W Holt Blvd

Page 3 of 4

### P3a. Description Continued:

extension has been made to the building on the southeast elevation that is not entirely in keeping with the original plan.

A detached building perpendicular to the house described above appears to be of more recent construction, and likely dates to the 1940s or 1950s. It is an 'L'-shaped wood-framed structure with stucco exterior walls, facing Cypress Avenue. The roof is gabled, with a medium-pitch and rolled composition. It has three aluminum-framed windows and two wood doors, one which has a multi-paned glass window on its upper half, and the other has a single pane glass window. This building might have been a garage at one time but it has been completely remodeled to serve exclusively business purposes. The entire lot is enclosed by a four-foot-high chain link fence. Mature date palms and other plants populate the front yard.

### \*B10. Significance Continued:

By 1983, the property was identified as Moore's Radio and TV Repair; she would have been age 96, so likely this was the business enterprise of one of the two Moore sons and it was probably the more recent building in the rear of the property that served in the capacity of a radio-tv repair facility. A permit from the City of Ontario in 1976 to Jerry Moore seems to confirm this. However, the property was owned by Francisco Amaro by 1992, and is still in the family trust.<sup>1</sup>

Research did not reveal any associations with important events at the local, state or national level, so it does not appear eligible under Criterion A. Though Moore was a locally prominent grocer, it is not likely his importance achieves significance at the National Register level at the local level; if that consideration was given, however, his importance would be more likely linked with the grocery store itself and not his home where he resided for 15 years. Research, therefore, did not reveal that the building is associated with any significant individuals, and therefore it does appear eligible under Criterion B. This property retains only fair integrity; it has experienced compromises with new roofing materials that are out of character with the original, a sizable room addition in the rear, and a detached second building that has a stucco surface and fenestration not consistent with the Craftsman

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<sup>1</sup> U.S. Federal Census for 1920 and 1930; *San Bernardino County Sun*, November 20, 1920, February 24, 1921, February 3, 1922, August 27, 1924, October 6, 1928, August 13, 1929, and June 18, 1935; City Directories for Ontario and Pomona, 1919-1983. Ontario City Directories and local newspapers variously identified 719, 729 and 737 West A Street as Moore's home address; it would be reasonable to assume that they were all discussing the same property.

## CONTINUATION SHEET

Property Name: 729 W Holt Blvd

Page 4 of 4

style. The building is a common example of a prevalent architectural style; likely it was not the design work of an architect. Therefore, it does not meet Criterion C. Under Criterion D, the building is not likely to yield information important in history.

The building at 729 W. Holt Blvd. was recommended for designated a City of Ontario Tier III historical resource by the City of Ontario staff, but has not yet been Tiered.<sup>2</sup>

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA..

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<sup>2</sup> City of Ontario Historic Preservation Subcommittee/Commission categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as more significant, and thereby offered the most historic preservation protection when discretionary actions are being considered.

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code: 3S**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) Map Reference No. 55

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_ B.M.

c. Address 724 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1048-604-14-0000

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

The one-story drive-in restaurant has a square plan, with a hipped rolled composition roof extending over an outdoor eating area. Three triangular A-shape steel beams puncture the roofline on all but the north elevation, reflecting a Google-style design element. The main façade consists of a combination of picture windows and half-wide sliders; picture windows extend around the sides of the kitchen for several feet. The building has an interior dining area. An original free-standing pole sign is located at the edge of the property, near Holt Boulevard. An asphalt surface parking lot surrounds the structure.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



\*P4. Resources Present:

X Building  Structure  Object   
Site  District  Element of District  
 Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

Facing Northwest; 5/4/2016

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

1958

\*P7. Owner and Address:

Ramirez Cristobal

5570 W Phillips Blvd

Ontario, CA 91762

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons, 3200

E Guasti Road, Ontario, CA

91761

\*P9. Date Recorded:

5/19/2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California December 2017

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 55 \*NRHP Status Code 3S  
 Page 2 of 5

B1. Historic Name: D'Elia's Grinder Haven  
 B2. Common Name: The Grinder Haven  
 B3. Original Use: Drive-in Restaurant B4. Present Use: Drive-in Restaurant

\*B5. Architectural Style: "Googie"

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Permits for floor plans date to November 1958; the neon pole sign is original. The building's permit history does not reflect any notable changes.

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

\*B8. Related Features: Neon pole sign is an important component of the property.

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance 1958 Property Type Drive-In Restaurant Applicable Criteria C  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building located at 724 W. Holt Boulevard, Ontario, was constructed beginning in 1958 as a drive-in restaurant (but not a drive-thru), D'Elia's Grinder Haven, a grinder being the old-fashioned name for an Italian submarine sandwich. Ralph and Mary D'Elia came out to Riverside, CA. from Norwich, Connecticut in the mid-1950s to build the first Grinder's there in 1955. Ralph D'Elia was the son of Italian Jacquino D'Elia who operated a bakery and deli in Norwich. Ralph's sister Gladys and brother-in-law John Perrone came west from Connecticut to help with the Riverside establishment, with D'Elia starting up the Ontario outlet in 1958. The D'Elia-Perrone family and they later established Grinder's elsewhere in the Inland Empire, including Chino, Pomona, and two in Riverside and Montclair. The family today is only associated with the two establishments in Riverside. (See Continuation Sheet).

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

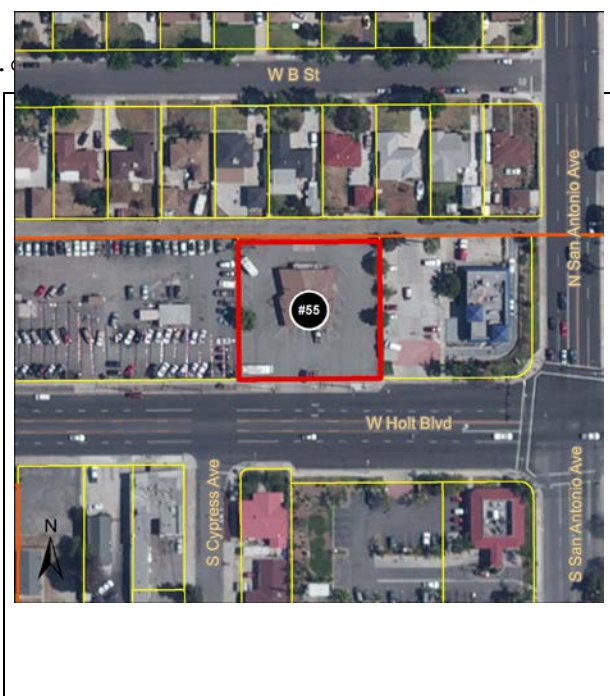
\*B12. References:  
 City of Ontario Building Permits; *Historicaerials.com Enterprise*, January 29, 2003; *Ontario Daily Bulletin*, April 26, 2015; [www.deliasgrinders.com](http://www.deliasgrinders.com)

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 12/5/17

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 724 W Holt Blvd

Page 3 of 5

### B10. Significance Continued:

Research did not reveal that the drive-in restaurant at 724 W. Holt Blvd is associated with a historic event or patterns of events that have made a significant contribution to the broad patterns of history at the local, state or national level. Therefore, it does not appear eligible for listing in the National Register under Criterion A. And while the D'Elia family became well known in the Inland Empire region for their Italian submarine sandwiches and perhaps other menu items, that prominence does not rise to the level where this property would appear eligible under Criterion B for being associated with persons significant in the past at the local, state or national level.

This Mid-Century roadside commercial property, with its signature triple A-structural steel beams projecting through the roofline and vintage neon sign with a swooping arrow, reflects what has been named the Googie architectural style, named after a popular Southern California coffee shop that employed expressive shapes and materials as design elements, and was popularized by architectural historian Alan Hess in his book *Googie*, in 1985. The building at 724 W. Holt Blvd., in its intent to attract the motorist's attention, has two primary characteristic features of the style, employing unusual geometric shapes to stand out among other buildings and its use of colorful neon signage. Googie-type architecture, which was pioneered in Southern California, was designed to catch the eyes of passing motorists, perhaps most famously exemplified by McDonald's roadside restaurants use, beginning in 1952, of the "golden arches." While Googie-style fast food drive ins were once a more common commercial building type, with the passage of time, fewer original examples remain intact. Therefore, as an exceptional example of the Googie-style exemplified in a drive-in restaurant, the building at 724 W. Holt Blvd. appears to be eligible for the National Register under Criterion C for its architectural significance.

The property located at 724 W. Holt Blvd. was evaluated for its integrity. The building retains its integrity of location, as it has not been moved. A comparison of aerial photographs between 1959 and 2012 show the 1,747 square foot building to have the same dimensions as from the beginning, and the overall property in the same configuration. Therefore, the property retains its integrity of workmanship, design and materials, and setting, feeling and association. Therefore, based on its distinctive architecture, as discussed, it appears that the property is eligible for listing in the National Register at the local level of significance under Criterion C. Its period of significance is 1958, the year of its construction. The historic property boundary is the legal Assessor's parcel. The property's contributors are the building, surrounding parking lot, and original neon pole sign, though the wood protective box from which it currently rises is not itself considered historic, and is not a contributing feature.

## CONTINUATION SHEET

Property Name: 724 W Holt Blvd

Page 3 of 5

The building at 724 W. Holt Blvd. was recommended for designated a City of Ontario Tier III historical resource by the City of Ontario staff, but has not yet been Tiered.<sup>1</sup>

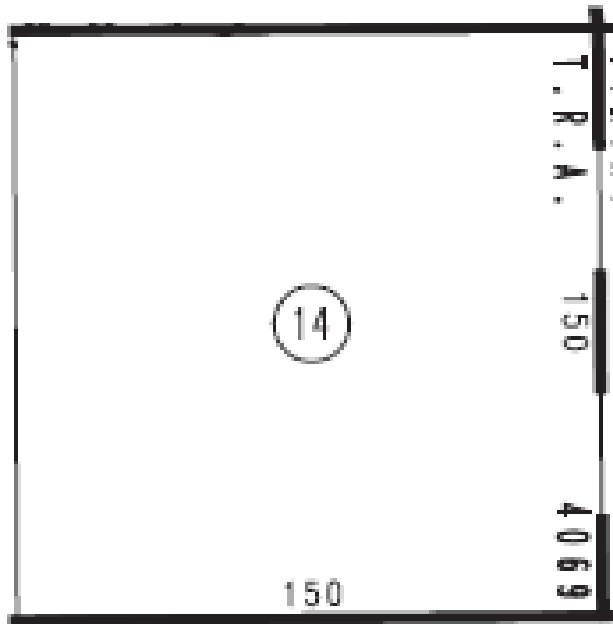
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<sup>1</sup> City of Ontario Historic Preservation Subcommittee/Commission categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as more significant, and thereby offered the most historic preservation protection when discretionary actions are being considered.

# CONTINUATION SHEET

Property Name: 724 W Holt Blvd

Page 3 of 5



Parcel map for Building Located at 724 W. Holt Boulevard

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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 56

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_\_\_ B.M.

c. Address 627 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1049-021-03-0000

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

This single-story commercial building, built in 1932, was expanded on its east in 1958. Rectangular in plan with a flat roof, it is of wood-frame construction, clad in smooth stucco on its north elevation and with molded cast cement facing for purposes of fireproofing on the east and west elevations. The extreme western portion of the north and west facing façade has a stepped parapet and short pilaster tower, a character-defining feature reflecting an Art Deco influence. The primary entrance (with a security screen) above which is a transom window, is flanked by two single pane storefront windows. The attached building portion on the east is set back from an enclosed patio area behind 3-foot high concrete walls and under a metal arbor canopy. Windows on this portion are mostly fixed, with a take-out order window, as well.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property, HP5. Hotel/motel, HP6.

1-3 story commercial building

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



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

P5b. Description of Photo: (view, date, accession #)

Facing south; 6/21/2016

\*P6. Date Constructed/Age and

Source: X Historic  Prehistoric

Both

1932; 1958

\*P7. Owner and Address:

Chang Family Trust  
627 W Holt Boulevard  
Ontario, CA 91762

\*P8. Recorded by: (Name, affiliation, and address)

Monica Copuz, Parsons, 3200 E  
Guasti Road, Ontario, CA  
91761

\*P9. Date Recorded: 5/25/16

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 56 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Commercial Restaurant B4. Present Use: Commercial Restaurant  
 \*B5. Architectural Style: \_\_\_\_\_  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The original 1932 portion had a major addition on the east in 1958.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear to be eligible for the National Register of Historic Places. Assessor's records indicate it was built in 1932 most likely as a small restaurant on the State Highway which Holt Boulevard [A Street] in that era doubled as. Numerical addresses have since changed but it appears it was R.T. Shepherd's Restaurant, followed by Charles Glore's Restaurant, and the Shuffleboard Restaurant all prior to 1950, and possibly Joe's Café by 1951. In 1983 it was listed as the Mustard Seed Restaurant; today it is a Mexican restaurant. No information was found to indicate a direct association with important events at the local, state or national level. Therefore it does not meet Criterion A. Under Criterion B, no individuals significant in the past have been directly linked with the building. The building does not appear to be architecturally meritorious, and with a major expansion in 1958 affecting its overall integrity, it does not appear any longer to embody the distinctive characteristics of an early 1930s building. It is unlikely to represent the work of a master architect. Therefore, it does not meet Criterion C. Under Criterion D, given its nature and age, the property is unlikely to yield important information to history. (See continuation sheet)

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

\*B12. References:  
 Ontario City Directories: City of Ontario building permits, Historical Aerial photos, Ovitt Family Library

B13. Remarks:  
 The restaurant at 627 W. Holt Blvd has been assembled on a parcel with other buildings on Brooks Street (to the south) that are not historically or functionally related to the restaurant; this evaluation focuses only on the restaurant.

\*B14. Evaluator: Eve Moir, Parsons  
 \*Date of Evaluation: 6/22/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 627 W Holt Blvd

Page 3 of 3

**\*B10. Significance Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 57

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; B.M.

c. Address 625 W. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1049-021-04-0000

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

The parcel has a commercial building behind which are attached five former residential motel units. The building of wood-frame and reinforced concrete is rectangular in plan and in a north-south orientation. The building portion closest to Holt Blvd has a flat roof with a small parapet, and a canopy. The north façade (fronting Holt Blvd) has a raised storefront wraparound window and a wood door of glass in the center. The north and west façades have stone cladding. Two window openings on the east side have had been covered up by stucco. The seemingly five identical cottages have a front façade facing in (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



\*P4. Resources Present:  Building

Structure  Object  Site  District  
 Element of District  Other  
 (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing West;  
6/28/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
1940

\*P7. Owner and Address:  
Chiang Family Trust  
18043 Horizon Ct  
Rowland Heights, CA 91748

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons,  
3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: 6/2/2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016.

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

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

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No. 57 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: Silver Moon Motel

B2. Common Name: None

B3. Original Use: Motel and Cafe B4. Present Use: Salon

\*B5. Architectural Style: \_\_\_\_\_

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

No building permits could be located for this property. It appears a portion of the building closest to Holt Blvd has been altered by having two windows filled in. The stone veneer wall cladding is likely not original to the construction date. A comparison of aerial photos indicates the building footprint has remained the same over time.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Area

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

The property at 625 W. Holt Boulevard does not appear to be eligible for the National Register of Historic Places. Research indicates the property originally served as the diminutive Silver Moon Motel, with only five units. Herbert J. Kleber (1901-1973) is the name of the first business owner found and he is likely the original owner and proprietor. H.J. Kleber and his wife Jane had come west to Ontario from Chicago, and the couple eventually retired to Santa Barbara County. At the front end of the motel property, close to what was then State Highway 70/99, was a small commercial food service-oriented venture; Manny's Hot Dogs (1948), Joe's Café (1951), Lombardo's Café (1964); by 1970, however, the kitchen equipment had been removed and it had become a real estate office (Hembree Realty) and still later, the building was used by a furniture refinisher. (see Continuation Sheet).

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

### \*B12. References:

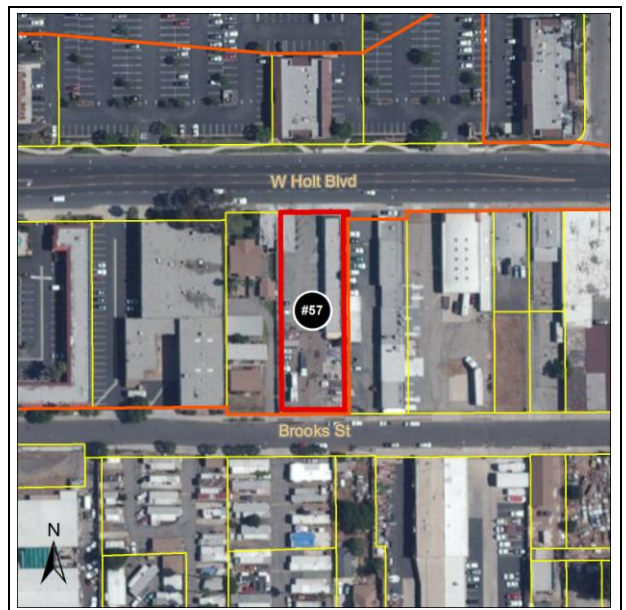
City of Ontario Building Permits; historic aerials, 1938-2015; Ontario City Directories. *San Bernardino County Sun*, April 5, 1950, November 8, 1959; *Ontario Daily Report*, November 13, 1970.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 7/13/16

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 625 W Holt Blvd

Page 3 of 3

### **P3a. Description Continued:**

a westward direction. The building units are all wood-framed with stucco facades. A character defining feature of each is a shaped parapet in front of the flat roof. Pairs of air vents are located on the western facades. The front façade of the units is punctuated by large windows above which awnings have been placed; a portion of the lower façade has stone cladding. Front doors to the formal motel units are wooden and reached by a single concrete step. A pole sign announcing the hair salon business to travelers on Holt Boulevard is situated at the north edge of the parcel.

### **B10. Significance Continued:**

Little specific information was found on the Silver Moon Motel, suggesting its lack of importance in the community's history, not to mention the state and nation, and therefore it does not appear to meet Criterion A. Neither H.J. Kebler, or others whose names were identified to be associated with the property in the course of conducting research, are considered to be important persons at the local, state or national level, and thus the property does not appear to be eligible under Criterion B. Roadside architecture is receiving increasing attention from scholars and others interested in preserving vernacular structures. While the guests units appear to have good integrity, the motel does not appear to have been a particularly early or exceptional example as many similar motels were constructed in the Southern California area in the general time period. The former motel and café at 625 Holt Boulevard do not appear to be architecturally distinctive, and nor do they represent a significant method of construction, or are the product of a master architect or builder, and therefore they do not meet Criterion C. Lastly, given the property's nature and age, it is unlikely to yield important information to history. Therefore, it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1

Other Listings  
Review Code

Reviewer

Date

Page 1 of 8 \*Resource Name or #: (Assigned by recorder) Map Reference No. 58

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 212-214 E. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1049-063-02-0000

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

This building is a two story commercial building with a predominantly flat roof that extends to a shed roof at the front façade. The shed roof portion is made up of clay arch tiles. The exterior façade of the building is covered with stucco. The main entrance into the building consists of two arched doorways, located on each side of the building. Within the arches are two wood doors with an oval shaped glass window in the center. Between the two doorways are five rounded rectangular apertures, the center aperture is an entrance to a hallway within the center of the building. The other apertures consist of four large picture windows and four push/pull doors. The second floor of the north façade has eight rectangular sliding windows ranging in size. (See continuation sheet).

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

Facing North; May 4, 2016

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric

Both

1923

\*P7. Owner and Address:

City of Ontario

214 E Holt Boulevard

Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address)

Monica Copuz, Parsons, 3200

E Guasti Road, Ontario, CA

91761

\*P9. Date Recorded:

May 25, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section

106 Compliance, P-Project

\*P11. Report Citation: (Cite survey

report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

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

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

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

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No. 58 \*NRHP Status Code 5S1

Page 2 of 8

B1. Historic Name: Dietz Garage

B2. Common Name: Dietz Garage

B3. Original Use: Warehouse B4. Present Use: Warehouse and Residential

\*B5. Architectural Style: Spanish Colonial and Mediterranean revival

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

This building was built in 1923. It has undergone many structural changes over the years. These include a reroofing in 1943, and in 1996 a permit revealed that tenant improvements were made to the apartment portion of the building. Framed doors were added on both sides of the building at each stairway entry and in 2002, an illuminated sign was added. The building's windows and doors have been boarded up since a fire occurred in 2007.

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

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

The building located on the parcel at 212-214 E. Holt Blvd appears to be ineligible for listing in the National Register of Historic Places. The automotive industry has a long history in the city of Ontario. The automobile first appeared in the United States during the 1890s as a luxury item for the wealthy. By 1905 they had gained widespread popularity across the county. As the automobile's popularity and availability (affordability) to the middle class increased, tourism and the use of the car as a recreational item similarly expanded. This expansion provided new business opportunities in terms of supplies and repairs for automobiles, as well as expanding the local tourism industry. Ontario was not left out of this important development in California, especially as Holt Boulevard served as a major thoroughfare connecting Los Angeles with the Inland Empire, and beyond. (See Continuation Sheet).

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

**\*B12. References:**

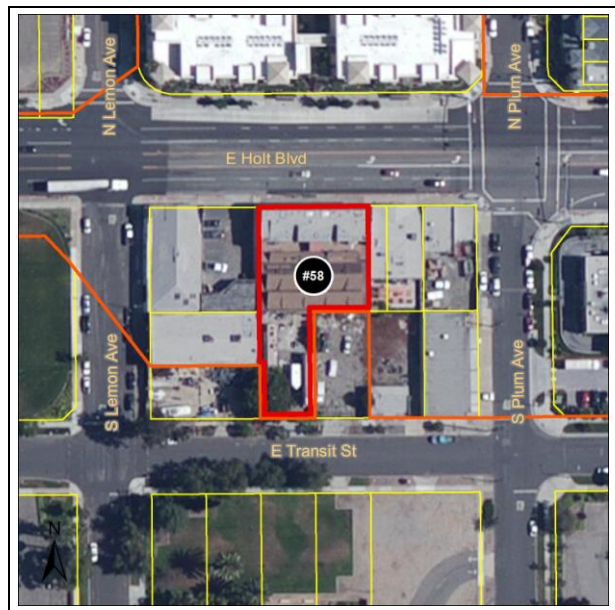
Loopnet.com; Historic Preservation Subcommittee/Commission, Tier Determination 2009; Ontario Building Permits; See additional references in the Continuation Sheet.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: June 6, 2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 212-214 E Holt Blvd

Page 3 of 8

### **P3a. Description Continued:**

The building was originally designed as a mix of residential and commercial components. Hatheway and Associates (2012) described the building as:

The main/north elevation second story consists of two small apartment bathroom windows at the extreme west and east ends of the facade, with six additional metal casement windows across. Four of the second story windows are double-casement and two are single casement. Each of the second story articulated features are identical in height. A red tile slant roof is at the parapet level. Historically, there were six apartments in the second story, or three on each side of the building. The east and west elevations are not articulated, consisting of flat concrete wall surfaces. The rear (south) elevation has a large and centrally located sliding metal door leading directly to the original automobile garage repair area. Two windows flank each side of the doorway opening, providing additional light to the interior of the garage. The garage space originally consisted of two large pits or service bays, and a machine shop. The pits included stairs leading down to the floor of the service bay. These pits represented themselves as a highly "modern" technical innovation in the early 1920s.

The roof of the Dietz Garage is flat, and it is divided into three major components. The first, the garage roof, has two large sawtooth skylights that run the width of the building. A low wall defines the boundary between the garage and the shop/residential portions of the building. The second roof component consists of two similar but smaller skylights set directly behind the two story residential space, providing additional natural light to the first floor. Access to this roof area is provided by two doorways leading off of the second story apartment hallway. The third roof component consists of a flat roof over the second story residential space.

It is prudent to note that in 2007 the building suffered fire damage. The extent of damage from the fire is unknown; however, no repairs were made to the building and it is currently boarded up.

### **B10. Significance continued:**

The following is taken from the "Holt Boulevard Historic Property Survey Report" for *the Pike's Peak Ocean to Ocean Highway in Ontario*:

Pike's Peak Ocean-to-Ocean Highway is one of the nation's first transcontinental highways commencing construction in 1912. The highway spanned the continent from Los Angeles to New York and passed through Ontario, along Holt Boulevard. Leading the local chapter was no other than local town promoter and developer, Charles Frankish. It was quickly

## CONTINUATION SHEET

Property Name: 212-214 E Holt Blvd

Page 4 of 8

realized that Ontario's participation in this new highway was key to furthering economic prosperity as the highway would bring travelers directly to the downtown.

By 1920, Holt Boulevard had been transformed from a 2-lane scenic road lined with citrus trees and grand Victorian homes into a modern 4-lane highway. It ultimately became the main transportation route from Los Angeles to Palm Springs for the newest class of automobile owners: the Hollywood movie stars and Beverly Hills socialites. Soon automobile ownership was widespread and auto tourism was on the rise thanks to Henry Ford's Model T. The simple engineering and design applied with the assembly line technique allowed for the first time an affordable auto to be marketed to the middle class. Twenty-eight million cars were reported on the road by the end of the decade.

Existing property owners and businesses along Holt Boulevard began to modify their products, services and buildings to better address the needs of the highway motorist. This is evident by the many residential buildings that were converted to commercial or those commercial additions that were attached to the front of the residence. The businesses that once catered to railroad travelers such as the Casa Blanca Hotel expanded their advertising to Holt Boulevard to get the attention of the auto traveler. All types of businesses began to develop along the side of the road. A certain number of travelers would always be in need of gas and often times they grew hungry, tired, and restless. Soon gas stations, produce booths, hot dog stands, and auto camps sprouted up along Holt Boulevard to capitalize on these needs.

The building has a long history of being occupied by the Dietz automotive business, although the building and the business had several different owners. The Ontario City Directory from 1928 lists the business as Dietz & Graves Garage; in 1931, 1934 and 1937-1938, it is listed as Dietz O O Auto Repair; in 1940 the occupant is listed as Mrs. Florence Dietz; and then from 1951 to 1967, the building is known as Dietz Garage. Eli Miller Dietz (known as E. Miller Dietz) continued to own the business until his death in 1972, when Phillip Pannone took over the business.

The burgeoning auto and tourism industry helped to bolster some of Ontario's local commercial enterprises such as the wineries and small convenient stores that popped up along Holt Boulevard around 1915 to 1950. One such commercial

## CONTINUATION SHEET

Property Name: 212-214 E Holt Blvd

Page 5 of 8

enterprise was auto repairs and towing. The Dietz garage was established during the heyday of this industry boom along Holt Boulevard in Ontario. The original owner and builder of the building was Willis Everett Bartlett, who built it in 1923 and sold it to W.C. Scheu in 1926 for \$70,000 and a 20-acre grove on Archibald Avenue and the Arrow Route (*Daily Report* 1926; Hatheway 2012). Bartlett originally leased the building to Dietz and Graves in 1923. Scheu continued to lease to Dietz until his death in 1942.

Scheu himself was a prominent local resident and businessman, with notable successes in manufacturing and was also the manager of a foundry; was the leader in the orchard heater industry and was a notable philanthropist in the city of Upland. He also owned a factory in Upland where he manufactured his orchard heaters, among other items. He was originally from West Virginia, but moved to Massachusetts in 1910, then to Colorado in 1915, and was a resident of southern California by 1920 (Hatheway 2012).

The original owners of the Dietz business were E. Miller Dietz's older brother, Owen Orlo Dietz (O.O. Dietz) and Lemuel Graves (1923-1928). Then O.O. Dietz took over the business from 1928 to 1940, followed by Eli Miller Dietz from 1940 to 1972, and Phillip Pannone from 1972-1981.

Lemuel A. Graves was the business partner of O.O. Dietz in the 1920s. Unlike the Dietz brothers, Graves was an Ontario native. He was a machinist and fought in World War I (Hatheway 2012). However, their partnership was short lived since in 1928 O.O. Dietz purchased Graves' interest in the business.

O.O. Dietz had been involved in the automobile garage industry in Ontario since 1912 when he and a man by the name of W.O. Campbell opened a business on Laurel Avenue in Ontario. O.O. Dietz passed away from a heart attack in 1940, which made the front page news of Ontario's local newspaper, the *Daily Report*. Hatheway 2012 wrote of O.O. Dietz:

In summary, Owen Orlo Dietz was one of the original founders of the Dietz Garage business, and he died of a heart attack in the place he loved. He was a man of considerable local influence and popularity, a member of several service clubs, and a member of the noteworthy "500 club," placing him among the first 500 men to become affiliated with the automobile industry in the United States. He should also be credited, at least in part, with the innovative pits and bench system employed at the Dietz Garage. O. O. Dietz must be regarded as having considerable local historical significance.

It should be noted that the 'innovative pits' were filled in by Pannone in 1972. Additionally, E. Miller Dietz is probably the most well-known of the owners of Dietz Garage business. He was more than just the owner of the business from 1940-1972 since he had been working in the garage for his brother

## CONTINUATION SHEET

Property Name: 212-214 E Holt Blvd

Page 6 of 8

since 1927 (Hatheway 2012). Originally from Iowa, E. Miller Dietz came to Ontario in 1927 at the age of 24 (Obituary from Ontario Model Colony History Room). From 1917-1920, however, E. Miller Dietz moved to Ohio to live with his sister and her husband. While there, he worked as a machinist in an automobile company, attended business school and worked for Ford Motor Company (Hatheway 2012). Dietz returned to California by 1927, where he went to work in his brother's automobile shop until he took over his brother's business in 1940. Dietz and his wife Dorothy became involved in the Ontario community and E. Miller Dietz even served as an Ontario city councilman from 1948 to 1952 and was a board member of the Ontario Community Hospital.

The *Daily Report* from November 6, 1923 describes the new automotive garage at 214 E A Street (A Street changed to Holt Boulevard in the 1960s) as being a modern garage with innovative equipment. The business appears to have been successful in its location for more than 40 years.

After E. Miller Dietz's death in 1972 Phillip Pannone purchased the Dietz Garage business, of which he changed the emphasis from automotive repair to that of a towing business (Hatheway 2012). Pannone moved the business to 1300 E Holt Blvd in 1981, where it is still established today.

Although the Dietz Garage business is broadly associated with an important technological advancement in transportation as cars became more widely available, the garage is not unique. Historically, by the 1920s car manufacturers were building cars using standard interchangeable parts and mechanics and car repair garages were flourishing. While the Dietz Garage business is long lasting since its founding in this location from 1928 to 1981, the garage was one of several in the area. For instance, 526 E Holt Boulevard was an auto repair shop from 1928 to around 1940. 1502 W Holt Boulevard was a car garage from 1940 to 1983 and 522 E Holt Boulevard was an automobile repair shop as well from 1948 to 1983. These are just a few examples of car repair shops in the immediate area during the timeframe that the Dietz business flourished at this location. Therefore, the building is ineligible under Criterion A since the Dietz business was not associated with events that have made a significant contribution to the broad patterns of history at the local, state or national level.

Both the Dietz brothers, even with their involvement with the community, are not significant persons in either the auto industry or in the development of Ontario itself. Similarly, Pannone and Scheu have not contributed to the development of the industry or the city of Ontario, and the building is therefore not eligible for inclusion in the National Register of Historic Places under Criterion B.

As noted in a previous section, the building suffered a fire in 2007, but the extent of the damage is largely unknown. The building appears to be abandoned

## CONTINUATION SHEET

Property Name: 212-214 E Holt Blvd

Page 7 of 8

and is has its windows and doors boarded up. However, a historic photo of the garage from 1940 was included in Hatheway 2012 (see below) showing the building looking largely the same then as now. Although the building retains a fair amount of its integrity to its appearance as of 1940, it does not appear to be the work of a master, possess high artistic values or represent a significant or distinguishable entity. The building does not appear to be eligible for the National Register of Historic Places under Criterion C.

While the property at 214 E Holt Blvd does not appear to be eligible for the National Register of Historic Places, in its 2009 Tier Determination<sup>1</sup>, the Ontario Historic Preservation Subcommittee/Commission recommended that the building be listed on the City's List of Eligible Historical Resources because of its associations with the local automotive industry. It has also been listed as a local landmark (Number 8) by the city in April of 1996. Historic resources as defined by CEQA include properties listed in "local registers" of historic properties. A "local register of historic resources" is broadly defined in Public Resources Code Section 5020.1(k) as "a list of properties officially designated or recognized as historically significant by a local government pursuant to local ordinance or resolution." Therefore, it is considered a historical resource for the Purposes of CEQA.

### B12. References Continued:

Ontario City Directories, years: 1928, 1931, 1934, 1937-38, 1940, 1951, 1964, 1967; Dietz Garage Archaeological and Historical Update: Including a Phase I Archaeological Survey and Phase II Evaluation of the Dietz Garage; Lots 3, 4, and 9, Block 51, Town of Ontario, by Roger Hatheway, August 2012; "Holt Boulevard Historic Property Survey Report" for the Pike's Peak Ocean to Ocean Highway in Ontario, as prepared under the auspices of the City of Ontario, Planning Department; *Daily Report*, July 23, 1926; [www.ontarioca.gov/sites/default/files/Historic-Preservation/designated\\_landmarks](http://www.ontarioca.gov/sites/default/files/Historic-Preservation/designated_landmarks)

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<sup>1</sup> City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 212-214 E. Holt Blvd., 2009. The City categorizes historic properties into three tiers, with those buildings identified as either Tier I or Tier II as being most significant, and are thereby offered the most historic preservation protection when discretionary actions are being considered.



## CONTINUATION SHEET

Property Name: 212-214 E Holt Blvd

Page 8 of 8



**Circa 1940 View of Dietz Garage Facade**  
Photo Credit: Pannone Collection

(Hatheway 2012)

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

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5S1**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Map Reference No. 59

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_;  of \_\_\_\_ of Sec \_\_\_\_; B.M. \_\_\_\_\_

c. Address 220-222 E. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1049-063-04-0000

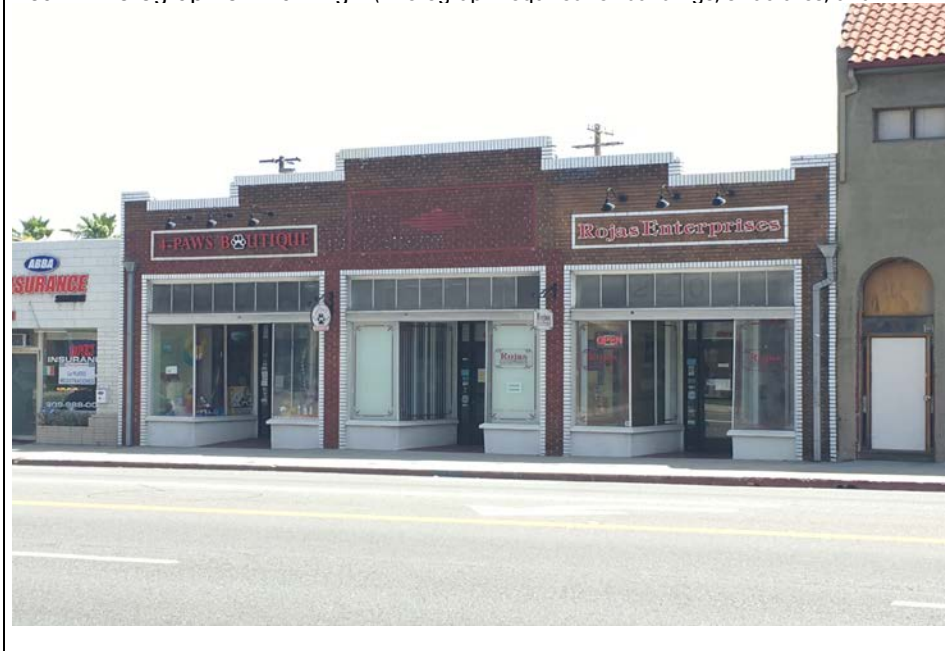
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This symmetrical one-story commercial brick masonry building has a simple rectilinear plan. It features a flat roof with a stepped parapet with three entrance bays along the front façade, each with inset doorways and a push/pull glass door. Large storefront windows top a concrete base; above the display windows are a band of glazed transom windows. Above each of the entry bays is a brick bulkhead. The center of the brick parapet features a diamond-shaped design within a rectangular area. Two small blade signs and six spotlights are affixed to the street-facing façade. Downspouts are located on each end of the building.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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

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



P5b. Description of Photo: (view, date, accession #) Facing North; May 4, 2016

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

c. 1925

\*P7. Owner and Address:

Alicia Rojas Family Trust  
222 E Holt Boulevard  
Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons, 3200  
E Guasti Road, Ontario, CA  
91761

\*P9. Date Recorded:

May 25, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

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

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California December 2017.

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 59 \*NRHP Status Code 5S1  
 Page 2 of 4

B1. Historic Name: Gartner Building  
 B2. Common Name: None  
 B3. Original Use: Commercial businesses B4. Present Use: Commercial businesses  
 \*B5. Architectural Style: Twentieth Century Commercial

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The building was constructed in 1925-26. Modifications to the exterior appear to be minor; the aluminum storefront windows and glass entrance doors appear to be the main alterations. Cosmetic changes include signage and outdoor lighting.

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

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Harvey L. Tadlock

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

The building at 220-222 E. Holt Boulevard was constructed by a building contractor, Harvey L. Tadlock, for Carl F. Gartner, who was referred to as a prominent baker by a contemporary newspaper. Tadlock had several building construction contracts throughout the Inland Empire when in April 1925 the announcement was made about the plans for this new building. Gartner, who had opened a combination drug store, grocery, butcher and produce outlet at the intersection of A Street [now Holt Boulevard] and Campus Avenue in Ontario in 1924, had recently purchased this lot in the 200 block of East A Street, from J. D. Kirkpatrick for purposes of building a one-story brick masonry building, estimated to cost \$8,000. A frame dwelling which had been on the parcel for many years was moved to make way for the new business building. Gartner appeared to (See Continuation Sheet)

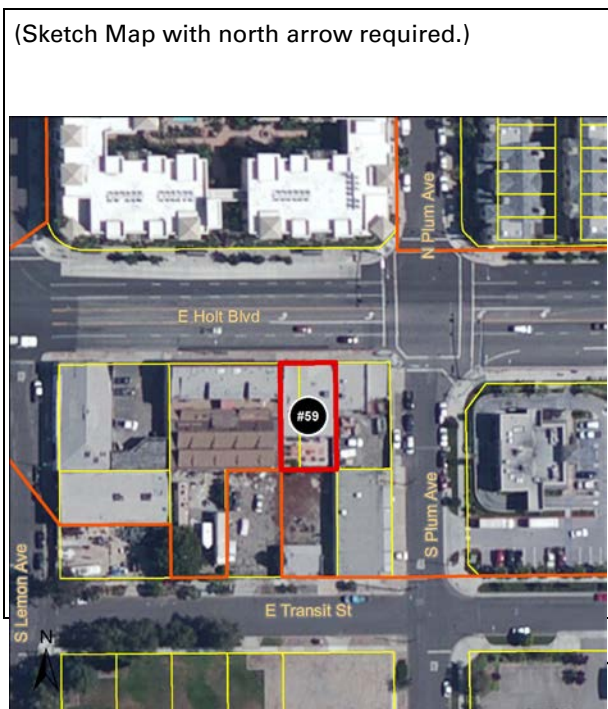
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

City of Ontario Building Permits; Ontario City Directories;  
 Also see footnotes to B10.

**B13. Remarks:**

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 220-222 E Holt Blvd  
Page 3 of 4

### \*B10. Significance Continued:

as he never occupied the building himself. City directories for Ontario indicate a variety of tenants of the building over the years, including in the late 1920s, William E. King, a realty broker, a sign business under various owners from the 1940s-1960s (D.C. Stult Signs; Zorn's Sign Systems), several combination dressmaker and sewing machine businesses from the 1930s into the 1950s (S.E. Holmes; R.N. Traver; Mrs. M.C. La Rue), microfilm services in the 1960s, and in the early 1980s, a rod and reel shop and an antique store.<sup>1</sup>

Gartner, a native of Germany, had become an American citizen in 1916, and moved around Southern California, living in Ontario and Pomona, and in the 1930s and 1940s, Pasadena and Los Angeles. He died in Los Angeles in 1945 at age 74. The building contractor, Harvey Tadlock, was born in Kelseyville, California, in 1890; by the middle 1920s he was busy constructing houses in Southern California during the general building boom the Southland was experiencing. However, as economic conditions generally worsened with the coming of the Great Depression, Tadlock, married and with a child, accepted a civilian job as a carpenter with the U.S. Navy in 1930, working first with the Naval Ammunition Depot in Nevada, and then resettling in Coronado (San Diego County) in the late 1930s. He later moved to Northern California, where he continued his building trade. He died in Santa Rosa, Sonoma County, in 1962 at the age of 75. His obituary noted he had "built a number of stores and homes in West Marin."<sup>2</sup>

The commercial building at 220-222 Holt Blvd. does not appear to be eligible for listing in the National Register of Historic Places. Under Criterion A, the building does not appear to be associated with events that have made a significant contribution to the broad patterns of history in Ontario, the state of California, or the nation. Neither the original building owner, its construction contractor, nor any of the building's many tenants appear to be significant persons in the past, so it does not appear to be eligible under Criterion B. Under Criterion C, the building is a good example of its type as a small commercial brick building from the mid-1920s, but it is a common building type and is not exceptional. The building retains its integrity of location, design, setting, materials, workmanship, association and feeling but does not appear to rise above numerous examples extant throughout Southern California. The building is not the work of a master architect and nor does it exhibit building techniques that rise above the ordinary. Therefore, it does not appear to be eligible for the National Register under Criterion C. Under Criterion D,

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<sup>1</sup> *San Bernardino County Sun*, April 5, 7, 1925; Ontario City Directories for the years: 1928, 1931, 1934, 1940, 1951, 1964, 1967, 1981.

<sup>2</sup> Pomona City Directory, 1922, 1926, 1928; Los Angeles City Directory, 1937; Pasadena City Directory, 1934, 1940. California Death Index, 1945; 1930 and 1940 Federal Census Records; *Marin Independent Journal*, December 7, 1962.

## CONTINUATION SHEET

Property Name: 220-222 E Holt Blvd

Page 4 of 4

the building is not likely to yield information important to history, or inform building construction techniques as brick masonry was well-established by the mid-1920s.

The building at 220-222 Holt Blvd. was designated a City of Ontario Tier III historical resource on November 12, 2009.<sup>3</sup> The City found the building is "representative of the typical brick commercial building that was common to the City" during the 1920s.

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<sup>3</sup> City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 220-222 E. Holt Blvd., 2009. The City categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as more significant, and thereby offered the most historic preservation protection when discretionary actions are being considered.

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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 60

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; B.M.

c. Address 230 E. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1049-063-05-0000

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

This one-story commercial building is rectangular in plan and of painted concrete block construction with a flat roof. The west-facing façade has two single pane windows located on either side of the off-centered entrance, a wood door behind a metal screen door. Concrete brick pilasters have been affixed to both the west and north façades and are connected to ground level planters; these are alterations from the original. Entries are also located on the north and south elevations; the latter also has a pair of double hung windows, one of which has a security grille, and as does a smaller window used for business transactions.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

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



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

P5b. Description of Photo: (view, date, accession #) Facing East; 5/12/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
1952

\*P7. Owner and Address:  
Carvalho Joao R  
3420 Falcon St #105  
Pomona, CA 91767

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons. 3200  
E Guasti Road, Ontario, CA  
91761

\*P9. Date Recorded:  
June 10, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October, 2016

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 60 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

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

The building was constructed in 1952; there are no city permits on file other than those issued around the time of initial construction. Concrete brick pilasters and ground level planters have been added to both the west and north-facing facades at some unknown date.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

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

This building does not appear to be eligible for listing in the National Register of Historic Places. In 1955 its tenant was identified as Tiberg Realtors. George W. Tiberg, born in 1899, had come to the Chino area at age 8 with his parents from Connecticut, and later moved to Ontario as an adult. Tiberg & Vickery Realtors opened at 122 West A Street in the 1930s, preceding the 230 East A Street [Holt Boulevard] office. In later years, Tiberg worked with his wife, Druzy, until his death in 1966. The building was later used as the business offices of both Associate Real Estate and Casa Blanca Mortgages. The building is not associated with events that have made a significant contribution to the broad patterns of history at the local, state or national level. Therefore, it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in history, so the property does not appear to be eligible under Criterion B. The building is a modest example of a mid-century commercial property. The property does not appear to be architecturally meritorious, or nor does it adequately represent or embody the distinctive characteristics of a method of construction, or represent the work of a master; therefore, it does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D. (See Continuation Sheet)

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

**\*B12. References:**

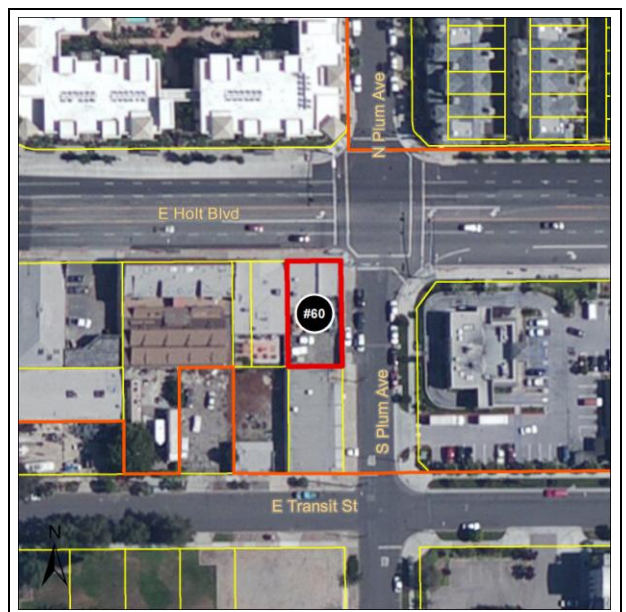
City of Ontario Building Permits; Historicaerials.com, 1956-2015; Ontario City Directories; *San Bernardino County Sun*, January 3, 1940, March 11, 1955, February 5, 1966; *Chino Champion*, January 27, 2007.

B13. Remarks:

\*B14. Evaluator: Eve Moir, Parsons

\*Date of Evaluation: 7/20/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 230 E Holt Blvd

Page 3 of 3

**\*B10. Significance Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Map Reference No. 61

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_;  of  of Sec \_\_\_\_; B.M. \_\_\_\_\_

c. Address 444 E. Holt Boulevard City Ontario Zip 91762

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

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

APN: 1049-066-02-0000

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

This single-story concrete commercial warehouse with a stucco exterior at 444 E. Holt Boulevard has a rectangular plan and is approximately 14,000 sq. ft. in size. The building has a barrel shape rolled composition roof topped with a series of massive equipment hoods. The facades have vertical bays characterized by concrete buttress columns that extend above the cornice. Each bay has multiple aluminum fixed pane windows. At each end is a double door entrance. A small addition has been made to the east elevation, featuring an arch entryway. A surface parking lot abuts the building on the east.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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

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



P5b. Description of Photo: (view, date, accession #) Facing North;  
5/4/16

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

1935

\*P7. Owner and Address:

Phuoc Banh  
444 E Holt Boulevard  
Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: 5/25/16

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources  
Evaluation Report for the  
West Valley Connector  
Project, San Bernardino and  
Los Angeles Counties,  
California December 2017

\*Attachments:  NONE  Location  
Map  Continuation Sheet

Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 61 \*NRHP Status Code 5S1  
 Page 2 of 4

B1. Historic Name: Torley's Big Store  
 B2. Common Name: None  
 B3. Original Use: Grocery Store B4. Present Use: Floor covering/retail  
 \*B5. Architectural Style: Commercial Industrial

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The building received a permit for construction in February 1935, to replace an earlier building gutted by fire (*San Bernardino County Sun*, February 15, 1935). The City's research indicated a permit to remodel the store in 1952 was issued and there was an addition on the eastern elevation in 1958. Various changes have been made to the storefront over the years, according to City records, though not specifically identified.

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

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building was once associated with a popular locally-owned community grocery store, Torley's Big Store, which operated from this location at 444 E Holt (at that time identified as 414-416 A Street) from 1935 to 1976 (the store owners had earlier established two smaller markets in the City of Pomona, as well). The store originally opened in 1930, but a devastating fire in 1935, completely destroyed it and required a major rebuilding effort; photos show the second version was not built with the same level of architectural details, particularly a prominent tower reflecting the Art Deco motif was missing in the second go round. Once rebuilt and again opened to the public, it referenced itself as "Torley and Son Grocery" in a 1936 advertisement in a local newspaper but the logo used in later ads was "Torley's Big Store," and this was the name it would promote for many years thereafter. (See Continuation Sheet)

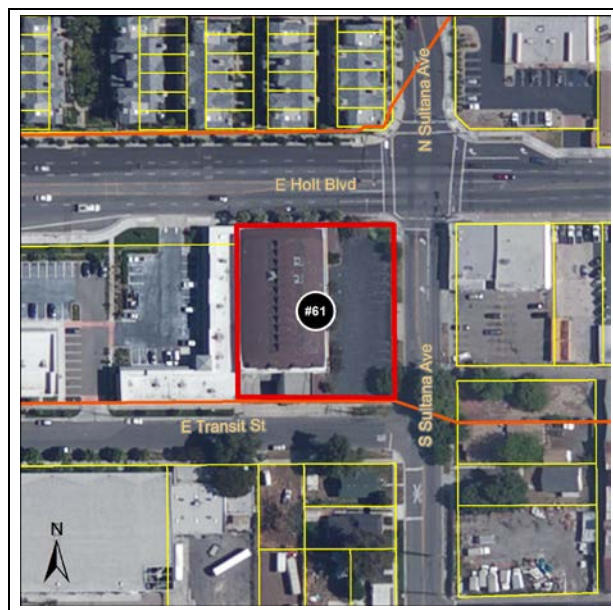
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 Parcelquest.com; City of Ontario Directories;  
 City of Ontario Building Permits;  
 Historicaerials.com  
 See references in footnotes to B10.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons  
 \*Date of Evaluation: 12/7/2017

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 444 E Holt Blvd

Page 4 of 4

### \*B10. Significance Continued:

The store was owned by Joseph M. Torley, who was born to German-born parents in Illinois. Together with his wife Julia, with whom he had one son, Ray, research showed they relocated to California from Illinois sometime between 1917-1920, when he was nearly forty, first settling briefly in Los Angeles. They resided in Pomona in the 1930s.<sup>1</sup>

Joseph Torley involved his son in all aspects of the grocery business and by the time Torley's Ontario store opened, it was said to be the largest in the region; in some ways from today's perspective it seemed to presage latter day big box retail stores like K-Mart or Walmart with its many departments. The building held a restaurant, bakery, and sold diverse items such as clothing, furniture and appliances, and it apparently became a popular weekend destination for many families in its earliest years. The store owners fully participated in community activities over the years. In 1945, Joseph Torley retired and turned the business over to son Ray, who created a corporate business partnership from the former family-run business. It was dissolved in 1959 with Ray Torley's own retirement. Two brothers, Sam and Henry Mednick, purchased the store, keeping the original name, "Torley's Big Market." They operated the store until 1976. In 1985, Patton Sales, a surplus steel enterprise under the helm of Richard "Bud" Novack took possession of the property and made the building a regional corporate headquarters. It is currently serving as a floor covering warehouse.<sup>2</sup>

The building at 444 E. Holt Blvd served as an important early family-run supermarket in the Ontario area. Though it was an early example of a "super" market and a retailer of all kinds of merchandise, the literature did not reveal that the store introduced any innovations that other merchandisers, near or far, took special notice of, and stores of this sort were appearing in many California communities in this period. Therefore, under National Register Criterion A, the property does not appear to be associated with events that have made a significant contribution to the broad patterns of history in Ontario, the state, or the nation.

While Joseph and Ray Torley were important in the local business community, the father's ownership of this physical building covered only a ten-year span (1935-1945), and the son soon thereafter turned operations to a business partnership (1945-1959). So, on balance, they are largely transitory figures and the building therefore does not appear to be eligible under National Register Criterion B for any of the individuals associated with it.

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<sup>1</sup>San Bernardino County Sun, January 14, 15, and February 15, 1935; Chino Champion, January 3, 1936; 1920, 1930 and 1940 U.S. Federal Census.

<sup>2</sup> City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 444 E. Holt Blvd., 2009.

## CONTINUATION SHEET

Property Name: 444 E Holt Blvd

Page 4 of 4

Under Criterion C, this is not a truly representative example of an architectural style, method of construction, or property type. Research has not identified it as the design work of a master architect and the observed level of workmanship does not rise above the ordinary for this type of commercial retail building. Therefore, it does not appear eligible under Criterion C. Criterion D was not considered in the evaluation, because it generally applies to archaeological resources.

The building at 444 E. Holt Blvd was analyzed against the seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association. The building retains its integrity of location, as it has not been moved. The integrity of setting is mostly intact, as the property is on a street surrounded by other low rise commercial buildings, as it would have been historically. The building has undergone some significant alterations over the years, including new entrances and an addition on the east elevation, which have compromised its integrity of design, workmanship, and feeling and association. Because of the compromises in its integrity, the building no longer has an ability to convey its significance as a mid-1930s to 1950s-era supermarket.

The building at 444 E. Holt Blvd. was designated a City of Ontario Tier II historical resource on November 12, 2009.<sup>3</sup> The City found, "The significance of the building is, in terms of its construction, is the operations and function for which it was constructed, and not necessarily its architectural style." On March 9, 2017 the Historic Preservation Sub-Committee of the City of Ontario Planning Commission recommended that the property be placed in the Ontario Register.

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<sup>3</sup> City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 444 E. Holt Blvd., 2009. The City categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as most significant, and thereby offered the most historic preservation protection when discretionary actions are being considered.

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 62

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 500-510 E. Holt Boulevard City Ontario Zip 91761

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

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

APN: 1049-091-01-0000

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

This parcel contains two attached buildings, rectangular in plan, built of concrete and clad in stucco; a flat roof with a parapet spans the front façade and large metal-framed storefront windows and glazed personnel doors. A series of pilasters, clad in what appears to be black glass Vitrolite, extends up to a cantilevered canopy, including one at the extreme northwest building corner. The entrance bays are recessed and oriented at a slight angle. There are no windows or doors on the east or west elevations; the south elevation has personnel doors and casement windows, and reflects a 1957 storage room addition constructed of concrete block.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

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



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South;  
6/23/2016

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

c. 1922; c. 1949.

\*P7. Owner and Address:

Kim Hee C  
24208 Brookwood Dr.  
Diamond Bar, CA 91765

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road  
Ontario, CA 91761

\*P9. Date Recorded: June 28,  
2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

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

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October, 2016

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

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

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

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 62 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

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

The oldest portion of 500-510 E. Holt Blvd. (closest to Sultana Avenue) dates its construction to between 1920 and 1922. The building portion to the east dates to c. 1949. In 1957 a 10x30 storage room was added to the rear of the building, and in 1958 the front façade of the older 500-504 E. Holt Blvd building portion was remodeled to match 506-510 E Holt Blvd.

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

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The parcel representing the building at 500-510 E Holt Blvd. does not appear to meet the criteria for listing in the National Register of Historic Places. The first available city directory which reflects the presence of a building at this address dates to 1922, which indicates the building furthest west (now 500 E. Holt) and the building located closest to Sultana Avenue was C.G. Isaman's grocery and next door (to the east) was Moody and Wolfe's meats, and still one more unit further east one could find George B. Keeney's bakery. By 1928 it had become Abram A. Rippetoe's grocery and next door to it was Wallick Pickney's meats; by 1937 (and this stayed consistent at least through 1940), the grocery had been converted to Honda & Kush's Restaurant; the meat market was gone but just one address further east, Antonio Gallo had opened his shoe repair business. By 1946, Nanking Chop Suey had replaced the corner restaurant site and a refrigeration company had opened in-between the restaurant and Gallo's. By 1949 (and it stayed this way into the 1950s), the Economic Drug Co. had replaced the restaurant at (see Continuation Sheet)

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

**\*B12. References:**

City of Ontario Building Permits; Ontario City Directories; Historicaerials.com, 1938-2015; *San Bernardino County Sun*, November 3, 1931, January 21, 1958, November 3, 1984; *Ontario Daily Report*, November 20, 1970.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 7/28/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 500-510 E Holt Blvd

Page 3 of 3

**\*B10. Significance Continued:**

500 East A Street [now Holt Blvd]; going from west to east, Bildex Specialties (floor coverings) at 502, Rex Shoe Repair at 504, West Coast Shoe Co. at 506, D.M. Johnston Insurance/R.M. Myers Real Estate at 508, and at the end, the Friend-Lee Café at 510. Research revealed additional name changes occurred over the years as businesses continued to change hands, as did the functions carried out within. However, neither of the two linked buildings spanning the 500-510 E. Holt Boulevard street address appear to have any associations with important events at the local, state or national level, and therefore they do not appear eligible under Criterion A. Research did not reveal the names of any persons significant in our past to be linked with the parcel, and therefore it does not appear to be eligible under Criterion B. With its modifications to modernize the primary façade in 1958, the building portion no longer resembles a building that dates back to the early 1920s. As a result, the buildings at 500-510 East Holt Boulevard does not embody the distinctive characteristics of a style, period, type or method of construction. Nor does it represent the work of a master or possess high artistic values. Therefore, it does not appear to meet Criterion C. The building is not likely to yield information important in history, so it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 63

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 517 E. Holt Boulevard City Ontario Zip 91761

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-522-10-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building is rectangular in plan and of wood-frame construction with stucco cladding and pilasters at either end. A hipped parapet covered with red clay tile conceals a low-pitched gable roof behind it. The south façade is asymmetrical with stucco textured to resemble cobblestone. It features six recessed plate windows with transoms above. The doorway has a slightly recessed smooth stucco archway which appears to be out of character with the rough texture and is likely an alteration from the original. The east elevation shares a wall with the adjacent building.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/12/16

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1920

\*P7. Owner and Address:

Avila Raul  
350 Grove Hill Ct,  
Brea, CA 92821

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: June 16,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources

Evaluation Report for the

West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 63 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This permit record does not reflect many changes since its construction. Tenant improvements were made internally in 1999 and in 2003 regarding the roof. The entryway on the primary façade seems to be out of character with the rest of the design and may represent an alteration.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 517 E. Holt Blvd. does not appear to meet the criteria for listing in the National Register of Historic Places. Research indicates that the property has had a number of occupants through the years. Blue Ribbon Builders, later Blue Ribbon Supply and Construction, a local building contractor, occupied the building from at least 1926 until the mid-1930s. A cabinet maker (E.W. Miller) and later an upholstery shop (Dickinson) were identified with the property in 1934 and 1940, respectively. The 1951 Directory shows Samuel Selk Awnings and Linoleum, and his business occupied the building through the latter 1960s. It does not appear that the property has any associations with important events at the local, state or national level, and therefore it does not appear eligible under Criterion A. Research did not reveal the names of any persons significant in our past to be linked with the parcel, and therefore it does not appear to be eligible under Criterion B. Though it appears to possess fairly good integrity, the building does not embody the distinctive characteristics of a style, period, type or method of construction and nor does it represent the work of a master or possess high artistic values. Therefore, it does not appear to meet Criterion C. The building is not likely to yield information important in history, so it does not meet Criterion D.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

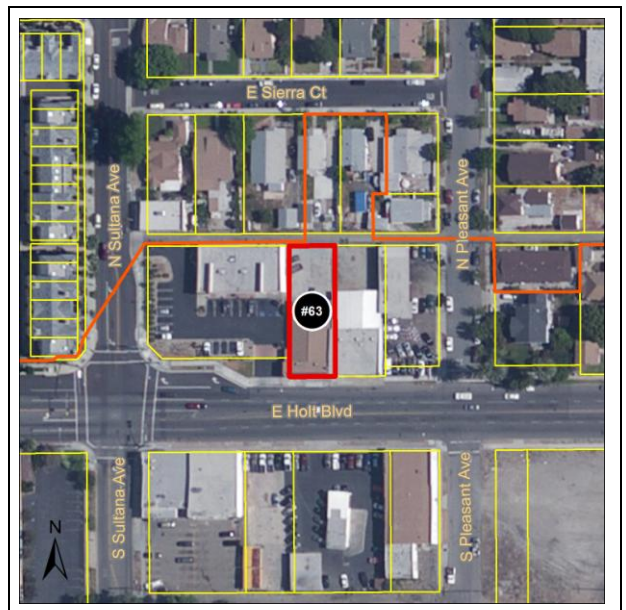
\*B12. References:  
 City of Ontario Building Permits; Ontario City Directories; Historicaerials.com, 1938-2015; *San Bernardino County Sun*, April 1, 1928; *Los Angeles Times*, March 22, 1954

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: July 28, 2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 517 E Holt Blvd

Page 3 of 3

B10. Continued:

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 64

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 522 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-091-03-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building is rectangular in plan and of wood-frame construction with a combination of stucco and wood siding exterior. It has a flat roof with a wooden fascia board on each side and is composed of three sections. Fenestration consists of multiple windows with reflective coating. The northern section of the west wall contains a door that serves as the main entrance. The window on the right side of this section has a security grille. The middle section of the west wall contains a single window; the south section of the west wall two windows, and the north section of the east wall two windows and a wooden door.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South;  
5/12/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1944

\*P7. Owner and Address:

Ayalco LLC  
1662 Elm Dr,  
Vista, CA 92084

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: June 16,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 64 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Auto Dealership B4. Present Use: Auto Dealership

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The permit record indicates an aluminum structure was added to the property in 1972.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 522 E. Holt Blvd. does not appear to meet the criteria for listing in the National Register of Historic Places. The property has had multiple owners over time; the parcel has long been associated with vehicle sales. In 1945-46 it was a used automobile dealership operated by Jack M. Newsam, a business continuing into the 1950s. Jack Clark's Buicks was the tenant in 1953, and Hall's Trailer and Equipment Rentals by the 1960s. Also occupying the property were Auto Craft Enterprises (1974), G&G Sales and Auto Body (1983), Sonora Motors (1991), and by 1996, LA Auto Sales. The property has no known associations with important events at the local, state or national level, and therefore it does not appear eligible under Criterion A. Research did not reveal the names of any persons significant in the past to be linked with the parcel, and therefore it does not appear to be eligible under Criterion B. The building is largely utilitarian and does not embody the distinctive characteristics of a style, period, type or method of construction and nor does it represent the work of a master. Therefore, it does not appear to meet Criterion C. The property is not likely to yield information important in history, so it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

City of Ontario Building Permits; Ontario City Directories; Historicaerials.com, 1946-2015; Chino Champion, October 3, 1991. October 10, 1996; Pomona Progress Bulletin, March 21, 1974.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 7/28/16

(This space reserved for official comments.)



State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 65

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 523 E. Holt Blvd City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-522-09-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The one-story commercial building has a rectangular plan and is flush with the sidewalk. The building is of concrete construction with smooth stucco cladding. It possesses a flat roof with crown molding, a rain spout projects from the east side. The primary façade is divided by four pilasters into three bays of varying size. The façade's large windows are separated by muntins and there is a glass personnel door for each of the three business units; the storefronts are non-historic. The back of the parcel is paved for the purpose of providing parking spaces.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/4/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1928

\*P7. Owner and Address:

Jerry Rosenblum

1844 W 11<sup>th</sup> St, Ste C

Upland, CA 91786

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: 6/14/2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 65 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: Valley Laundry and Dry Cleaners

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations) \_\_\_\_\_

In 1945, a fire damaged the building and subsequent repairs were made and it no longer conveyed the look of the building dating to 1920. Permits issued do not reflect when the windows and doors were modernized.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 523 E. Holt Blvd. does not appear to meet the criteria for listing in the National Register of Historic Places. City directories indicate in the early years automobile-related businesses operated from this address: in 1928 Randel and Dunbar auto shop and in 1931 L.W. Christman auto repair. Likely the building was modified to eliminate garage bays because by 1934 it had been transformed into the Valley Laundry and Dry Cleaners, a business operated by Edson O. Parker and his family at this address through 1967. The property has no known associations with important past events at the local, state or national level, and therefore it does not appear eligible under Criterion A. Research did not reveal the names of any persons significant in our past to be linked with the parcel, and therefore it does not appear to be eligible under Criterion B. With its substantial alterations to the façade, the building does not embody the distinctive characteristics of a style, period, type or method of construction and nor does it represent the work of a master or possess high artistic values. Therefore, it does not appear to meet Criterion C. The building is not likely to yield information important in history, so it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

City of Ontario Building Permits; Ontario City Directories; Historicaerials.com, 1946-2015; *Chino Champion*, January 31, 1945.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: July 28, 2016

(This space reserved for official comments.)



State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 66

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 527 E. Holt Blvd City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-522-08-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The one-story commercial building has a rectangular plan constructed of board formed concrete and is surmounted with a flat roof with a partial roof overhang. The roof fascia is composed of solid wood with vertical panels. There is a wood door on the south side of the building surrounded by industrial windows with multi-lites. The east elevation of the building has three mechanics bays with roll-up doors to accommodate automobiles. The remainder of the parcel is paved in asphalt. The parcel is devoid of landscaping.

\*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/4/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1959

\*P7. Owner and Address:  
Daniel & Heddy Olivos Fam Tr  
828 Pointe Vista Cir  
Corona, CA 92881

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: 6/14/2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources  
Evaluation Report for the

West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 66 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Industrial

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Permits do not indicate any substantive changes since its construction in 1959.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 527 E. Holt Blvd. does not appear to meet the criteria for listing in the National Register of Historic Places. Through most of the 1960s, Moyer Machine and Automobile Shop was identified to be at this address. Hatch's Automotive was located on the parcel by 1971, and ABC Transmission was shown to occupy the premises from 1983 through at least 1995. Though automotive history is important in Ontario, it does not appear that the property has any close associations with important events at the local, state or national level, and therefore it does not appear eligible under Criterion A. Research did not reveal the names of any persons significant in our past to be linked with the parcel, and therefore it does not appear to be eligible under Criterion B. Though the building appears to have had few alterations since its construction in 1959, it does not embody the distinctive characteristics of a style, period, type or method of construction and nor does it represent the work of a master or possess high artistic values. Therefore, it does not appear to meet Criterion C. The building is not likely to yield information important in history, so it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

City of Ontario Building Permits;  
 Historicaerials.com, 1946-2015; Ontario City Directories; *Chino Champion*, February 16, 1973, August 18, 1995; *Pomona Progress Bulletin*, September 16, 1971

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 7/29/16

(This space reserved for official comments.)





State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 67

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 526 E. Holt Blvd City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-091-04-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The one-story commercial building has a rectangular plan and is constructed of reinforced concrete with a smooth stucco exterior. It is situated close to the sidewalk with no setback. The building's primary façade has large wood-framed storefront windows with vertical and horizontal metal muntins and two wood panel doors; above each are transom windows, some boarded up. Below the parapet is metal awning that wraps around the east side a short distance. The rear of the east elevation has a wood-frame garage bay through which a metal glazed personnel door has been punched and also three sets of stacked industrial hopper windows.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South;  
5/4/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1920

\*P7. Owner and Address:

Judy Almaraz Family Trust  
189 Haflinger Rd  
Norco, CA 92860

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: 6/14/2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources

Evaluation Report for the

West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 67 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Though it has a c. 1920 construction date (County Assessor's estimation), the building appears to have many structural changes in its transformation from a gasoline service station/auto repair shop to an upholstery shop in 1940s. Its exterior changes from beyond the 1940s, however, appear to be minimal.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 526 E. Holt Blvd. does not appear to meet the criteria for listing in the National Register of Historic Places. A host of businesses have operated from this address, especially automotive-related, initially. Among these: Roy W. Frantz's garage in the 1920s, John Mitchell's gas station and Glenn Tarbell's auto repair in 1931, the W.T. Upland gas station, J.E. Hawthorne welding by 1934, and C.E. Martin auto repair and O.F. Spooner welding by 1937. Tenants in the 1940s included Walter Locher and P.L. Balding. By 1948, Dickinson's Upholstery Shop occupied the building, followed by Blue Ribbon Upholstery by 1957. In the early 1960s Euclid Printing and Publishing was located at the address. An appliance store, furniture store, and a nail salon were subsequently established at this location. It does not appear the property has any associations with important events in Ontario, or the state or national level, and therefore it does not appear eligible under Criterion A. Research did not reveal any persons significant in our past to be linked with the parcel, and therefore it does not appear to be eligible under Criterion B. The building does not have integrity as a building from circa 1920. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

City of Ontario Building Permits;  
 Historicaerials.com, 1938-2015; Ontario City Directories; *San Bernardino County Sun*, October 24, 1957, May 10, 1961

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 7/29/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 526 E Holt Blvd

Page 3 of 3

B10. Continued:

It does not embody the distinctive characteristics of a style, period, type or method of construction and nor does it represent the work of a master or possess high artistic values. Therefore, it does not appear to meet Criterion C. The building is not likely to yield information important in history, so it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 5S1**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Map Reference No. 68

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 545 E. Holt Boulevard City Ontario Zip 91762

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-523-16-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This parcel contains three residential dwellings in a U-shape; in the foreground two matching California bungalows face one another; behind them is a third house, likely older. The two bungalows are one-story wood-frame buildings with clapboard siding. The low-pitched side gable roofs are rolled composition with exposed rafter tails and braces, and decorative vents. A concrete pathway from a central yard area leads to each residence; the doors to the bungalows are reached by two steps above which are pent roofs. Fenestration consists mainly of the dual pane vinyl sliding type. The third building in the rear is wood-frame and has fish-scale shingle siding, a bay window, a front-facing gable end, and an arched entry. An iron fence with composite concrete columns separates the houses from the sidewalk.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

\*P4. Resources Present: X Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North; May 4, 2016

\*P6. Date Constructed/Age and Source: X Historic  Prehistoric  Both  
c. 1895; c. 1924

\*P7. Owner and Address:  
Elias Properties LLC  
545 E Holt Boulevard  
Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address) Monica Copuz, Parsons,  
3200 E Guasti Road  
Ontario, CA 91761

\*P9. Date Recorded: May 25, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report

and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California. October 2016

\*Attachments:  NONE  Location Map X Continuation Sheet X Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_ Map Reference No. 68 \*NRHP Status Code 5S1

Page 2 of 4

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Residential B4. Present Use: Residential

\*B5. Architectural Style: California Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The exact year of construction could not be determined. The earliest building on the parcel appears to date to about 1895; the two bungalows may date to about 1924. The original fenestration, doors, and roofing materials on the buildings have been altered; an iron fence and concrete columns surrounding the parcel is also of more recent origin.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 545 E. Holt Blvd does not appear to meet the criteria for listing in the National Register of Historic Places. It may be described as a bungalow court, though it does not have the size or number of units typically associated with such properties once prominently found throughout California. The earliest building on the parcel appears to date to about 1895 as it reflects character-defining aspects of a Carpenter Gothic; a reference in the *San Bernardino County Sun*, on July 15, 1924, indicates a major remodeling on the parcel by building contractor W.H. Williams and it seems to be parallel in time to the likely period of construction for the two bungalows at the front portion of the property. It may have been a case where the property owner was looking to derive some additional rental income from his property and the two bungalows were thus constructed; they appear to be simple design and of a catalog plan.

Bungalow courts typically consisted of a series of detached cottages, each usually containing one or two dwelling units, arranged around a central, public space. Plans of the courts vary somewhat, most commonly appearing as two bars connected across the rear to form a "U" shape. Where space permits, individual gardens enhanced each bungalow. Each unit normally has its own entry either facing the courtyard (See Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

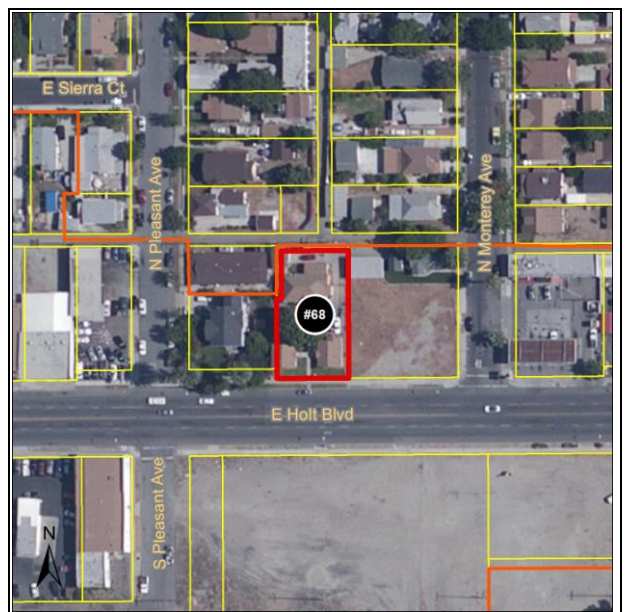
Ontario City Directories for 1928, 1931, 1934, 1940, 1948-49, 1951, 1964; *Historicaerials.com*, 1938-1948; *San Bernardino County Sun*, July 15, 1924, December 5, 1929, June 27, 1930, July 13, 1935.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: June 6, 2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 545 E Holt Boulevard

Page 3 of 4

**\*B10. Significance Continued:**

or the street. Living areas also face the courtyard with kitchens and bathrooms placed at the rear of the building. Garages, when provided, were usually located in the rear of the property.

Bungalow courts first appeared in the first decade of the twentieth century, with Pasadena being credited with the first one in 1909; that city still counts over 100. Their popularity quickly spread to other nearby cities. As developers grasped their small expense to construct and relative desirability, the property type proliferated throughout California over the next three decades, with California Craftsman bungalows giving way to Period Revival, Art Deco, Art Moderne, Minimal Traditional, and other popular architectural styles.

Generally, bungalow courts served as an intermediate choice between detached single-family residences and apartments. They offered garden space and other amenities available in a detached residence, but remained affordable to renters. The arrangement of units clustered around a landscaped courtyard was of particular advantage in lush southern California. By the late 1930s, however, there was a sharp decrease in the construction of bungalow courts and by the early 1940s, their construction virtually stopped.

The property at 545 E. Holt Boulevard does not appear to represent a particularly good example of the bungalow court style. The alterations to the property appear to have compromised the property's appearance to an extent, including a conversion to vinyl windows, replacement of wooden doors with security doors, new roofing materials, television apparatus, and an addition of a combination iron gate and block column to the front edge of the property. Seemingly there are better examples of the style to be found elsewhere even in Ontario; in fact, the City of Ontario has designated the bungalow courts at 748-750 N. Euclid Avenue and at 1043-1047 N, Euclid Avenue as Local Historic Landmarks.

Though it readily meets the age threshold required of historic properties, the bungalow court at 545 E. Holt Boulevard does not appear to be eligible for the National Register. Under Criterion A, it does not appear to be associated with events that have made a significant contribution to the broad patterns of history in Ontario, the state of California, or the nation. Nor did a review of the property's many tenants whose names could be traced through research appear to be significant persons. In the mid 1920s to early 1930s, these residents included John Thomas Bailey and his family, Mr. and Mrs. Harry C. Williams and Mr. and Mrs. Herbert Larson. Others in the 1930s and 1940s included Gladys Lackey, Claude Griffin, and A.E. Peterson, among others. But as is to be expected, turnover in tenancy seemed to be a common occurrence. Therefore, the

## CONTINUATION SHEET

Property Name: 545 E Holt Boulevard

Page 4 of 4

property does not appear to be eligible under Criterion B. As discussed above, while the property represents an example of an important building type from the mid-1920s, it does not appear to rise above numerous examples still extant throughout Southern California, and ones with far better overall integrity of appearance. The wood-frame buildings appear to have been built from standard plans by a local contractor, and do not represent the work of a master architect. Therefore, the property does not appear to be eligible for the National Register under Criterion C. Under Criterion D, the building is not likely to yield information important to history.

The City of Ontario Historic Preservation Sub-Committee designated 545 E. Holt as a Tier III historical resource on November 12, 2009.<sup>1</sup> The City found the building is "one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type."

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<sup>1</sup> City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 545 E. Holt Blvd., 2009. The City categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as most significant, and thereby offered the most historic preservation protection when discretionary actions are being considered.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 69

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 111 N. Monterey Ave City Ontario Zip 91762

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-523-15-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story wood-frame residence is in an 'L'-shape with clapboard siding. It has a composition shingle roof with projecting eaves supported by knee braces. A concrete path from the sidewalk leads to a solid wood door reached via two steps. Fenestration consists of two casements and a double hung window on the south, a casement and double hung window on the east, and a casement and two double hung windows on the north side of the building. A detached wood-frame garage is also located on the parcel. Landscaping consists of plants and bushes.

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South;  
6/24/16

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1920

\*P7. Owner and Address:  
KB Maass Trust 2014  
5910 Jadeite Ave  
Alta Loma, CA 91737

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road  
Ontario, CA 91761

\*P9. Date Recorded: June 9, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources



Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October, 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_ Map Reference No. 69 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Residential B4. Present Use: Residential

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 This building appears not to have had many alterations since its construction. In 1949 the private garage was moved and in 1955 a new 20' x 36' garage was constructed.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Area  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 111 N Monterey Avenue does not appear to meet the criteria for listing in the National Register of Historic Places. The first homeowner in 1920 was James M. Hinshaw and his wife Bessie, who had moved from Pomona to the new house. Missouri-born, James Hinshaw was a shoe repairer. Census records indicate the Hinshaws resided in the house on N. Monterey for at least its first twenty years. However, William DeLozier is identified as the occupant of the residence in 1951. It does not appear that the property has any associations with important events at the local, state or national level, and therefore it does not appear eligible under Criterion A. Research did not reveal the names of any persons significant in our past to be linked with the parcel, and therefore it does not appear to be eligible under Criterion B. Though it appears to possess fair integrity, the Craftsman-influenced house is a modest example of the style and does not embody the distinctive characteristics of a style, period, type or method of construction and nor does it represent the work of a master or possess high artistic values. Therefore, it does not appear to meet Criterion C. The building is not likely to yield information important in history, so it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA..

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

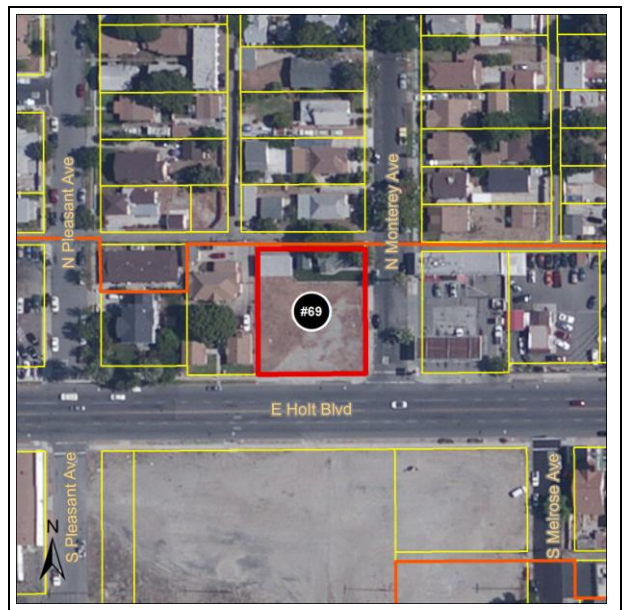
\*B12. References:  
 City of Ontario Building Permits; Ontario City Directories; U.S. Federal Census for 1920, 1930, and 1940.

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 7/29/16

(This space reserved for official comments.)



State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 6 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 70

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_ B.M.

c. Address 541 E. Holt Blvd City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_ mE/ \_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-523-17-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The two-story wood-frame residential building on the northeast corner of E. Holt Blvd. and Pleasant Avenue, Ontario has a rectangular floor plan and dates to c.1901-05. A character-defining feature of the building is the steeply-pitched roof with intersecting gables and dormers, and which is clad with shingles. The roof is accented by projecting eaves and rafter tails and on the south street-facing façade, roof kicks. The exterior of the house is sheathed with a combination of shingle siding and narrow horizontal siding. The façade is further defined by a pediment featuring a sunburst fan broken by (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and



\*P4. Resources Present: X  
Building  Structure  Object   
Site  District  Element of District  
 Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/4/2016

\*P6. Date Constructed/Age and Source: X Historic  Prehistoric

Both  
c.1901-05

\*P7. Owner and Address:  
Manuel V Iniguez  
541 E Holt Blvd  
Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: 6/14/2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California December 2017.

\*Attachments:  NONE  Location Map X Continuation Sheet X Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_ \*NRHP Status Code 3S  
 Page 2 of 6

B1. Historic Name: Jacob Lerch House  
 B2. Common Name: Same  
 B3. Original Use: Residential B4. Present Use: Residential

\*B5. Architectural Style: Shingle Style with Colonial Revival influences

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The building appears to have been enlarged in the north elevation prior to World War II; in 1968, two rooms on the first floor (facing Pleasant Avenue) were converted for a commercial use. A picket fence was removed after 2009.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance 1901 Property Type \_\_\_\_\_ Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property and house was originally associated with Jacob Lerch, a prominent Ontario businessman, and his family. In its review of the property for the Historic Preservation Subcommittee/Commission, the City of Ontario indicated the building was constructed in 1901. That date could not be verified. It appears from research it may have been constructed a few years later as the *San Bernardino Weekly Sun* on November 10, 1905 noted, "Jacob Lerch is building a \$1200 cottage on East A Street [i.e., East Holt Boulevard], which is nearly completed." But this could have been a second building on the parcel. Nevertheless, for the purposes of this analysis, the 1901 date is being accepted. Upon his passing in 1919 at the age of 69, a local newspaper said Jacob Lerch was a "wealthy retired business man and extensive property owner." Lerch, born in 1849 in Berne, Switzerland, had arrived in America with his family as an infant. He spent his early years in Iowa and later Nebraska. He married Viola J. Hansen in Iowa in 1870, with whom he would had four children. Lerch came to San Bernardino County in about 1897, by then in his late forties, and established (see Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

City of Ontario Building Permits; Historic aerials, 1938-2015; Ontario and Pomona City Directories; see also references in footnotes in Section B10.

**B13. Remarks:**

The mature landscaping should be considered part of the historic setting.

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 12/6/2017

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 541 E Holt Blvd

Page 3 of 6

**\*P3. Description (Continued):**

a pair of louvered vents. Fenestration consists primarily of one-over-one double-hung wood sash windows but shadow effects and a lack of visibility due to being obscured by landscaping could not determine other types. The first floor of the primary south-facing façade has a recessed wraparound porch which is reached by a series of concrete steps and which is supported by classical wood columns; the base of the porch exterior is composed of two types of river rock. The north elevation includes what appears to be building modifications to both the first- and second-story, but these changes likely occurred prior to World War II; however, they also include more recent alterations that may date to 1968, based on the permit record, including new windows, a side door and an expansive concrete pad for vehicles. Still, these alterations are largely hidden when viewing the property from the primary street view of Holt Blvd. The building is set back from the public sidewalk from which a central walkway leads to the house. The front yard contains a lawn area and various large and mature trees, including two California date palms and several citrus trees, all believed to be historic and considered part of the historic setting.

**\*B10. Significance (Continued):**

a hardware business in Ontario. He was the owner of the Lerch Block on Euclid Avenue (1913), most prominently including a theater at 122 N. Euclid Avenue (City of Ontario Landmark Number 18). Though city directories indicate Viola Lerch stayed in the home several years beyond her husband's passing in 1919, it appears she eventually moved to an immediately adjacent residential building on the same parcel which had an address of 110 Pleasant Avenue, Ontario, a building which has since been replaced by a more contemporary residential building. She lived there until her passing in 1930 at the age of 78.

City directories indicate that the house at 541 E. Holt Blvd had other occupants by the middle 1920s, including the family of Harold D. Webster in 1926, and Mrs. Hester Clark in 1928. Other tenants of 541 E. Holt followed: Eugene L. Rock and his family in 1930, Mrs. Minnie Champion in 1934, and by 1935, Berthe B. Holmes, who was to be long associated with the property. A native of Iowa, Holmes, whose parents had been born in Norway, was herself either a widow or a divorcee (she gave both responses as to her marriage status). She established the rented house at 541 E. Holt Blvd as both a home for herself and son James and also as a location for a business venture.

## CONTINUATION SHEET

Property Name: 541 E Holt Blvd

Page 5 of 6

Then located on the State Highway, the house offered a place in which weary travelers could receive a bath and massage, as Ms. Holmes identified herself as a professional masseuse. City directories indicate Berthe B. Holmes was associated with the house at least through the year 1951; there is a time gap in the city directory record, however, and the next one available to review indicates Niles Adams as the occupant of the building in 1964.<sup>1</sup>

None of these ventures in the historic period appear to link the building with important events or themes that have made a significant contribution to the broad patterns of history at the local, state or national level; therefore it does not appear eligible under Criterion A. By the time Jacob Lerch had established a hardware business in the city of Ontario, he was already nearing age fifty, so his importance to the community was of a relatively short time duration, and though he became a successful merchant, this could be said of numerous others in Ontario during this era. Moreover, his significance is not associated with his residency in the house at 541 E. Holt Blvd, per se, but rather as first a hardware store owner in downtown Ontario, or still later, having constructed a theatre block in his name on Euclid Avenue. Nor would the other persons discovered during the course of research be considered to be significant individuals; therefore the property does not appear to be eligible under Criterion B.

The two-story residence is an example of what architectural historians call the "Shingle" style of architecture, popular in the late nineteenth and early twentieth century.<sup>2</sup> It is a style typified by a uniform shingle siding to a stone base, and a steeply pitched shingle roof with intersecting gables, including providing shingle cover for an extensive porch, louvered vents, sunbursts, and with casement and sash windows often grouped in twos. The house may also reflect some blending by the architect of the Colonial Revival style, as reflected in the cornices, for example. While the architect and builder for the house at 541 E. Holt Blvd. is yet to be identified, the building is a distinctive example of the style and it retains a very good degree of integrity. The northwest side of the building has experienced some compromise in integrity with house additions likely made prior to World War II; however, some alterations to the house on the northwest elevation that may date to 1968, for purposes of establishing a separate business unit, were not entirely sympathetic to the house's original construction and design, including installation of contemporary windows, a door, and creating a wide concrete pad for vehicles. Still, these are largely hidden from view from the front from Holt Blvd due to the presence of mature vegetation, and are considered relatively minor in terms of the National Register's seven aspects for

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<sup>1</sup>San Bernardino County Sun, July 26, 1919, March 7, 1930; U.S. Federal Census, 1910, 1920, 1930, and 1940.

<sup>2</sup>Rachel Carley, *The Visual Dictionary of American Domestic Architecture*, 1994, p. 164-166; Virginia and Lee McAlester, *A Field Guide to American Houses*, 1984, pp. 288-299.

## CONTINUATION SHEET

Property Name: 541 E Holt Blvd

Page 5 of 6

assessing the property's integrity. The property retains most aspects of integrity, including location, setting, materials, association, and feeling. There have been slight compromises in design and workmanship. Although a portion of the first floor (rear) has been remodeled, as noted, the overall building form retains the feel of the original design. The Lerch House retains most of its early twentieth century scale, massing, and historic rural feeling to its original use as a residence. As a result, the Lerch House appears to meet Criterion C of the National Register at the local level with a period of significance from 1901; none of the alterations since added to the existing character-defining features contributing to the building's significance. The historic property boundary is considered the legal parcel boundary as defined as Assessors Parcel Number 1048-523-17-0000. The contemporary concrete driveway pad on the west side of the property is considered a non-contributing element of the property. Period landscaping is considered a contributing element of the property.

Therefore, the building at 541 E. Holt Boulevard, the Jacob Lerch House, appears to be eligible for the National Register under Criterion C at the local level of significance, with a period of significance of 1901.

The City of Ontario Historic Preservation Sub-Committee designated 541 E. Holt Blvd (Jacob Lerch House) as a Tier II historical resource on February 12, 2009.<sup>3</sup> The City judged the building to be in the category as an Individual Property in the category of being "one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type."

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it is considered a historical resource for the purposes of CEQA.

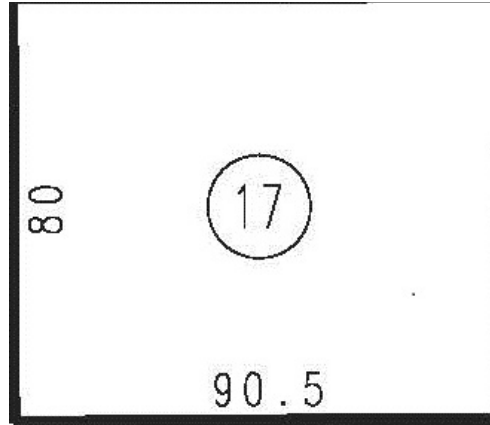
---

<sup>3</sup> City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 541 E. Holt Blvd., 2009. The City categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as most significant, and thereby offered the most historic preservation protection when discretionary actions are being considered.

## CONTINUATION SHEET

Property Name: 541 E Holt Blvd

Page 6 of 6



Parcel Map for Building Located at 541 E. Holt Boulevard

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 71

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 601 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-524-17-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This parcel has a one-story convenience store and a garage. It is of reinforced concrete with stucco cladding and is capped by a flat roof and surrounded by a low parapet with a fascia board with signage. The primary entry is located at the southwest end of the façade and consists of a large divided plate-glass storefront window, two smaller windows and a set of double aluminum frame doors. Located above the entry and windows is permanent awning. Three garage mechanics service bays are located in the eastern corner of the south façade. Three concrete islands with gasoline fueling pumps are located beneath a steel canopy.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North; 5/12/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1939

\*P7. Owner and Address:

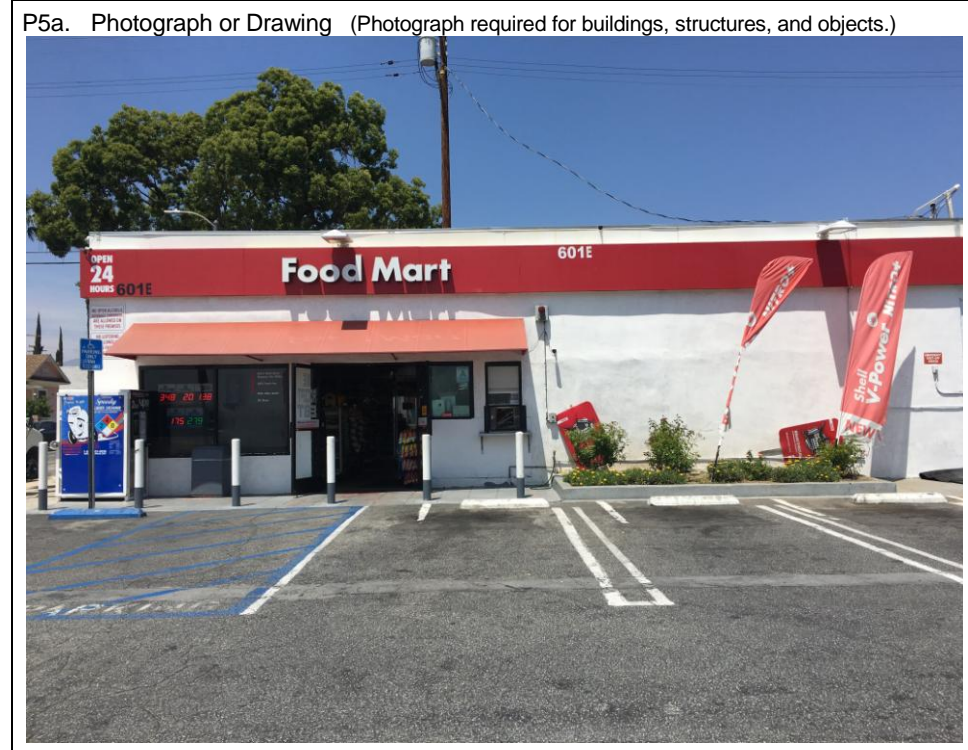
Tawil Elia Rev TR  
PO Box 396  
San Dimas, CA 91773

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz, Parsons. 3200 E Guasti Road, Ontario CA 91761

\*P9. Date Recorded: June 16, 2016

\*P10. Survey Type: (Describe) Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report for the



West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 71 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Commercial Gas Station B4. Present Use: Commercial Gas Station

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Comparing photographs of the site in 1948 with 1959 reveals a different building footprint, confirmed in permits issued in 1959 for alterations involving pumps, storage tanks, the canopy, and alterations to a coffee shop.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 601 E. Holt Blvd. does not appear to meet the criteria for listing in the National Register of Historic Places. With a construction date of 1939, it opened as E.P. Barrett's gasoline service station. City directories show the service station property has had several tenants over the years. In 1945, it was H.H. Cunningham, by 1951 Art's carburetor and service station, and in 1983, the Hermanos Oil Company, just to name a few. It does not appear that the property has any direct associations with important events at the local, state or national level, and therefore it does not appear eligible under Criterion A. Research did not reveal the names of any persons significant in our past to be linked with the parcel, and therefore it does not appear to be eligible under Criterion B.

Aerial photographs show a complete transformation of the property over time and the building had a completely different footprint between 1948 and 1959. Still, other changes have continued to modernize the property. Among changes that have given it a distinctly non-historic appearance are the addition of a convenience store to the older garage portion, new pumps, canopies, and signage. The property does not embody the distinctive characteristics of a style, period, type or method of construction and nor does it represent the work of a master architect or possess high artistic values. Therefore, it does not appear to meet Criterion C. The building is not likely to yield information important in history, so it does not meet Criterion D. (See Continuation Sheet)

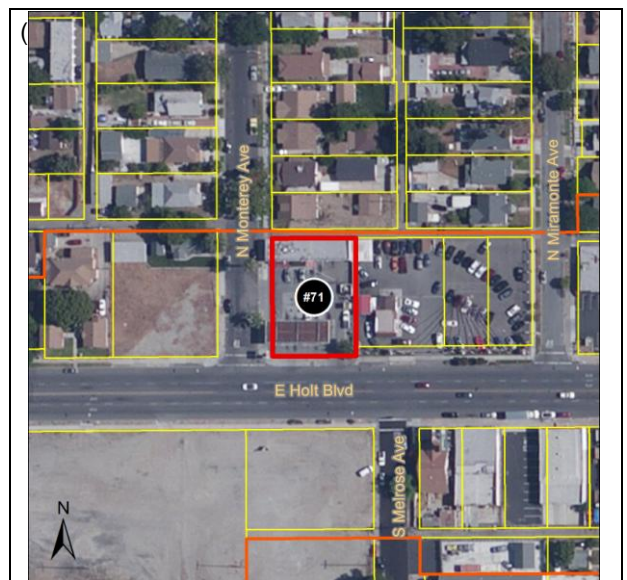
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 City of Ontario Building Permits; Ontario City Directories; Historicaerials.com, 1938-2015.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons  
 \*Date of Evaluation: 7/29/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 601 E Holt Blvd

Page 3 of 3

**\*B10. Significance Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Map Reference No.72

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_;  of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 616 E. Holt Boulevard City Ontario Zip 91762

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-093-01-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The parcel consists of two buildings which are physically connected. The primary building in the rear of 616 E. Holt Blvd. is a two story wood frame building, with characteristics of the Bungalow style. Square in plan, it has a high pitched side gabled roof comprised of rolled composition. The exterior siding appears to be clad with rock-faced concrete block. Character-defining features include a large dormer with a decorative truss, and grouped 1/1 double hung sash windows and a recessed door entry and a front porch with brick support piers. A second building, commercial in nature, and built later in time, is (See Continuation Sheet)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property; HP-1-3 story commercial building

\*P4. Resources Present:  Building  
 Structure  Object  Site  District  
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South; 6/12/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
1916; 1967

\*P7. Owner and Address: Ramos Joel Valdez  
2608 E Richmond St.  
Ontario CA 91761

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz, Parsons, 3200 E Guasti Road, Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California December 2017

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 72 \*NRHP Status Code 6Z  
 Page 4 of 4

B1. Historic Name: Jiffy Lunch  
 B2. Common Name: None  
 B3. Original Use: Residential B4. Present Use: Residential and Commercial  
 \*B5. Architectural Style: Bungalow; utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The residence was constructed in 1916; in 1967 an additional building was constructed to its northwest, close to the parcel edge. In 1972 a large billboard was installed in the front yard. A concrete block wall and a concrete patio are later additions. Records indicate a car port formerly stood in the property's rear. It is not known when it was removed.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Two buildings sit on the parcel at 616 East Holt Boulevard, one partially in front of the other. A building set further back, a bungalow, served as a residential property from 1916-1928. Then apparently in approximately 1928, a second building, one that was intended to be commercial in nature, was constructed slightly in front of it. H. D. Webster Electric Fixtures operated from the premises from circa 1928-1930. The commercial building was vacant in 1931 but was converted to Ruel Depew Restaurant by 1934. Ontario city directories indicate that a variety of restaurant owners became tenants of the building over the ensuing years, including among them the Combs restaurant in the latter 1930s; and then Jiffy Lunch restaurant in the 1940s through the mid-1960s. In 1983, the restaurant became Café Mexicano; however, it appears it is no longer a commercial property, as it has been (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

Historicaerials.com; www.zillow.com; Historic Preservation Subcommittee/Commission, City Directories, Ontario California.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 12/5/207

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 616 E Holt Blvd

Page 4 of 4

### **P3a. Description continued:**

attached to the northwest of the bungalow building discussed above. This one-story building, rectangular in plan, appears to be of wood-frame with stucco construction. It has a flat roof, two large picture windows upon which are security grilles and located on either side of a simple wooden door that opens up to the public sidewalk. A portion of the property has a concrete block wall with an elliptical cutout and an iron gate. The former front lawn area has been covered with concrete. A wooden staircase on the eastern elevation leads to the second floor of the rear building. A billboard placed on the eastern side of the parcel's front lawn area looms over the two buildings.

### **B10. Significance continued:**

identified through Zillow.com as a residential building.

Though some speak fondly of the building served as the establishment known as Jiffy Lunch, which apparently was a popular stopping place for Ontario residents as well as those people traveling on U.S. 99, which Holt Boulevard [A Street] then doubled up as, it does not appear that the restaurant (or other local businesses that operated at this address for that matter) rises to such a level of importance where it can be concluded that it is closely associated with any events significant in the past at the local, state or national level.

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. Research did not reveal any associations with prominent persons or groups, and numerous persons have lived or worked in the two buildings since their construction; therefore, the property does not appear to be eligible under Criterion B.

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The recessed residential building, the first on the parcel, represents a modest example of a Craftsman Bungalow with several character-defining features reflective of the architectural style, including a large dormer with a decorative truss, and a recessed front porch with brick support piers, though it is not an excellent example. The attachment of a second building to the property in the late 1920s, more utilitarian in nature, compromised the integrity of setting feeling and atmosphere of the bungalow. The commercial building is not architecturally distinctive and does not have distinctive characteristics of a demonstrable time, period or method of construction. The building type is very common and is not extraordinary. As a

## CONTINUATION SHEET

Property Name: 616 E Holt Blvd

Page 4 of 4

result, neither building individually or the property collectively appears to be eligible under Criterion C.

Neither of the two buildings are likely to yield information important to history or prehistory and therefore the property appears ineligible for listing under Criterion D.

The two buildings retain some aspects of integrity, such as location, design, and materials, but the setting, feeling and association have been compromised over time, especially with placement of a large outdoor advertising billboard on the premises.

The City of Ontario Historic Preservation Sub-Committee designated 616 E. Holt Blvd as a Tier III historical resource on November 12, 2009.<sup>1</sup> The City Planning staff indicated that it has not yet developed a formal determination as to its eligibility for listing in the Ontario Register as of September 2016.

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<sup>1</sup> The City categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as being the most significant, and therefore offered the most historic preservation protection when discretionary actions are being considered by the City.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 73

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 636 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-093-06-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building of concrete construction is rectangular in plan and has a flat roof with a mansard style parapet composed of Spanish clay tiles positioned above three air vents. The front façade has pilasters on both ends and a third marking the separation of the building into two business units, above which a non-historic sign is affixed. Aluminum storefront windows are inset and low skirting is located below the storefronts and separated by non-historic glazed metal personnel doors. There are no doors or windows on the west or east elevations. The building's rear has a door and a large bay door for vehicles.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South;  
5/12/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1928

\*P7. Owner and Address:

John D. Roubian II

117 S Melrose Ave,

Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: June 16,  
2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources  
Evaluation Report for the

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



West Valley Connector Project, San Bernardino and Los Angeles Counties, California October  
2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.73 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential-Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The store front was remodeled in 1954. In 1955 a store room was added to the rear.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 636 E. Holt Blvd. does not appear to meet the criteria for listing in the National Register of Historic Places. George E. McQuatters received a permit in 1928 to have a reinforced concrete building constructed at 636-641 A St. (now Holt Blvd) and research indicates it served as a residence as well as a place to conduct business in the early years; the first occupant in 1928 was O.E. Bolinger, a carpenter. Mr. and Mrs. Ulys Payne lived at the address in 1931 and by 1935, it was Ray L. Buie and his wife, who also had a shop of some type. I. Kelman, a linoleum dealer, lived and worked at this address in 1944; by 1945, the A&R Equipment Company, seller of oxygen and welding supplies, was housed here and would remain at least into the early 1950s. By 1964, Fab Magic, Inc. was established at the address, and in 1967-68 Penny's Swap Meet Shop. It does not appear that the property has any associations with important events in Ontario, the state or national level, and therefore it does not appear eligible under Criterion A. Research did not reveal any persons significant in our past to be linked with the parcel, and therefore it does not appear eligible under Criterion B. With a remodeling of the storefront in 1954, the building does not retain its integrity. The building does not embody the distinctive characteristics of a style, period, type or method of construction and nor does it represent the work of a master. Therefore, it does not appear to meet Criterion C. The building is not likely to yield information important in history, so it does not meet Criterion D.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: \_\_\_\_\_

Ontario City Building Permits; Ontario City Directories; *San Bernardino County Sun*, February 14, 1928, September 24, 1931, October 20, 1935; August 23, 1944; *Montclair Tribune*, August 28, 1968.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 7/29/16

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 636 E Holt Boulevard

Page 3 of 3

B10. Continued:

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 74

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 640, 642 E. Holt Blvd City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

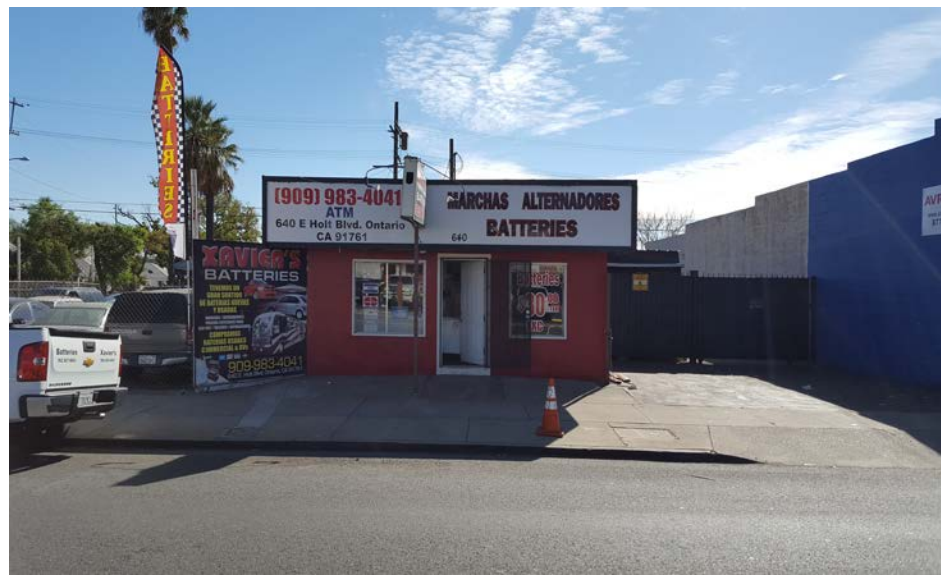
APN: 1049-093-09-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This parcel contains three structures but all but one is obscured behind a fence that straddles the driveway. The one visible building is rectangular in plan with a flat shed roof and is recessed under a parapet wall that is also used to advertise the business operation. The exterior walls are clad in stucco. The front façade consists of a solid personnel door and metal security screen, reached by a single step, and situated between two fixed pane windows. The west elevation contains a single window opening that has been infilled and the east has a door and casement window. A 4' concrete block wall delineates the eastern property boundary.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

Facing North; 6/23/2016

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1936

\*P7. Owner and Address:

Chavez Javier H TR

375 S Euclid Ave

Upland, CA 91786

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz, Parsons. 3200 E Guasti Road Ontario, CA 91761

\*P9. Date Recorded: July 1, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section

106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.74 \*NRHP Status Code 6Z  
 Page 2 of 2

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_  
 \*B6. Construction History: (Construction date, alterations, and date of alterations) \_\_\_\_\_

Property records indicate a building was constructed in 1936 but a comparison of aerial photos between 1938 and the present show no buildings from that year remain. Permits hint that the building may have been moved but the records are not definitive. Though photographs could not be taken, the two structures behind the fence appear to be shed-like and not buildings.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to be eligible for listing in the National Register of Historic Places. The research is a bit murky because it appears that street address numbers have changed over time. The best conjecture is that the property briefly served, in order, as a restaurant (G.J. Poulos), sign shop (Ellis and Calloway), welding equipment sales (A & R Equipment Co.) from 1940 into the 1950s. In the mid to late 1960s, the parcel served as an anti-poverty group office and then a trade school administrative office; today it has automotive uses. Research did not reveal that the property's uses, however, are associated with any events that made a significant contribution to the broad patterns of history at the local, state or national level. Therefore, it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in history, so the property does not appear to be eligible under Criterion B. The property does not appear to have any buildings that are architecturally meritorious, or embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master; therefore, it does not meet Criterion C. The building is unlikely to yield information important to history, and therefore does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 City of Ontario Building Permits; Ontario City Directories; Historicaerials.com.

B13. Remarks:

\*B14. Evaluator: Eve Moir, Parsons

\*Date of Evaluation: 7/1/2016

(This space reserved for official comments.)



State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 75

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 635 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-525-20-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story building, rectangular in plan, is of concrete construction and is clad in stucco. It features two levels for a flat roof and has a full-width wood canopy extending across the front façade, providing a covered walkway beneath and to which signage is attached. The south-facing façade has a combination of doors and windows and solid wall expanses. Fenestration on both the south and west elevations consist of both nearly full length storefront and partial fixed pane windows behind security grilles. The north elevation has two personnel doors and a bay with roll-up door; the west side also has a personnel door.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing north;  
5/12/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1947

\*P7. Owner and Address:  
Cisneros Israel  
635 E Holt Blvd.  
Ontario, CA 91764

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: June 16,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_ Map Reference No. 75 \_\_\_\_\_ \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building sustained fire damage of an unknown nature in 1972 requiring repair. Visual evidence in the rear strongly suggests the building portion located on the east is the older (1947) section; the portion on the west is not new and a permit issued in 1955 to rebuild rafters may give an indication when the building had an attachment/expansion. Some doors and windows do not appear to date to 1947.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places. Research indicates that a variety of businesses occupied the building over the years; it initially served as the real estate offices for Pearl J. Smith in 1947, but by 1954 it had become Ontario Trailer Sales and within two years, Servias Motors. The property was identified as being vacant in 1964, but once again found new uses as Stokke Auto Sales, and later Variety Used Cars. The information on the businesses does not support there exists a direct association between the property and events that made a significant contribution to history. Therefore, it does not meet Criterion A. Under Criterion B, research did not reveal that the building is linked with any significant individuals in local, state, or national history. The property does not exhibit the distinctive characteristics of a style, period, or type of method of construction, or nor does it appear to represent the work of a master or possess high artistic values. Because of this, it does not meet Criterion C. Finally, under Criterion D, the building is not likely to yield information important in history. (see Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

City of Ontario Building Permits;  
 Historicaerials.com from 1938-2015; Ontario City Directories; *Chino Champion*, April 25, 1947; *San Bernardino County Sun*, July 26, 1954, April 25, 1956.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: July 25, 2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 635 E Holt Blvd

Page 3 of 3

**\*B10. Significance Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5S1**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Map Reference No. 76

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_;  of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 639 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-525-19-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building of reinforced concrete and stucco construction has a symmetrical rectangular plan and is flush with the sidewalk. It has a flat roof with a cornice topped parapet wall with a rowlock course at the top, and two string courses below, with two vents. Recessed storefront bays are located at the center of the main façade; a structural column partially obscures the main entrance consisting of a canted entry with two double glass doors. The front façade is dominated by plate glass windows. Just (see Continuation sheet).

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story Commercial Building

\*P4. Resources Present: X Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South; May 4, 2016

\*P6. Date Constructed/Age and Source: X Historic  Prehistoric

Both

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



1928

\*P7. Owner and Address:

Lara Raul

639 E Holt Boulevard

Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons.

3200 E Guasti Road,

Ontario CA 91761

\*P9. Date Recorded:

May 16, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California December 2017

\*Attachments:  NONE  Location

Map X Continuation Sheet X Building, Structure, and Object

Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 76 \*NRHP Status Code 5S1  
 Page 2 of 4

B1. Historic Name: McQuatters Hardware  
 B2. Common Name: None  
 B3. Original Use: Commercial - Hardware B4. Present Use: Vacant

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The doors and windows do not appear to date to the late 1920s, but the date for the alterations is not known.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The City of Ontario identified the building at 639 East Holt Boulevard as constructed for Golde E. McQuatters in 1928, who from this location offered a variety of hardware goods, primarily plumbing supplies, but also paints, kitchen appliances, and other supplies and merchandise. McQuatters (1887-1962), born in Iowa in 1887, started out as a travelling salesman and moved to Ontario with his wife Maude in 1923. "Mac," as he was called by friends, originally set up his plumbing shop at 608 East A Street (now Holt Boulevard) in 1924 before moving four years later to the newly constructed building the focus of this evaluation. His tenure with this second building was also relatively short; in 1931, during the Great Depression, McQuatters filed for bankruptcy and sold all his merchandise and supplies, down to the cash register and safe, to help pay off creditors. However, by 1934 he had re-established his plumbing business across the street and down the block at 624 A Street. It was from this, the third building, that McQuatters's plumbing (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

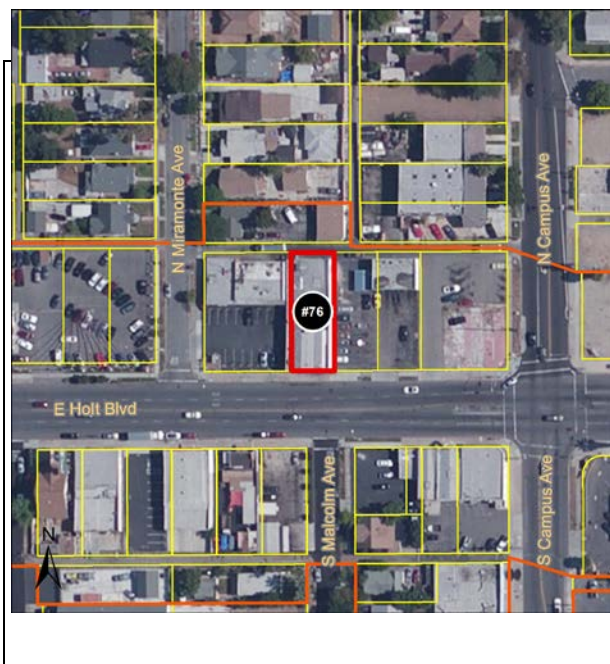
City of Ontario Permits;  
 Pomona and Ontario City Directories; Federal Census, 1910, 1920, 1930, and 1940; City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 639 E. Holt Blvd., 2009

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 12/5/2017

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 639 E Holt Blvd  
Page 3 of 4

### \*P3a. Description Continued:

west of the main entry way, brick veneer has been incorporated into a portion of the wall, above which a sliding window has been placed. The west and south building elevations feature solid walls with no doors or windows.

### \*B10. Significance Continued:

and supply business operated the longest. McQuatters went on to join the Ontario City Council, and served as the city's mayor from 1952-56.

By 1934, Mrs. C.L. Munoz's restaurant was operating in this building at 639 Holt Blvd. By 1937, Valley Wholesale Electric Company had taken up quarters here. Formerly named Pomona Fixture and Wiring, the business, owned by C.W. Jones and William Rambo, advertised that it specialized in electrical contracting, wiring supplies, fixtures, home electrical appliances, and supplies of all kinds. City directories indicate the business operated from this location through at least the early 1950s; by the middle 1960s the building was occupied by Elm Wholesale and Plumbing, and in 1983, Ontario Estate Sales.

None of the building's functions in the historic period, whether it was plumbing supplies, electrical wire services, or as a restaurant, appear to link the building with important events or themes that have made a significant contribution to the broad patterns of history at the local, state or national level; therefore, the property does not appear eligible under National Register Criterion A.

Under Criterion B, though McQuatters had prominence at the local level, he may not have been greatly more important than other local merchants; that aside, however, the property at 639 E. Holt Blvd. was the second of three business buildings in which he was associated, and his tenure at this property was only a four-year duration, 1928-1931. None of the other names discovered during the research effort would be considered to be significant; therefore it does not appear to be eligible under Criterion B.

Under Criterion C, the building does not demonstrate the distinctive characteristics of a period, type or method of construction but rather illustrates a well-established design aesthetic that was common in virtually all downtown commercial business sections in Southern California during this period. The building retains its integrity of location, materials, but its design, workmanship, and feeling and association have been compromised with alterations, most notably in the storefront windows and doorway. The remaining

## CONTINUATION SHEET

Property Name: 639 E Holt Blvd

Page 4 of 4

original details are typical features of the commercial buildings of the period. Though the architect has not been identified, it would not appear to the building represents the work of a master or does it possess high artistic values. As a result, the property lacks architectural significance and does not retain sufficient integrity to meet Criterion C.

While in rare instances buildings can serve as important sources of information about historic construction techniques, this type of commercial construction is otherwise well documented. Therefore, the building would not be expected to yield information important in history and does not meet Criterion D.

The City of Ontario Historic Preservation Sub-Committee designated 545 E. Holt as a Tier III historical resource on November 12, 2009.<sup>1</sup> The City judged the building to be in the category as "one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type."

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<sup>1</sup>City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 639 E. Holt Blvd., 2009. The City categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as most significant, and thereby offered the most historic preservation protection when discretionary actions are being considered.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 77

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; B.M.

c. Address 654 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-094-02-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building is rectangular in plan and is of wood-framed construction with a stucco exterior. The north façade has brick veneer pilasters on either end and is topped by a hipped parapet covered with clay tiles that conceal the flat roof behind it. The façade also has a triple-paned window, positioned between two wood paneled doors, slightly inset, and two light fixtures on the upper portion. The west façade consists of three windows of different size and type, and the south wall has two windows and a wood door. All windows have security grilles. The building is attached to another commercial property on its east.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (view, date, accession #) Facing South;  
5/12/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1926

\*P7. Owner and Address:  
Belichesky-Filipovic Trust  
914 N Beechwood  
Rialto, CA 92376

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons.  
3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded:

June 16, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources  
Evaluation Report for the  
West Valley Connector  
Project, San Bernardino and

Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.77 \*NRHP Status Code 6Z  
 Page 2 of 3

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Commercial- Barber Shop B4. Present Use: Commercial - Auto Sales

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The commercial building was constructed in 1926; there are no city permits on file that indicate any alterations. From appearances, alterations to the exterior appear to be minimal and only involve replacement, such as the clay tiles on the hipped parapet and the doors.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to be eligible for listing in the National Register of Historic Places. The building served as a barber/beauty establishment for its first fifty years and has functioned as an auto sales and finance office for at least twenty after that. Research indicates its first tenant was Herbert "Heavy" Chamberlain, a barber whose shop was called "Heavy's Place." But he did not operate it very long and by 1931, a second barber, A.L. Berry, was identified as the building's occupant for the next several years, at least through 1938. Joesph E. Miller had the longest tenure in the building as a barber, from approximately 1940 to 1967. Research did not reveal that the property's uses, however, are associated with any events that made a significant contribution to the broad patterns of history at the local, state or national level. Therefore, it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in history, so the property does not appear to be eligible under Criterion B. While the building appears to have fairly good integrity, it does not appear to be architecturally meritorious, or embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master; therefore, it does not meet Criterion C. Given its nature and age, the property is unlikely to yield information important to history, and therefore it does not meet Criterion D. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 City of Ontario Building Permits; Ontario City Directories; Historicaerials.com 1938-2015; *San Bernardino County Sun*, June 5, 1929, September 6, 1973; *Chino Champion*, December 26, 1996.

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Eve Moir, Parsons  
 \*Date of Evaluation: 7/25/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 654 E Holt Blvd

Page 3 of 3

**B10. Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 78

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; B.M.

c. Address 660 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-094-14-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building is symmetrical and rectangular in plan. It is of wood-frame construction and is clad in stucco. The north-facing façade has a low-pitched front gable roof with a peak decorating the parapet and immediately below it is a hipped visor sheathed with clay tiles that extends to the concrete pilasters on either end. The same façade has a centralized set of dual doors of wood with vertical glass panel inlay and which is flanked by a pair of storefront windows. A horizontal wooden fascia runs across the top of the windows and doors. The building is attached to other commercial buildings on its east-west elevations.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South;  
5/12/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1946

\*P7. Owner and Address:

Cagle Family Trust

PO Box 721218

Pinon Hills, CA 92372

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: June 16,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources

Evaluation Report for the

West Valley Connector Project, San Bernardino and Los Angeles Counties, California. October  
2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 78 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: Cadet Cleaners  
 B2. Common Name: None  
 B3. Original Use: Commercial- Cleaners B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The building was constructed in 1946; no city permits were located. Alterations to the exterior appear to be minimal.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places. The first establishment in the building was a clothes cleaners operated by Mrs. Gladys C. Turner. Very little information is available and by 1948, it had taken the name Cadet Cleaners, a business which continued into the 1950s. General research did not find an association between the property and events that made a significant contribution to the broad patterns history in Ontario, the state or the nation. Therefore, it does not meet Criterion A. Under Criterion B, research did not reveal that the building is linked with any significant individuals in the past. Although the property exhibits some characteristics of a commercial building from the mid-1940s, and it possesses a fair amount of integrity, it is a modest example of the building type and it does not appear to represent the work of a master architect or possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. Because of this, it does not meet Criterion C. Finally, under Criterion D, the building is not likely to yield information important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

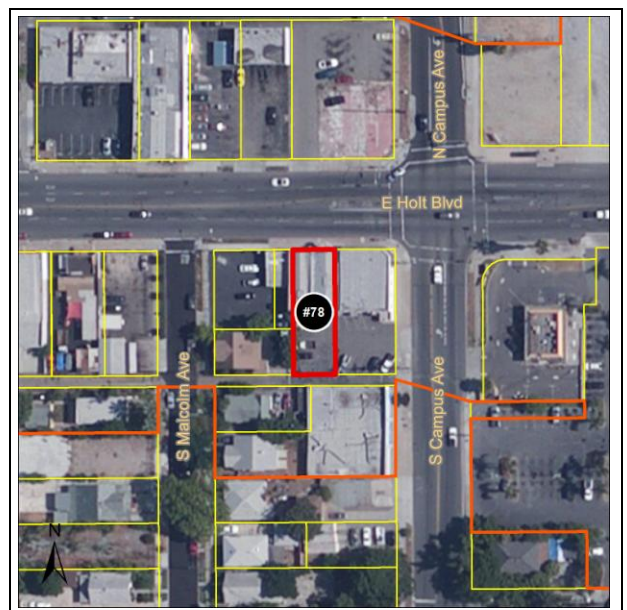
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 City of Ontario Building Permits; Ontario City Directories; historicaerials.com

B13. Remarks:  
 The building address started out as 656 A Street [later Holt Boulevard].

\*B14. Evaluator: Eve Moir, Parsons  
 \*Date of Evaluation: 7/26/2016

(This space reserved for official comments.)



State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 79

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 668 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-094-04-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building is rectangular in plan and of wood-frame construction with stucco exterior. It has a flat roof with a parapet and the entrance is angled at the northeast apex. The north facade is broken into two separate sections: the east portion consists of two bays with storefront windows (one inset; the other angled) and a glass personnel door; on the west portion a dual wood glass panel door is flanked by storefront windows. The east façade has a six-lite fixed and four casement windows. A canopy extends above the north façade, extending around the east corner. A non-historic sign is affixed in front of two vents.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South;  
5/12/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1950

\*P7. Owner and Address:

Cagle Family Trust

PO Box 721218

Pinon Hills, CA 92372

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: June 16,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources

Evaluation Report for the

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



West Valley Connector Project, San Bernardino and Los Angeles Counties, California October  
2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 79 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: Campus Pharmacy  
 B2. Common Name: None  
 B3. Original Use: Drug Store B4. Present Use: Retail Appliance  
 \*B5. Architectural Style: \_\_\_\_\_  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 This building was constructed in 1950; there are no permits on file other than the initial building permit issued in 1950. There do not appear to be any substantial alterations.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The commercial building at 668 E. Holt Boulevard does not appear eligible for listing in the National Register of Historic Places. Research has been made somewhat more difficult because of address changes over time. It appears the building initially served as the Campus Pharmacy in 1951 and the building immediately next door (formerly 664 Holt Blvd.) was Malton's Grocery and Meat Market (c. 1948-1950s); by 1964 the building at 668 E. Holt Blvd. absorbed Cadet Cleaners which had been established at the adjacent building further west (see DPR 523 form for 660 E. Holt Blvd.); the cleaners remained at this location until sometime after 1983. Today Cagle Appliances is currently occupying the building. The information on the businesses does not result in the finding that there exists a direct association between the property and events that made a significant contribution to the patterns of history. Therefore, it does not meet Criterion A. Under Criterion B, research did not reveal that the building is linked with any significant individuals in local, state, or national history. Though alterations appear to be few, the property is modest and does not exhibit the distinctive characteristics of a style, period, or type of method of construction, or nor does it appear to represent the work of a master or possess high artistic values. Because of this, it does not meet Criterion C. Finally, under Criterion D, the building is not likely to yield information important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

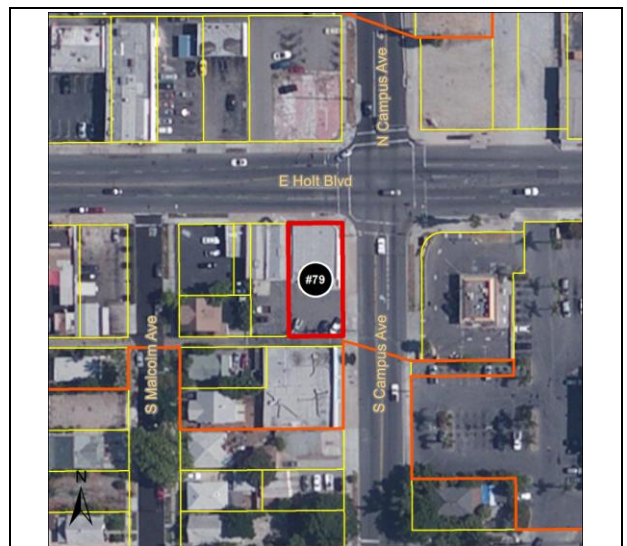
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 City of Ontario Building Permits; Ontario City Directories; Historicaerials.com

B13. Remarks:

\*B14. Evaluator: Eve Moir, Parsons  
 \*Date of Evaluation: 7/26/2016

(This space reserved for official comments.)



State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 80

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 720 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-101-04-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one and one-half story commercial building is rectangular in plan and constructed of reinforced concrete. It has a vaulted roof with multiple ventilation ducts. A sign is affixed to the parapet below which is a clay tile hipped shed roof spanning the primary façade and is supported by multiple concrete columns. Picture windows atop stucco wainscoting of approximately 4-feet in height take up the primary façade. The centralized entrance is through a concrete arch beyond which are automatic doors. Concrete archways span the rest of the length. The eastern elevation is connected to a more recent building addition.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Facing South;  
5/12/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1951

\*P7. Owner and Address:

Denyse M Miller  
1072 Bristol St STE 100,  
Costa Mesa, CA 92626

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: June 16,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources  
Evaluation Report for the  
West Valley Connector  
Project, San Bernardino and  
Los Angeles Counties,

California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.80 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: Safeway Supermarket

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 This building was constructed in 1951. The building was expanded on the eastern elevation in 1994. A general overall remodeling occurred in 1996.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places. The building began as a Safeway Supermarket, with construction starting in 1951 and estimated to cost \$125,000. At the time, there were eight other Safeway stores extant in the Inland Empire region when this one came on line. As often happens, eventually, over time, the first store tenant left and it turned over ownership several times, becoming first a Canned Food Warehouse, then Ontario Canned Foods, followed by Canned Food Truss, and since 1994, Cardenas Market. The information on the businesses does not support a direct association between the property and events that made a significant contribution to history. Therefore, it does not meet Criterion A. Under Criterion B, research did not reveal that the building is linked with any significant individuals in local, state, or national history. The building experienced a major façade remodeling in 1996 and it no longer resembles a building from the early 1950s. The building does not exhibit the distinctive characteristics of a style, period, or type of method of construction, or nor does it appear to represent the work of a master or possess high artistic values. Because of this, it does not meet Criterion C. Under Criterion D, the building is not likely to yield information important in history. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

City of Ontario Building Permits;  
 Historicaerials.com; Ontario City Directory, 1951;  
 Parcelquest.com; San Bernardino County Sun, July  
 13, 1951; November 8, 1951.

B13. Remarks:

\*B14. Evaluator: Eve Moir, Parsons

\*Date of Evaluation: 7/26/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 720 E Holt Blvd

Page 3 of 3

B10. Continued:

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California & The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 81

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; B.M.

c. Address 717 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-512-22-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building is rectangle in plan with a flat roof and is of concrete construction. It features a parapet with inset panels. The primary (south) façade is three bays wide, with storefront windows and a band of clerestory windows (all boarded up) each divided by a narrow concrete pilaster. The façade has 2-feet of decorative fieldstone veneer. A non-historic personnel door (boarded up) is located on the east side of the primary façade. Aluminum awning spans the south elevation and a non-historic blade sign is affixed to the building. A second entrance on the north (in the rear) opens to a gated storage area.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/12/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1915

\*P7. Owner and Address:

Bir Raghbir S

PO Box 872, Chino, CA 91710

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: June 16,  
2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California & The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 81 \*NRHP Status Code \_\_\_\_\_

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Vacant

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was constructed in 1915 according to the County Assessor's estimate, so this should be seen as approximate only. No permits exist for the earlier period; however, in 2005, a permit was issued to remove metal siding and replace it with a stucco material. Both the fieldstone veneer and personnel door are not original and likely date to the 1960s.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places. Research indicates that a several businesses occupied the building over the last century, though the original owner was not identified. The first tenant found was the S.S. Howell Employment Agency (and later Ontario Employment Agency), which was at this location through the early 1930s. City directories identify other occupants as Nathan Selk Linoleum (1934-1940), Hacker-Byrnes Corp Floor Coverings (1945-49), Means New and Used Furniture (1951) and Bill's Auto Supplies (1964-1983). The building is currently vacant; a 1-Stop Electronics Sale and Service appears to have been the most recent tenant. The businesses identified through research do not support a direct association between the property and events that made a contribution to important themes in history. Therefore, it does not meet Criterion A. Under Criterion B, research did not reveal that the building is linked with any significant individuals in local, state, or national history. The property has been altered and does not exhibit the distinctive characteristics of a style, period, or type of method of construction, or nor does it appear to represent the work of a master or possess high artistic values. Because of this, it does not meet Criterion C. Finally, under Criterion D, the building is not likely to yield information important in history. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: \_\_\_\_\_

City of Ontario Building Permits; Historic aerials; Ontario City Directories.

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Eve Moir

\*Date of Evaluation: 7/26/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 717 E Holt Blvd

Page 3 of 3

### **B10. Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 82

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 727 E Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-512-20-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story building is square in plan. The roof is flat and composed of clay tiles; it has a low parapet and soffit around the perimeter. A semi-triangular shape breaks through the roof plane on the south elevation to frame a sign. The facades on the south and east are dominated by storefront windows and brick wainscoting that extends to the ceiling and surrounds the windows. The primary entrance is via a set of glass double doors in the center; a single door is positioned on the southeast wall. A pole sign of approximately 15 feet in height is located on the southeastern portion of the parcel. The building has been extensively remodeled and no longer appears as a building constructed in 1958.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South; May 4, 2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1958

\*P7. Owner and Address:  
William Chaing  
727 E Holt Boulevard  
Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources  
Evaluation Report for the  
West Valley Connector

Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.82 \*NRHP Status Code 6Z

Page 2 of 3

- B1. Historic Name: Tastee Freeze/Dairy Queen  
 B2. Common Name: None  
 B3. Original Use: Commercial - Fast Food B4. Present Use: Commercial - Fast Food  
 \*B5. Architectural Style: \_\_\_\_\_  
 \*B6. Construction History: (Construction date, alterations, and date of alterations) \_\_\_\_\_

The building was constructed in 1958 and replaced an earlier building on the same site. A concrete roof was added in 1963 and a building addition made in 1975. The building appears to have been remodeled since then, with new doors, roofing material and brick veneer wall cladding, but no permits for this work were located.

- \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places. The building was originally built as a Tastee Freeze/Dairy Queen. Dairy Queen opened in Joliet, Illinois in 1940 and Tastee-Freez also in Joliet in 1950, both grew in popularity in postwar America. Dairy Queen had 2,600 franchises by 1955, and by 1957, Tastee-Freez had over 1,800 locations nationwide. This store, constructed in 1958, was therefore not among the first. W.E. Hartman is first associated with this Dairy Queen outlet; others followed: Joseph Marla in 1963, (Frank?)DiMaria in 1964, and Chris Hanna in 1975. By 2010, the Dairy Queen had been replaced by the current occupant, Donut Palace. While the fast-food business is important in the history of Southern California, research does not support a direct association between the property and events that made a significant contribution to history. Therefore, it does not meet Criterion A. Under Criterion B, research did not reveal that the building is linked with any significant individuals in the past. The building no longer reflects a late 1950s appearance, and it does not exhibit the distinctive characteristics of a style, period, or type of method of construction, or nor does it appear to represent the work of a master or possess high artistic values. Because of this, it does not meet Criterion C. Finally, under Criterion D, the building is not likely to yield information important in history.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 City of Ontario Building Permits; Ontario City Directories; Historicaerials.com;; Wikipedia entries on Tastee-Freez and Dairy Queen, accessed July 2016.

B13. Remarks:

\*B14. Evaluator: Eve Moir, Parsons  
 \*Date of Evaluation: 7/26/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 727 E Holt Blvd

Page 3 of 3

**B10. Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Map Reference No. 83

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 741 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-512-18-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story, wood-framed building, a former Craftsman Bungalow residence, is on a raised concrete foundation. The building is surmounted by a high-pitched, cross-gable roof with overhanging eaves, and knee braces, and is sheathed in rolled composition shingle. The exterior walls have asbestos siding. The south-facing asymmetrical façade has a partial-width raised porch with a projecting roof pediment supported by two stucco square piers. The front entrance has a four-panel half moon door in front of which is a metal security screen door. A large fixed picture window is located west of the door; to the east is a single hung window.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property, HP6. 1-3 story commercial building

\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South; May 4, 2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1916

\*P7. Owner and Address:

Frank & Maria E Halstead Family Trust

741 E Holt Boulevard  
Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz, Parsons, 3200 E Guasti Road, Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No. 83 \*NRHP Status Code 5S1

Page 2 of 4

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: Commercial

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This property has been modified over time to accommodate business uses, including installation of a monument sign on the front lawn in 1968 but there appear to be few alterations to the building, per se.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to be eligible for listing in the National Register of Historic Places. The house at this address was constructed in 1916 for Andrew J. Kohler and his wife Emma, who identified himself as an alfalfa farmer and rancher, and who had moved with their children to Ontario from Chino. They apparently also rented a room out to boarders and the family lived in the house into the late 1920s. By 1930, however, Herman Stillman, a local tailor born of Russian parents, had purchased the house and moved in with his family. The Stillmans stayed through at least 1940, according to city directories. There is a time gap of available sources but by 1945, Delmont D. Stevens and his family resided at 741 E. Holt Blvd, and that is reflected in the 1951 city directory, as well. (see Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

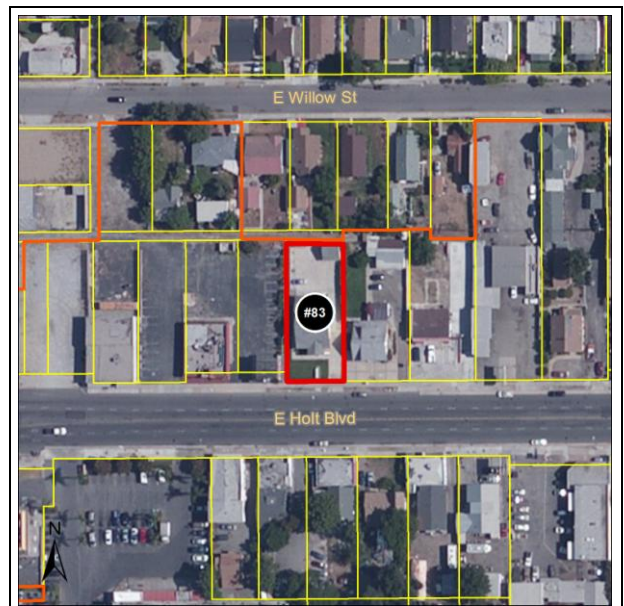
Historicalaerials.com; City of Ontario Building Permits; Ontario City Directories; *San Bernardino County Sun*, January 26, 1921, June 30, 1928, October 16, 1934, March 28, 1936, and March 27, 1954. City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 741 E. Holt Blvd., 2009.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 7/26/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 741 E Holt Blvd

Page 3 of 4

**\*P3a. Description Continued:**

front of the property has cobblestone rock veneer. Surrounding the building is a non-historic iron security fence. On the eastern side of the property is a long cement driveway that leads to the detached garage located on the northwestern quadrant of the property; it does not appear to be contemporary to 1916. The lawn area has a large non-historic monument sign, installed in 1998. The property has experienced some other alterations over time, including applying asbestos siding, incorporating roofing material that is out of character with the original, and expanding the original driveway with concrete to create additional parking spaces in the rear for business purposes.

**\*B10. Significance Continued:**

1964 and 1967, with the next city directories available to review, Louis Gheller is named as the building's tenant. A permit was issued by the City of Ontario for a pole sign at this address in 1967, perhaps an indication when the property first began to serve a non-residential purpose. The building's current owners are Frank and Maria E. Halstead, Family Trust, and a Psychic Readings business operates out of the building.

Under Criterion A, research did not reveal that the property has any direct association with events that have made a significant contribution to the broad patterns of local, state or national history. Further research did not reveal a close association with any significant individual in local, state, or national history. While both the Kohlers and Stillmans were locally prominent in the community, their importance did not rise to a level where their names are recognizable today. Therefore, the property does not meet Criterion B. Under Criterion C, the original Craftsman Bungalow property has been altered over time to accommodate non-residential uses. Though historical aerial photos ranging from 1938 to 2012 show no substantive changes have been made to the footprint of the building, the modifications to the appearance of the original setting, including expansion of concrete for parking spaces, placement of signage, application of newer materials to the roof and siding, and other non-historic changes, have collectively compromised the integrity necessary to reflect the distinctive characteristics of a type, period, or method of construction, especially when compromises to the building's integrity are considered. Nor does it appear to represent the work of a master or possess high artistic values. Finally, under Criterion D, the property would not be expected to yield information that would be deemed important in history.

## CONTINUATION SHEET

Property Name: 741 E Holt Blvd

Page 4 of 4

The City of Ontario Historic Preservation Sub-Committee designated the building at 741 East Holt Blvd as a Tier III historical resource on November 12, 2009.<sup>1</sup> The City judged the building to be in the category as "one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type."

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<sup>1</sup>City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 741 E. Holt Blvd., 2009. The City categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as being the most significant, and thereby offered the most historic preservation protection when discretionary actions are being considered by the City.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code** 5S1

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 84

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_\_\_ B.M.

c. Address 745 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-512-17-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The residential wood-frame building reflects a Craftsman Bungalow architectural style. The box shaped building is one-and-a half stories high with horizontal siding. The building has a low-hipped roof with a deep overhang above a porch that stretches across the entire southern portion; the porch is supported by four square pier columns. In the center of the southern (street-facing) façade is the building's inset front entrance. Straddling the front door are four double hung windows. Directly above the main entrance is a large central dormer with three additional double hung windows. Two steps lead up to the property from the sidewalk, following a short path, an additional three steps lead up to the front porch.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Facing South; May 4, 2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1911

\*P7. Owner and Address:

Salvador & Maria C Ayala Family Trust

745 E Holt Boulevard

Ontario, CA 91764

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,

Parsons, 3200 E Guasti Road,

Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe) Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties,

California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 84 \*NRHP Status Code 5S1

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 City permits indicate a rear addition was made in the late 1930s, as it was being converted to a duplex. In 1941, a rear garage was expanded. In 2007, the original clapboard siding was replaced with fiber cement horizontal resembling wood. The front yard lawn has been replaced by a concrete surface.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Wilbur W. Clough

\*B10. Significance: Theme Area  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 745 E. Holt Blvd. does not appear eligible for listing in the National Register of Historic Places. The City of Ontario records indicate the house was constructed in 1912; research on the property did not find the building is directly related to any events at the local, state or national level that would make it eligible under Criterion A. For those years in which city directories were reviewed for this project, the occupants of the house were to change frequently, strongly suggesting the house was being used as a rental property throughout most of its history, at least dating back to the mid-1920s. In the ten years of directories selected over the span of decades, there were nine different tenants identified. None of the names appear to be important in the past in local, state or national history. Therefore, the property does not appear to be eligible under Criterion B. Architecturally, the residence is a modest and modified example of a common early twentieth century Craftsman bungalow-style design. Under Criterion C, the house has experienced several changes since its original construction; in addition to rear additions, it has experienced compromises to its integrity with alterations to the front porch and the replacement of the original wood siding with a new cement fiber composite. Too, the placement (See Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

County of San Bernardino Assessor; Historic Preservation Subcommittee/Commission, Tier Determination 2009; Historicaerials.com; Ontario City Directories.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 8/01/2016

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 745 E Holt Blvd

Page 3 of 3

**\*B10. Significance Continued:**

of concrete throughout the front yard has changed the feeling, association, and setting of the property. The building itself does not represent a distinctive example of the style or type, and it is not the work of a master architect. Therefore, it does not appear to meet Criterion C. Furthermore, this type of property is otherwise well studied and does not appear likely to yield important historical information and thus does not appear to meet Criterion D.

The City of Ontario Historic Preservation Sub-Committee designated 745 E. Holt Blvd as a Tier III historical resource on November 12, 2009.<sup>1</sup> The City judged the building to be in the category as an Individual Property in the category of being "one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type."

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<sup>1</sup> City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 745 E. Holt Blvd., 2009. The City categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as being the most significant, and therefore offered the most historic preservation protection when discretionary actions are being considered by the City.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 85

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_ B.M.

c. Address 728 E Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_ mE/ \_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-101-05-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Two buildings are situated on this parcel; 730 E. Holt Blvd has been incorporated into the parcel at 728 E. Holt Blvd. The building located on the southern portion of the property is a single family residence with a rectangular floor plan. The wood-frame building is characterized as a vernacular architectural style. It has a side-gabled rolled composition of medium-pitch with overhanging eaves and exposed rafters. Windows are 1/1 double-hung with wood trim. A shed visor, supported by two wood braces, is situated above the primary entrance on the northern façade, which is reached via a concrete step. (See Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North; May 4, 2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1944

\*P7. Owner and Address:  
Guy R Enriquez Non-Exempt Trust  
728 E Holt Boulevard  
Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz, Parsons, 3200 E Guasti Road, Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey

report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 85 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Residential/Cafe B4. Present Use: Residential  
 \*B5. Architectural Style: Vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The two buildings do not appear to have experienced many alterations since their construction and there were no permits on file that suggested otherwise.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The two buildings on this parcel do not appear to be eligible for listing in the National Register of Historic Places. A review of historic aerial photos show the two buildings were situated on the parcel by 1946 (but not in 1938). Information about the first floor business (in the former 730 Holt Blvd. address) identifies this as an establishment with high turnover: it was the Jean Ray Café in the 1940s, Buck and March Café (1951), and then subsequently called the Owl, owned by Rodney and Francis McBride, who sold their business and accompanying beer and wine liquor license to Jack Hafner in 1958. Historical research did not reveal these commercial uses, or the residential apartment units above, or detached house to be associated with significant patterns of events at the local, state or national level. Therefore, the property does not meet Criterion A. Research conducted with the city directory and county assessor identified past owner and occupancy history. The research did not reveal any persons prominent in history. Therefore, it is not eligible under Criterion B. The properties are a modest example of a common vernacular architectural style and do not embody the distinctive characteristics of a style, period, type or method of construction. Nor does either building appear to be the work of a master, or possess high artistic values. Therefore, the property does not meet Criterion C. Under Criterion D, the buildings are not likely to yield information important in history. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

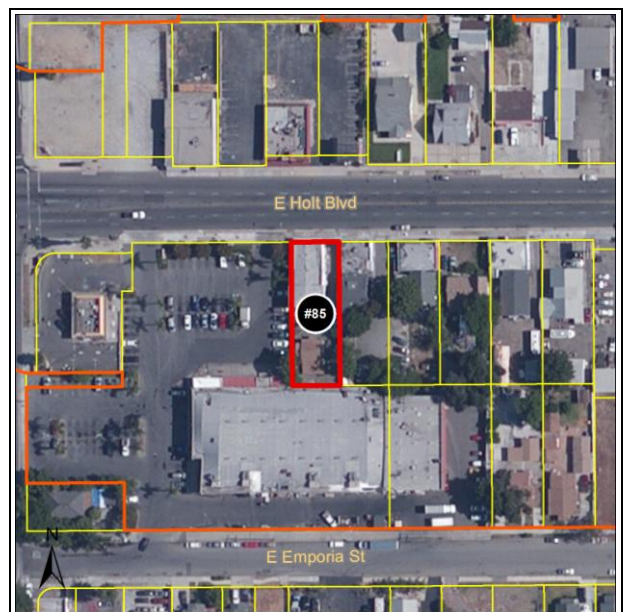
\*B12. References:

County of San Bernardino Assessor; City of Ontario Building Permits; Ontario City Directories; *San Bernardino County Sun*, November 7, 1958; [Historicaerials.com](http://Historicaerials.com)

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons  
 \*Date of Evaluation: 7/26/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 728 E Holt Boulevard

Page 3 of 3

### P3a. Description Continued:

The building located on the northern segment of the parcel is a two-story former mixed use, multiple family building (formerly designated as 730 E. Holt Blvd.) that has a rectangular floor plan and flat roof. The first story of the north-facing façade is covered with brick veneer and features two solid wood doors and two former window areas that have since been covered. The lower portion is was a former café and bar. The remainder of the building's exterior walls are clad in rough stucco. Double hung windows are situated on all exterior walls of the second floor on the north and west elevations, in an asymmetrical pattern. The eastern elevation features casement windows. An exterior metal staircase to the second story is located on the northwest side of the building.

### P5a. Photograph or Drawing:



Former 730 E. Holt Blvd., Ontario; Facing South; 6/22/2016

### B10. Continued:

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 86

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 736 E Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-101-06-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building of reinforced concrete construction has a rectangular plan and a flat roof and tall parapet and was built immediately in front of a residential bungalow, now multi-family. The walls of the commercial building are covered with smooth stucco. Four large single pane picture windows are positioned on the north façade. The main entrance to the building, a non-historical two panel door with an oval window, is located off-center and has a transom window above. Two spot lights are affixed to the building. A blade business sign projects from the east side of the facade. A storage room was attached to the rear.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story commercial building



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North; May 4, 2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1944

\*P7. Owner and Address:  
Henry C Kim  
736 E Holt Boulevard  
Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz, Parsons, 3200 E Guasti Road, Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources Evaluation Report for the

West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.86 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Commercial B4. Present Use: Commercial  
 \*B5. Architectural Style: \_\_\_\_\_  
 \*B6. Construction History: (Construction date, alterations, and date of alterations) \_\_\_\_\_

The original construction of the commercial building occurred in 1944. Historic aerials show the floor plan of the building changed from 1946 to 1948; it appears likely a storage room was added to the rear at this time. The older residence further back on the parcel and behind the commercial building has had several alterations but is not being formally evaluated as part of this survey because it cannot be viewed from the public right of way.

\*B7. Moved? X No  Yes  Unknown  Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The commercial building at 736 E. Holt Boulevard does not appear to be eligible for listing in the National Register of Historic Places. Built in 1944, research indicates it opened as an electrical contractor's establishment, had become a variety store by 1951, and was converted to a plumbing business in 1953. The building still later served as an upholstery and distribution company, TV sales and repair shop, and more recently a Mexican restaurant. Under Criterion A, the property does not appear to have an association with events that have made a significant contribution to the broad patterns of local, state or national history. In researching the various owners, the building is not associated with any significant individual in the past. Therefore it does not meet Criterion B. Under Criterion C, the building does not embody the distinctive characteristics of a type, period, or method of construction. Nor does it appear to represent the work of a master or possess high artistic values. Finally, under Criterion D, the property would not be expected to yield information that would be deemed important in history. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 County of San Bernardino Assessor; City of Ontario Building Permits; Ontario City Directories; Historicaerials.com; *San Bernardino County Sun*, September 13, 1953, October 26, 1990; *Montclair Tribune*, July 13, 1990.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons  
 \*Date of Evaluation: 7/28/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 736 Holt Blvd

Page 3 of 3

**B10. Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 87

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 744 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

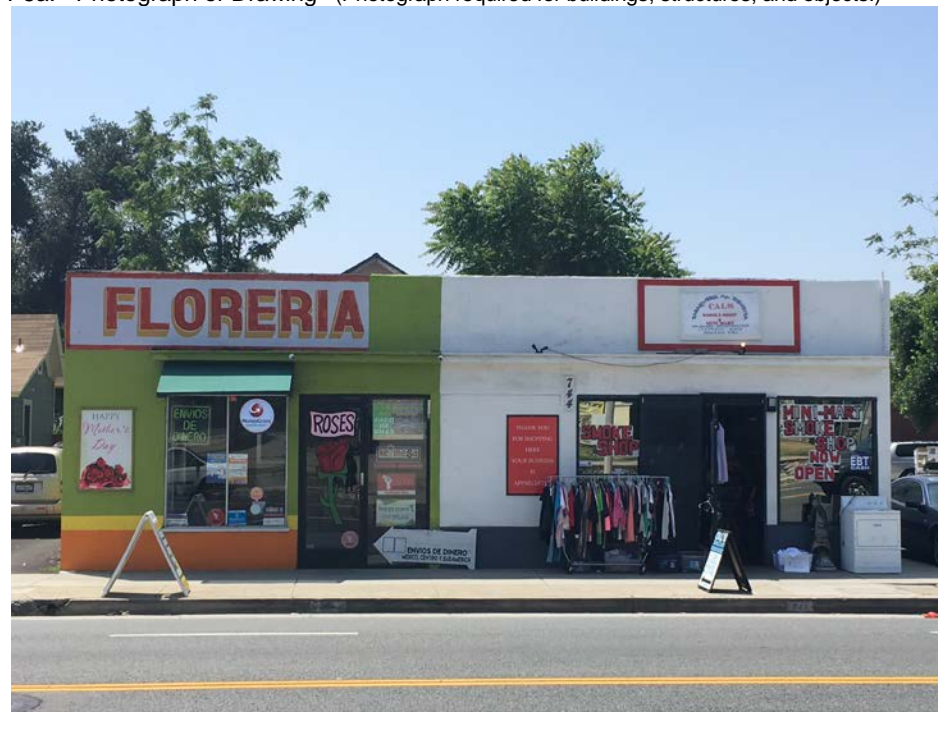
APN: 1049-101-07-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building of reinforced concrete construction has a rectangular floor plan, exterior walls covered with smooth stucco, and a flat roof behind a parapet which carries some signage. Two businesses operate from the building though it is not clear if this was the original facade, or represents an alteration. Contemporary storefront windows are flanked by personnel doors, the western-most of which has in front of it a security screen; the eastern-most door is wood-frame with a glass inset panel. The building was constructed in front of an older bungalow whose gable peak is partially visible.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North; May 4, 2016

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric

Both

1944

\*P7. Owner and Address:

Henry C Kim

744 E Holt Boulevard

Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,

Parsons, 3200 E Guasti Road,

Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section

106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources  
Evaluation Report for the  
West Valley Connector

Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.87 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Photographic and other evidence suggests the building dates to c. 1944. This building façade may have been altered after that time for purposes of dividing the building into two businesses, but no permits are on file. A permit for new windows was issued in 1989.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to be eligible for listing in the National Register of Historic Places. While this property retains much of its integrity from its period of construction in circa 1944, and is generally associated with business themes, it does not appear to be closely related to, or representative of important historic themes. It initially opened as a broker and real estate office in the 1940s and that function appears to have continued until 1958, if not beyond. Among its later tenants have been an upholstery business, silk screening shop, florist, antique store, and a smoke shop. The research conducted on the building's uses did not lead to a conclusion that it is eligible under Criterion A. The County Assessor was used to identify past owners and the research did not reveal the building is closely associated with any significant individuals in the past. Therefore it does not meet Criterion B. The property is a modest example of a common commercial building type, and does not embody the distinctive characteristics of a style, period, or method of construction. Nor does it appear to be the work of a master architect. Therefore, it does not meet Criterion C. Under Criterion D, the building is not likely to yield information important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

County of San Bernardino Assessor; Ontario City Directories; City of Ontario Building Permits; *San Bernardino County Sun*, February 8, 1947, *Los Angeles Times*, January 19, 1958; *La Verne Leader*, October 23, 1975.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 7/28/2016

(This space reserved for official comments.)



State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1

Other Listings  
Review Code

Reviewer

Date

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) Map Reference No. 88

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 748 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-101-08-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 1½ story wood-frame building surmounted by a combination high-medium pitched gable roof sheathed in rolled composition. The north-facing façade features a front gable with narrow vertical-oriented windows. The exterior walls are clad with wide clapboard siding, an apparent alteration from the original, with the original fish-scale siding on the primary façade removed. A partial-width, inset porch is a dominant feature of the primary façade. The windows and the solid wood paneled door are contemporary. The property is secured by a non-historic picket fence. A driveway on the western property line leads to an unattached garage.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North; May 4, 2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1915

\*P7. Owner and Address:

Marcel Enrique Rauda

748 E Holt Boulevard

Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz, Parsons, 3200 E Guasti Road, Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources

Evaluation Report for the

West Valley Connector

Project, San Bernardino and Los Angeles Counties, California. October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No.88 \*NRHP Status Code 5S1

Page 2 of 5

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: Residential

\*B5. Architectural Style: Queen Anne Cottage

\*B6. Construction History: (Construction date, alterations, and date of alterations)

An evaluation by City of Ontario Planning staff in 2009 found that the siding on the building appeared to have been replaced with larger horizontal wood siding and determined that the roof line indicated alterations had occurred on both the front of the house and along the rear, likely as a result of patio/porch enclosures. The building experienced fire damage prior to 2009 and the fish-scale siding was subsequently removed. Windows appear to have been added where none existed prior. (See photographs in the Continuation Sheets). In 2015, the building was remodeled to add a bedroom to existing square footage and demolish an unpermitted family room and detached garage.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residential building at 748 E. Holt Boulevard does not appear eligible for listing in the National Register of Historic Places. The City of Ontario records do not indicate the year the house was constructed, though county sources suggest 1915 and this seems to be consistent with the style, which can be described as a modest example of a Queen Anne cottage. Research on the property did not find the building is directly related to any events that have made a significant contribution to the patterns of history at the local, state or national level that would make it eligible under Criterion A. For those years in which city directories were reviewed for this project, the residents of the house varied, but its occupant over the longest period was owner James L. Miller and his wife Ellen and family who were believed to have moved into the house in about 1919, and were still there into the early 1950s when city directories beyond that point were not available. Miller, a native of (see Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

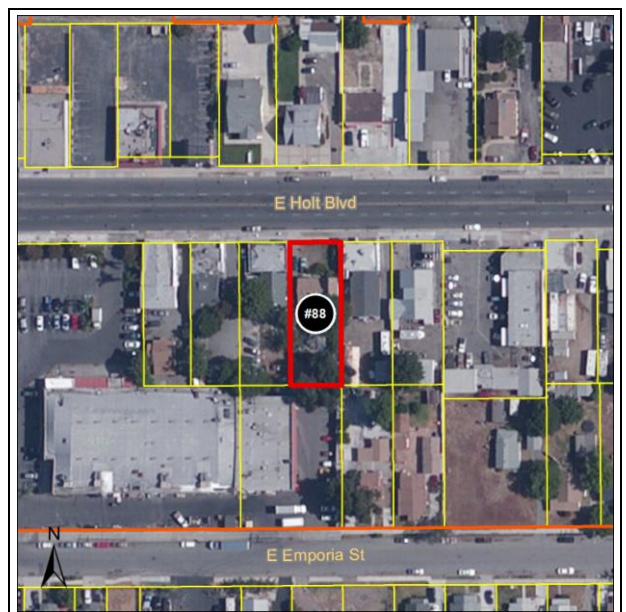
City of Ontario Building Permits; County of San Bernardino Assessor; Ontario City Directories; *San Bernardino County Sun*, July 18, 1937

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 7/28/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 748 E Holt Blvd

Page 3 of 5

### \*B10. Significance Continued:

Tennessee, was an 18-year employee of the Armstrong Nursery in Ontario when he passed away in 1937 at age 47, leaving his wife and four children. The Miller family stayed as residents at 748 E. Holt Blvd. However, no house occupants appear to be important in local, state or national history. Therefore, the property does not appear to be eligible under Criterion B.

In terms of its architecture, the property is a modest example of the Queen Anne style and due to new window placements, exterior siding, more modern roofing materials, and other altered design elements, does not appear to retain sufficient integrity of materials and feeling from its original period of construction to warrant listing in the National Register. Surface treatments have given it a more contemporary look. The building is not known to be the work of a master architect. Therefore, the property does not appear to meet Criterion C.

While buildings can sometimes serve as important sources of information about historic construction techniques, this type of residential building construction is well documented. Therefore, the building would not be expected to yield information important in history and does not meet Criterion D.

The City of Ontario Historic Preservation Sub-Committee designated 748 E. Holt Blvd as a Tier III historical resource on November 12, 2009, noting its low overall integrity, obviously making this determination before additional changes were made to the building since that time.<sup>1</sup>

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<sup>1</sup> City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 745 E. Holt Blvd., 2009. The City categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as being the most significant, and therefore offered the most historic preservation protection when discretionary actions are being considered by the City.

## CONTINUATION SHEET

Property Name: 748 E Holt Blvd

Page 4 of 5

### P5b. Photographs Continued:



748 E. Holt Blvd. View south, 2009. Source: City of Ontario

## CONTINUATION SHEET

Property Name: 748 E Holt Blvd

Page 5 of 5



748 E. Holt Blvd. View southeast, 2008. Source: City of Ontario.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Map Reference No. 89

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 754 E Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-101-09-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This parcel contains two buildings, one behind the other. The first is a commercial building in a rectangular plan constructed of concrete. The one-story building has a flat roof with an arched parapet. The exterior walls are covered in stucco. The northern façade of the building has six large plate glass picture windows. In the center of these picture windows is a recessed entry with double glass push/pull doors with fixed transom windows above. Currently the building is not occupied. This building is situated on the front property line directly in front of a Craftsman Bungalow residence. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story commercial building; HP2. Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) North facing; May 4, 2016

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P6. Date Constructed/Age and Source:  Historic  Prehistoric

Both

c. 1928; c. 1946

\*P7. Owner and Address:

Lino Leon

754 E Holt Boulevard

Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz, Parsons. 3200 E Guasti Road, Ontario CA 91761

\*P9. Date Recorded: June 16, 2016

\*P10. Survey Type: (Describe) Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California December 2017

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_ \*NRHP Status Code 5S1  
Page 2 of 4

B1. Historic Name: Los Monitos  
B2. Common Name: None  
B3. Original Use: Residential and Commercial Restaurant B4. Present Use: Residential and Vacant  
\*B5. Architectural Style: Streamline Moderne with Mission Revival Influences

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
The commercial building was constructed in about 1946 and does not appear to be substantially altered. City permits indicate the commercial building had panels and posts added in 1950. A permit from 1951 identifies that the residential building located behind the commercial building had its bedroom windows enlarged and frame siding added. The residential building appears to have many alterations and is now modern in appearance.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: Yes

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Two buildings are located on the parcel identified as APN: 1049-101-09, though lack of access prevented photographing the rear building. A historic aerial photograph shows both buildings present as of 1946; a 1936 aerial shows only the rear house. City directory information shows residents as early as 1928. Ontario city directories identified various occupants for the address for 754 E. Holt Boulevard (the commercial and residential buildings shared the same address). From 1928 to 1931, J.W. Rucker is identified with the house; a 1934 directory lists a Mrs. Eva Rucker; the 1937-8 directory lists Dennis H. J. Rucker and in 1940 Mrs. E.E. Rucker. By 1947, Max Alonso, who had been living in Cucamonga, had recently moved with his family to the house and operated Los Monitos, a restaurant, in the building in front of the residence beginning in the latter 1940s. front of it. (See Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

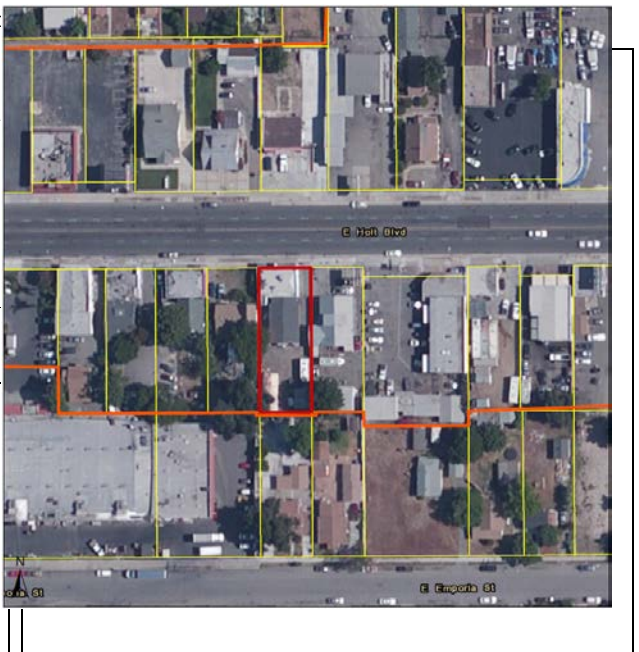
Insidesocal.com/davidallen/2013/02/21/adios-los-  
Ontario Building Permits; ParcelQuest.com;  
Historic Preservation Subcommittee/Commission,  
Tier Determination 2009; San Bernardino County Sun  
November 23, 1947; California Death Index.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 12/8/2017

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 754 E Holt Boulevard, Ontario, CA 91761

Page 3 of 4

### **P3a. Description Continued:**

A wood-framed bungalow is located behind the commercial building located on Holt Boulevard. The house appears to date to about 1928 based on research.

### **B10. Significance Continued:**

Beginning in 1947, the business operating from the commercial building facing Holt Boulevard became a restaurant, Los Monitos Tortilleria. At some point it was renamed Los Monitos Tacos, ultimately closing in 2010. The restaurant got its start in Ontario in 1947, though the business identified that it had its beginning in 1936 as a tortilla factory, with the factory located at a different address in Ontario (at the cross streets of Park and Santana). Chuck Alonso is credited with running the restaurant at 754 E. Holt Blvd. for more than 40 years; his father, Max Alonso (1893-1961), was credited with opening and naming it. The business expanded after 1994 when the Alonsos sold Los Monitos Tacos to Bernie Diaz, who, in turn, opened food establishments in Upland and in Alta Loma. Diaz went to high school in Ontario, and later became a regional manager for the McDonald's chain restaurants, until he quit in 1994 and acquired Los Molitos. It appears all three restaurant locations have since closed.

Under Criterion A, though a family-owned restaurant operated in the former commercial building on the property for many years, it does not appear to be linked with events that have made a significant contribution to the broad patterns of history at the local, state or national level. Under Criterion B, neither the property's association with Max or Chuck Alonso, or Bernie Diaz appear to have reached the significance as provided by National Park Service guidance to be eligible for listing in the National Register. Nor did research reveal information about other previous occupants (i.e., the Rucker's) associated with the property that would qualify them under the same criterion.

Under Criterion C, the commercial building exhibits design elements of both the Streamline Moderne and Mission Revival styles, but it does not appear to be a truly representative example of either style, method of construction, or property type. Research to date has not identified it as the work of a master and the observed level of workmanship does not rise above the ordinary; the building was likely constructed from standard plans by a local contractor. The building appears to retain its integrity of location, design, materials, setting, and workmanship; the feeling and association may be slightly diminished as a vacant building. Additionally, although it could not be viewed, the bungalow further back on the parcel likely does not appear to retain its integrity as the permit record shows fenestration, cladding, door and roof have been modernized. Therefore, it does not appear that the property is eligible for listing in the National Register under Criterion C.

## CONTINUATION SHEET

Property Name: 754 E Holt Boulevard, Ontario, CA 91761

Page 4 of 4

Under Criterion D, the property is not likely to yield important information about the history or prehistory of the area (which relates primarily to archaeological sites). In addition, there is no historic district potential in the area.

The building at 754 E. Holt Blvd. was designated a City of Ontario Tier III historical resource on November 12, 2009.<sup>1</sup> The City found the building is "one of the few remaining Streamline Moderne style buildings in the City".

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it is not considered a historical resource for the purposes of CEQA.

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<sup>1</sup> City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 220-222 E. Holt Blvd., 2009. The City categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as most significant, and thereby offered the most historic preservation protection when discretionary actions are being considered.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 90

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 755 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-512-16-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The one-story building is rectangular in plan and of concrete construction with stucco siding and is topped with a shed roof. A concrete pilaster is located on the west end, and a short parapet carrying signage on the south façade has below it a full-length roof visor with rolled composition shingles, creating a covered walkway beneath and shading the two storefronts. The plate glass windows and glass push-pull doors are framed in aluminum. The entrances are accessed by both a series of four steps and an ADA ramp, each with metal hand rails. The building's east elevation has a wall extension upon which a metal fence has been erected.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story commercial building

\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South; May 4, 2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1958

\*P7. Owner and Address:

Yolanda Chavez  
755 E Holt Boulevard  
Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources  
Evaluation Report for the  
West Valley Connector

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 90 \*NRHP Status Code 6Z  
 Page 2 of 2

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Permits were issued in 2003 to enclose a patio and add rooms. The ADA access ramp is a change from the original.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The commercial building parcel located at 755 East Holt Boulevard does not appear to be eligible for listing in the National Register of Historic Places. It appears to have had a wide range of tenants over the years, including Jack Litchfield Real Estate (1960), Western Gardens (1964), This and That Shop (1967), Andrex Termite Co. (1970), and Marty's Appliance Services (1983), among others, and today a tax preparation service and haircutters is housed at this location. However, the research did not demonstrate that the parcel is associated with events that made a significant contribution to the broad patterns of history in Ontario, or the state or national level. Therefore, it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in history, so the property does not appear to be eligible under Criterion B. The building is of modest design and is not architecturally meritorious, or nor does it embody the distinctive characteristics of a type, period or method of construction, and therefore does not meet Criterion C. The property is unlikely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

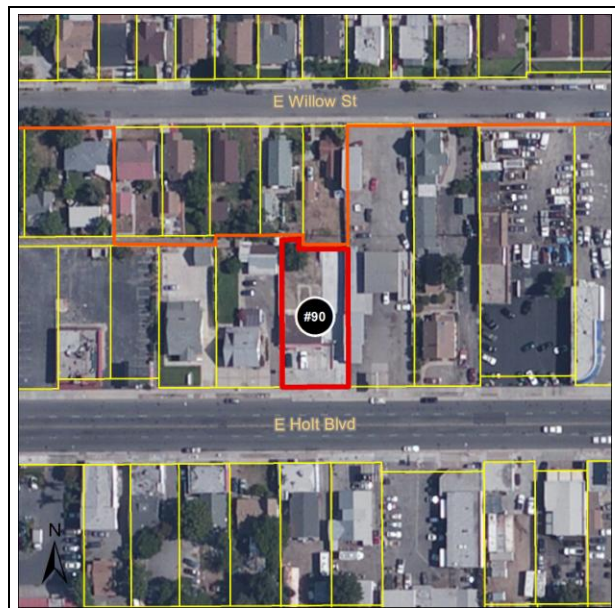
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 City of Ontario Building Permits; Ontario City Directories; San Bernardino County Sun, March 11, 1960; Chino Champion, August 18, 1960; Montclair Tribune, May 28, 1970.

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Greg King, Parsons  
 \*Date of Evaluation: 7/25/16

(This space reserved for official comments.)



**State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Map Reference No. 91

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_;  of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 765 E. Holt Boulevard City Ontario Zip 91764

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-512-11-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story wood-framed residence has clapboard siding and is surmounted by a medium-pitched front gabled roof, with projecting eaves, exposed rafter tails, six knee braces, a collar beam, three chimneys, and is sheathed in rolled composition. The south-facing façade has a partial-width raised and recessed porch (with two entry doors), and grouped single pane double-hung windows. All other windows are single double-hung. The house had an extension in the rear. A second wood-frame residential building, largely obscured from the public right of way, is positioned in the back of the parcel and appears from (see Continuation sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building

Structure  Object  Site  District  
 Element of District  Other  
(Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South; May 4, 2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1912

\*P7. Owner and Address:

WAS765 LLC  
765 E Holt Boulevard  
Ontario, CA 91764

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources  
Evaluation Report for the  
West Valley Connector

Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 91 \*NRHP Status Code 5S1  
 Page 2 of 4

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Residential B4. Present Use: Residential  
 \*B5. Architectural Style: Craftsman  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)

Since its construction in 1912, it appears few changes have been made to this building facing Holt Blvd. A permit was issued in 1925 to add a bathroom, which may give an indication when a second unit was added to the building, as the front porch today indicates two units. In 1959 a permit was issued to demolish a rear garage. A second residence was constructed behind the primary residence sometime prior to 1938 (based on a review of historical aerial photographs). The property once had an expanse of landscaping, including a lawn, and trees with large canopies positioned between the house and Holt Blvd.; these were removed between 1966 and 1980. This front yard area now has an asphalt coat applied over it.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The first resident of the house was identified as John G. Anderson, in 1911-12, and he may have been the builder as well, as he was a carpenter by trade. Records indicate he purchased two acres in July, 1911 while still residing on Cleveland Street in Ontario with his wife Nancy. The local city directory for 1912-13 indicated they were by now living at 765 East A Street (now Holt Blvd). John G. Anderson, born in Missouri, left St. Louis in 1910 at age 50 to move to Ontario with Nancy. Pneumonia took his life at age 68 in (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_  
 \*B12. References:

City of Ontario Building Permits;  
 Ontario City Directories; [historicalaerials.com](http://historicalaerials.com),  
 1938-2015;  
 See references included in footnote to B10.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons  
 \*Date of Evaluation: 12/6/2017

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 765 E Holt Boulevard

Page 4 of 4

**\*P3a. Description Continued:**

research to date back to at least 1938. The survey team, however, could not gain access to the private property to take photographs of the rear residential building. In addition, additional buildings or structures are located further back on the parcel beyond. This survey form only involves an evaluation of the front house abutting Holt Boulevard.

**\*B10. Significance Continued:**

1928, and it is not known whether Anderson's widow stayed at this same address long thereafter. City directories and newspaper sources, however, reflect that many people moved in and out of the property in the coming years, including the residential property located in the rear. With all the different names it is likely the residence(s) were rented to tenants rather than represent the names of homeowners.

Under Criterion A, the building does not appear to be associated with events that have made a significant contribution to the broad patterns of history.

Research did not reveal that John G. Anderson, the first home owner, or any of the other people who followed, are considered important in history at the local, state or national level, so the property does not appear to be eligible under Criterion B.<sup>1</sup>

Under Criterion C, the house reflects the Craftsman style of architecture, arguably the most popular architectural style in California for the first three decades of the twentieth century, spurred in part by the *Craftsman* magazine. The style had its roots in the Arts and Crafts Movement that originated in England in the nineteenth century in response to the Industrial Revolution. Architectural styles that reflect the ideals of the Arts and Crafts Movement, such as the Craftsman style that originated in California, particularly with the work of Pasadena architects and brothers Charles and Henry Greene, stress the natural beauty of wood, the relationship of the building to its surrounding environment, and the use of stone and brick. While initially the domain of the affluent, the architectural style soon became so popular that ready-to-build house kits could be purchased through mail order catalogs such as Sears, Roebuck.

The building reflects many of the character-defining features associated with the Craftsman style, but does not appear to be a distinguished example of the

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<sup>1</sup> U.S. Federal Census, 1910 and 1920; *San Bernardino County Sun*, July 28, 1911, February 2, 1922, March 5, 1925, October 28, 1928, January 21, 1937, and December 4, 1943.

## CONTINUATION SHEET

Property Name: 765 E Holt Boulevard

Page 4 of 4

style and many examples within Ontario are better representatives, including the Fischer House, Latimer House and Mead House (836, 945, and 1004 North Euclid Ave., respectively), and Craftsman houses in the El Morado Court historic district, to name but a few that the City of Ontario has formally recognized.

The residential building at 765 E. Holt Blvd. retains many aspects of integrity, including location, design, materials, and workmanship. However, other aspects have been compromised. The original setting associated with the residence at 765 Holt Blvd. during its early historic period, that is, the landscaping, including trees with large canopies, and a lawn, have been removed and the front yard has been covered with asphalt. Too, the house is currently sandwiched between two industrial-type properties and as a result has lost much of its feeling and association. As a result, the house at 765 Holt Blvd. does not retain sufficient integrity for National Register eligibility.

Under Criterion D, the property is not likely to yield information in history. The City of Ontario Historic Preservation Sub-Committee designated 765 E. Holt Blvd as a Tier III historical resource on November 12, 2009.<sup>2</sup> The City judged the building to represent a property "where demolition should be avoided where possible, but may be appropriate under certain circumstances."<sup>3</sup>

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<sup>3</sup> City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 765 E. Holt Blvd., 2009. The City categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as being the most significant, and therefore offered the most historic preservation protection when discretionary actions are being considered by the City.



State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 92

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 800 E. Holt Blvd. City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-101-12-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story building has a rectangular plan and appears to be constructed of a combination of poured cement concrete block and is topped by a flat roof. The symmetrical north-facing façade is divided by five pilasters and consists of two fixed storefront windows behind security grilles which flank the two contemporary doors, one which is glass paneled (and which also behind a metal security screen) and the other is solid wood. The east façade has an inset personnel door and a storefront window also behind a security grille. The west elevation is attached to another building for a large proportion of its length.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story commercial building



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North; May 4, 2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1946  
 \*P7. Owner and Address:  
Ledesma Family Trust 9-29-05  
5552 Malachite Avenue  
Rancho Cucamonga, CA 91737

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.92 \*NRHP Status Code 6Z  
 Page 2 of 2

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Commercial B4. Present Use: Commercial  
 \*B5. Architectural Style: \_\_\_\_\_  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The building does not appear to have been greatly altered since its construction in 1946.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The commercial building located at 800 East Holt Boulevard does not appear to be eligible for listing in the National Register of Historic Places. Records indicate the building was the Dew Drop Inn Restaurant in 1948, and likely its first occupant. Because it was vacant by 1951, however, it is likely that the business did not meet with success. In other years, city directories showed it was often vacant while other times it was a liquor store and still later served as a sales office/phone bank. The research did not reveal that the building is associated with events that made a significant contribution to the broad patterns of history in Ontario, or at the state or national level. Therefore, it does not appear eligible under Criterion A. Nor did the research identify any individuals associated with the property to be important in history at the local, state or national level, so the property does not appear to be eligible under Criterion B. The building is a modest example of a mid-1940s commercial property and is not architecturally meritorious, or nor does it embody the distinctive characteristics of a type, period or method of construction, and therefore does not meet Criterion C. The property is unlikely to yield information important to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 City of Ontario Building Permits; Ontario City Directories; historicalaerials.com 1938-2015; *San Bernardino County Sun*, March 22, 1960; *Pomona Progress Bulletin*, December 7, 1971

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons  
 \*Date of Evaluation: 7/25/16

(This space reserved for official comments.)



State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 93

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 810 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-101-13-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building has a rectangular floor plan and is clad in smooth stucco. The north, street-facing façade has a short parapet behind which is a low-pitched asphalt shingle roof. The parapet has raised lettering with the business name. The north façade has three mechanic's bays which match two on the opposite location on the south elevation. Each of the bays has a metal lift garage door. There are no windows on the east-west elevations. The building is unadorned revealing its utilitarian purposes. There is an asphalted surface area in the rear of the building for auto storage.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story commercial building

\*P4. Resources Present: X Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North; May 4, 2016

\*P6. Date Constructed/Age and Source: X Historic  Prehistoric  Both

1966

\*P7. Owner and Address: Raulys Trust 10-24-95  
810 E Holt Boulevard  
Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe) Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report for the West Valley Connector

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet X Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.93 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: Hamilton's Brake Service  
 B2. Common Name: None  
 B3. Original Use: Commercial - Automotive B4. Present Use: Commercial - Automotive  
 \*B5. Architectural Style: \_\_\_\_\_  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 No permits were located for this address. The building does not appear to be greatly altered since its construction in 1966. It replaced an earlier automotive building.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building located at 810 East Holt Boulevard does not appear to be eligible for listing in the National Register of Historic Places. While records indicate a 1966 construction date, research revealed it replaced an earlier automotive shop of the same owner. James W. Hamilton (1900-1969) established his brake service shop at this location in circa 1947 in a pre-existing building and he continued at this address until a replacement building went up at this same address in 1966. Hamilton died in 1969, but Hamilton's Brake Shop continued as a business entity through at least the early 1980s. Basic Auto Repair has been operating at this address since 1995. It has not been demonstrated that the parcel is associated with events that made a significant contribution to the broad patterns of history at the local, state or national level. Therefore, it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in history, so the property does not appear to be eligible under Criterion B. The building, of utilitarian purpose, is not architecturally meritorious, or nor does it embody the distinctive characteristics of a type, period or method of construction; therefore, it does not meet Criterion C. The property is not likely to yield information important to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

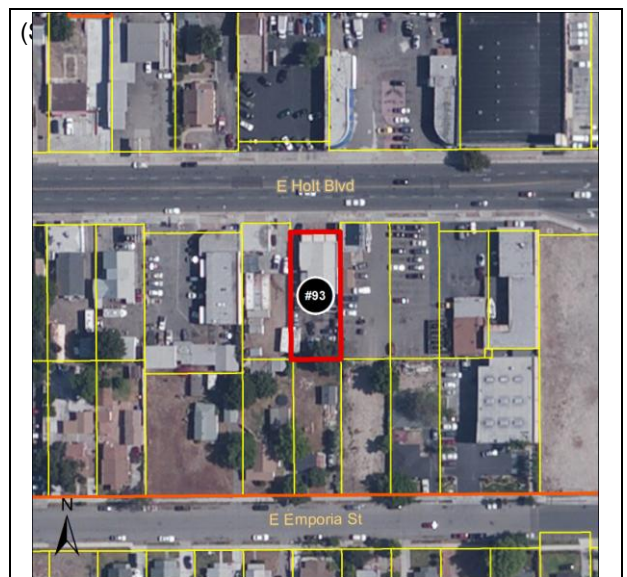
\*B12. References:  
 City of Ontario Building Permits; Ontario City Directories; Historicalaerials.com, 1938-2015; California Death Records.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 7/25/16

(This space reserved for official comments.)



State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 94

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 814 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-101-14-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This detached one-story commercial building is rectangular in plan with a flat roof and is of wood frame construction and clad in smooth stucco. The building has no set back from the public sidewalk. Its north façade is symmetrical with a pair of aluminum framed storefront windows positioned both east and west of the central double push/pull glass doors, which are slightly inset, and above which is a transom. There are no doors or windows on the east or west elevations. The building's design is simple and free of ornamentation.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story commercial building

\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North; May 4, 2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1947

\*P7. Owner and Address:

Raulys Trust 10-28-95  
810 E Holt Boulevard  
Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: May 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources  
Evaluation Report for the  
West Valley Connector

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_ Map Reference No. 94 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Market B4. Present Use: Fitness Facility

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The building was constructed in 1947. The windows and door on the front façade do not appear to be original. Permits was issued for a storage building in 1949; based on aerial photos it appears to be positioned in the rear of the parcel.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building located at 814 East Holt Boulevard does not appear to be eligible for listing in the National Register of Historic Places. Established as "Clevenger's Market" in 1947, within a few short years it was vacant and store owner Virgil L. Clevenger and his wife Lois had moved to Illinois. What emerges from the historic record is a building that was adapted for a number of uses over the years, including time as a café "parlor" serving beer and wine by the late 1950s, Martin's Appliance Services in 1967, the Friendly Tabernacle by the early 1970s, and D&L Refrigeration by 1983. The building's basic footprint did not change over time. Research did not reveal that the building is associated with any events that made a significant contribution to the broad patterns of history at the local, state or national level. Therefore, it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in history, so the property does not appear to be eligible under Criterion B. Even if there were no modifications to the windows and door the building would not be considered architecturally meritorious, or nor does it embody the distinctive characteristics of a type, period or method of construction, or represent the work of a master; therefore, it does not meet Criterion C. The property is not likely to yield information important to history, and therefore does not meet Criterion D. (see Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

City of Ontario Building Permits; Ontario City Directories; *historicaerials.com* 1938-2015; *San Bernardino County Sun*, November 9, 1958; *Pomona Progress Bulletin*, December 4, 1971.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 7/25/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 814 E Holt Blvd

Page 3 of 3

### **B10. Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) Map Reference No. 95

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 813 & 817 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-512-13-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The parcel encompasses two one-story commercial buildings at 813 and 817 E. Holt Boulevard. The building at 813 E Holt Boulevard is of concrete block construction. It has an irregular floor plan with a flat roof with a curved façade, and features storefront windows, aluminum-framed double glass doors and fieldstone fenestration wainscoting along the southeastern walls. Canvas awning replaced the original stucco canopy in 1985. Four bollards are positioned in front of the southeast elevation, separating the building from the surface parking lot. An addition in the rear of the building may or may not be historic. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 Story commercial building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/10/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1947; 1953

\*P7. Owner and Address:

Immanuel Property LLC  
813 E Holt Boulevard  
Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: May 16,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources  
Evaluation Report for the  
West Valley Connector  
Project, San Bernardino and  
Los Angeles Counties,

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



California. December 2017.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No. 95 \*NRHP Status Code 6Z  
Page 2 of 5

B1. Historic Name: None  
B2. Common Name: None  
B3. Original Use: Automotive-related B4. Present Use: Cleaners; misc.  
\*B5. Architectural Style: Elements of Streamline Moderne

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
The building at 813 E. Holt Blvd. was constructed in 1953, and the building at 817 E. Holt Blvd. was constructed in 1947, both originally for automotive uses. A gasoline station once stood between them. A notable alteration in the building at 813 Holt Blvd. was replacement of the original cantilevered stucco awning with a canvas type in the mid-1980s, and 817 Holt Blvd. has had the curvilinear storefront windows in the southwest façade covered since before 2009.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Area  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property (APN 1048-512-13) at 813-817 E. Holt Boulevard does not appear to be eligible for listing in the National Register of Historic Places. On the parcel are two buildings which are separated from one another by an asphalt surface parking lot. The building at 817 East Holt Boulevard dates its construction to 1946. It began as "East A Motors", an auto repair facility owned by Floyd L. Renfro and Cion C. Nokes. At that time, East Holt Boulevard was called East "A" Street and was also a state highway. The building is visible in a 1946 aerial photograph. In a 1948 aerial photograph, two years later, a newer building has now appeared on the physical landscape, and located immediately west of the auto repair building at 817 East Holt Boulevard. Research identifies this as "East A Service", a gasoline service station owned by Jack A. Iniquez, and located at 815 East Holt; both buildings are identified in the 1948-49 Ontario city directory. At this time the building at 813 East Holt had not yet been constructed. It is neither identified in the Ontario city directory (See Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

Historicaerials.com; City of Ontario Building Permits; Ontario City Directories 1948-49, 1951, 1967; *San Bernardino County Sun*, January 15, 1953; U.S. Federal Census for 1930, 1940.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 12/8/2017

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 813-817 E Holt Blvd

Page 4 of 5

### **P3a. Description Continued:**

The building at 817 E. Holt Blvd was built in 1946 and is constructed of concrete block. It has a flat roof and four large garage bays. The southwest corner is rounded and at one time had storefront windows now permanently filled in, and a personnel door. The rear back portion (north) has an addition that appears to have been made between 1946 and 1948, based on a review of historic aerial photographs.

### **\*B10. Significance Continued:**

or visible in 1948 aerial photographs.

Instead, evidence is that it was constructed in 1953, as the local press mentioned the City of Ontario had issued a permit to Jack Iniquez for the construction of an auto showroom and garage at 813 East A Street {Holt Boulevard}. Likely it was compatible in style with the (now demolished) adjacent gas station (for which Iniquez had also received a permit from the City to add a garage in 1953) and the adjacent auto repair facility and garage (currently identified as 817 E. Holt Blvd.). Jack Iniquez worked with his son Fernando, a mechanic at the East A Service Station, in 1949, but not much else has been uncovered concerning the gas station.

Therefore, though there is an impression that the buildings at 813 Holt Blvd. and 817 Holt Blvd. were constructed at the same time (in 2009 the City of Ontario gave an estimated year of 1947 for both, likely based on their visual similarity of Streamline Moderne design elements), but there is actually a seven-year gap between the two construction dates.

Over time, the gas station located between the other two automotive-related buildings was demolished (between 1959 and 1966; some evidence of its one-time presence is still discernible today in the concrete) and the building at 813 E. Holt Blvd. was transformed into a laundry facility by 1967. The building at 817 E. Holt Blvd. has remained an automotive facility since its beginning, albeit under different owners.

A review of the history of the parcel did not reveal that it has a direct association with important events at the local, state or national level, so it does not appear eligible for listing in the National Register under Criterion A.

Nor did research reveal the names of any persons important in our past to be associated with the parcel at the local, state or national level, and therefore it does not appear to be eligible under Criterion B.

Under Criterion C, the two buildings as a pair complement one another in their architectural design and reflect distinctive examples of the Streamline Moderne

## CONTINUATION SHEET

Property Name: 813-817 E Holt Blvd

Page 4 of 5

style (albeit designed in somewhat later years than the main architectural thrust for the style, which generally pre-dates the World War II period). Character-defining features include curved wall façades, smooth stucco siding, and flat roofs. The buildings retain many aspects of integrity, including location, design, association and feeling; however, alterations have compromised workmanship and materials and may indicate that they no longer retain sufficient integrity. These changes include replacement of the original cantilevered stucco awning with a canvas type on the 813 E. Holt Blvd. building in the mid-1980s, and the building at 817 E. Holt Blvd. has had the curvilinear storefront windows in the southwest façade covered since before 2009. The City's records also note building additions, not to mention that the property once had three buildings. In sum, then, the property does not appear to meet Criterion C.

Under Criterion D, while in rare instances buildings can serve as important sources of information about historic construction techniques, this type of commercial construction is otherwise well documented. Therefore, the buildings would not be expected to yield information important in history and do not meet the criterion.

On March 9, 2017 the City of Ontario Historic Preservation Committee rescinded the Tier Determination III it had made in 2009 for the buildings at 813 and 817 E. Holt Blvd and removed them both from the Ontario Register.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

## CONTINUATION SHEET

Property Name: 813-817 E Holt Blvd

Page 5 of 5

### P5b. Photographs Continued:



817 E. Holt Blvd, View northwest (June 2016).

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 96

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 824-828 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-101-18-0000; 1049-101-16-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-story commercial building is in an 'L' configuration with the long leg oriented north-south. It has a flat roof and is constructed of wood-frame, cinder block and concrete, with stucco cladding. The building is composed of two sections: an office and convenience store on the north and service areas on the south. A canopy extends out from the north and east walls. The north façade has three storefront windows, and two aluminum-frame doors for separate businesses. There are five large garage bays with sliding metal doors facing a westerly direction. There are no windows or doors located on the east wall.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

\*P4. Resources Present:  Building  
 Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing East; 6/22/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1946

\*P7. Owner and Address:

Daniel E Ledesma  
10187 Water Ford Ln, Rancho Cucamonga, CA 91737

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz, Parsons. 3200 E Guasti Road, Ontario CA 91761

\*P9. Date Recorded:

June 16, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section

106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 96 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: Holly's Piano Shop

B2. Common Name: None

B3. Original Use: Piano Store B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

In 1946, a 17x20 frame stucco building was constructed as well as an 8x16 structure, likely a business-residential combination. In 1967 a frame stucco building was added and a permit issued for construction of a false front. In 1987 a permit for siding was issued.

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building located at 824-828 E. Holt Boulevard does not appear eligible for the National Register of Historic Places. It began as Holly's Piano Shop in 1946, operated by M.L. Holley, who simplified the business spelling of his name. Holley had previously operated a piano business at nearby 303 W. Transit Street. Other enterprises replaced it over time, including an auto garage, barber shop, medical supplies shop, drug rehabilitation center, and a photography shop. While the property reflects a variety of functions over the years, they do not appear to be directly related to any important themes or events. Therefore it does not appear eligible under Criterion A. Building permits and historic aerials indicate additions were made to the original 1946 building in 1967 and 1986. Under Criterion B, research did not reveal any persons important in history to be associated with this property. Under Criterion C, the building does not embody the distinctive characteristics of a type, period, or method of construction, especially when changes to the building's original appearance are considered. Nor does it appear to represent the work of a master or possess high artistic values. Nor is the building the type that would yield information important to history, so is not eligible under Criterion D. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

Historicaerials.com; City of Ontario Directories; City of Ontario Building Permits; *San Bernardino County Sun*, June 13, 1947, March 10, 1977

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 8/1/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 828 E Holt Blvd

Page 3 of 3

**B10. Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 97

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 831 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-512-14-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building is rectangular in plan and of concrete construction and is clad in stucco. It has a flat roof. A character-defining feature is the large marquee tower incorporated into the building's east facing façade, to which a surface treatment has been applied. The upper portion of the east and south walls have ribbed aluminum siding and canopies. The main façade, facing east, has solid walls with the exception of some automatic doors and other openings. This is a change from the aluminum frame windows that used to extend across the length of the building. Self-storage lockers have been added to the building.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/10/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1950  
 \*P7. Owner and Address:  
Arec 8 LLC  
PO Box 29046, Phoenix, AZ  
85038

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: June 16,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources  
Evaluation Report for the

West Valley Connector Project, San Bernardino and Los Angeles Counties, California October  
2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 97 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: Owl Luck Star Market

B2. Common Name: None

B3. Original Use: Supermarket B4. Present Use: Moving/Storage Facility

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

In 1951 a 15x60 shed and in 1953 a 7x34 shed were added. The main façade, facing east, formerly had full-length showcase windows, but these were removed and replaced by a stucco surface during a remodeling effort sometime after the 1970s. Storage lockers were added in 1987.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 831 E. Holt Blvd. does not appear to meet the criteria for listing in the National Register of Historic Places. The building began as the Owl Lucky Star Market, one of the early postwar supermarkets in Ontario, when it opened in 1950, and it incorporated within it a Crowes Garden Center and a U.S. Post Office substation. Supermarkets were characterized by greater number of departments and products, and providing easy access for automobiles. In 1958, Mayfair Super Market, a then-popular Southern California grocery chain, became established in this building, followed then by the Low Cost Market in 1961, and the Palace Market in 1966. In 1974, the building was converted to a youth center, before becoming a U-Haul business unit in 1978. It does not appear the property has any direct association with important events at the local, state or national level, and therefore it does not appear eligible under Criterion A. Research did not reveal the names of any persons significant in our past to be linked with the parcel, and therefore it is not eligible under Criterion B. The building has been substantially altered since 1950, and it no longer resembles a commercial grocery store from that period. It does not embody the distinctive characteristics of a style, period, type or method of construction and nor does it represent the work of a master or possess high artistic values. Therefore, it does not appear to meet Criterion C. The building is not likely to yield information important in history, so it does not meet Criterion D. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

City of Ontario Building Permits; *San Bernardino County Sun*, July 26, 1958, June 29, 1961, September 26, 1966, [historicaerials.com](http://historicaerials.com); Ontario City Directories

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 8/2/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 831 E Holt Blvd

Page 3 of 3

B10. Continued:

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 98

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 932 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-131-05-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story concrete commercial building is rectangular in plan with a flat roof and small parapet. The north-facing symmetrical façade includes a bank of storefront windows which extends across the façade and are divided by pilasters which are collectively shaded by full-length canvas awning. Non-historic multi-color slate tiles have been applied as a veneer to the wainscot. The windows and two personnel doors, which are aluminum-framed, are flush with the façade. The commercial building was constructed directly in front of a residence (926 E. Holt Blvd.) whose gable is visible when viewing from across the street.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing West; June 22, 2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1957

\*P7. Owner and Address:

Park Nelson  
2331 Meadowglen St,  
Upland, CA 91784

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: June 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 99

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 958 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-131-08-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single-story commercial building is rectangular in plan. It has a flat roof that extends along the north wall of a parapet featuring signage. The fenestration of the north façade consists of multi-pane, sliding aluminum windows. Two wooden doors are located in the center and eastern portion of the facade. The east and west walls of the building have no windows. The south elevation has three small windows as well as three doors. The building is set back a distance from Holt Boulevard to provide an area for a surface parking lot. An iron fence straddles the property line at the sidewalk edge.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South;  
5/10/16

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1955

\*P7. Owner and Address:  
Reliance Motors LLC  
958 E Holt Blvd, Ontario, CA  
91761

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons. 3200  
E Guasti Road, Ontario CA  
91761

\*P9. Date Recorded:  
June 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No.99 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: O.K. Rubber Welders

B2. Common Name: None

B3. Original Use: Tire Outlet B4. Present Use: Car Dealership

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

A review of historical aerial photos show the building once had a smaller footprint. A permit was issued in 2009 for wall partitioning the replacement of windows and doors.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 958 E. Holt Blvd. does not appear to meet the criteria for listing in the National Register of Historic Places. The building was established as O.K. Rubber Welders in 1955, a tire specialty store under the ownership and management of Fred K. Bickford. By 1957, it had become Bickford Tires, which it remained for several years. Later it became an auto sales lot. It does not appear that the property has any direct associations with important events at the local, state or national level, and therefore it does not appear eligible under Criterion A. Research did not reveal the names of any persons significant in our past to be linked with the parcel, and therefore it does not appear to be eligible under Criterion B. The building has been altered over the years to make it more contemporary looking, including replacement of doors and windows. The building does not embody the distinctive characteristics of a style, period, type or method of construction and nor does it represent the work of a master or possess high artistic values. Therefore, it does not appear to meet Criterion C. The building is not likely to yield information important in history, so it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

City of Ontario Building Permits; Ontario City Directories; Historicaerials.com;; *San Bernardino County Sun*, August 25, 1955, June 9, 1956.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 8/1/16

(This space reserved for official comments.)



State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 100

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 1015 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-481-03-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building is rectangular in plan and of concrete construction. It has a flat roof with a parapet on the south edge. Large signage letters are affixed to the face of the parapet. The southeast corner of the building serves as the main office. The south elevation has three large service bays and a single, wooden door that serves as the main entrance to the building. Above the door exists a flat awning supported by two aluminum poles. On the south wall of the office as well as around the service bays lie decorative facing bricks. There are no windows on the east and west walls of the building. Covered storage patios are located to the north and west of the building; the roofs made up of aluminum sheeting. An asphalt parking lot lies to the south.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/10/16

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1951

\*P7. Owner and Address:

Tire Zone LLC  
1015 E Holt Blvd, Ontario, CA  
91761

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: June 16,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 100 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Automotive Shop B4. Present Use: Auto/Tire Shop

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

It does not appear that this building has had many exterior alterations since its construction in 1951.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 1015 E. Holt Blvd. does not appear to meet the criteria for listing in the National Register of Historic Places. Research indicates the property has been used for automotive uses from the outset. The 1951 city directory identifies the property as W. A. Randel, used cars. In 1957 Hawk's Body Shop was listed at the address and Bob and Jerry's Body shop was identified to be operating at this address in 1962. Smitty's Auto and Paint Shop was identified at this location from 1967 through 1983. It does not appear that the property has any associations with important events at the local, state or national level, and therefore it does not appear eligible under Criterion A. Research did not reveal the names of any persons significant in our past to be linked with the parcel, and therefore it does not appear to be eligible under Criterion B. Though it appears to possess fairly good integrity, the building does not embody the distinctive characteristics of a style, period, type or method of construction and nor does it represent the work of a master or possess high artistic values. Therefore, it does not appear to meet Criterion C. The building is not likely to yield information important in history, so it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 City of Ontario Building Permits;  
 historicaerials.com; Ontario City Directories.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons  
 \*Date of Evaluation: 8/02/2016

(This space reserved for official comments.)





State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 101

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 1031 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-481-02-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story building is rectangular in plan and constructed of reinforced concrete scored in a square pattern with a flat roof. There is no fenestration on the south-facing facade. The same wall has a shipping/receiving service bay on the west and an inset and raised entrance of aluminum-frame glass doors on the east side reached by four concrete steps and an ADA ramp beneath a shed canopy. Multiple large-height service bays are located on the east and north elevations. Freestanding pole signs are located in the center of the lot. A large expanse of the asphalted surface lot is provided for the parking of trucks and autos.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North;  
5/4/16

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1965

\*P7. Owner and Address:

Redgate Partners LLC  
2429 S Peck Rd, Whittier, CA  
90601

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: June 16,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.101 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: Cochran and Nichols  
 B2. Common Name: None  
 B3. Original Use: Diesel Truck Dealership B4. Present Use: Auto Body Shop  
 \*B5. Architectural Style: \_\_\_\_\_  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The structure was constructed in 1965. In 1970 a permit was issued for a building addition (36x80) and a roof was added over an existing slab to create a garage.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 1031 E. Holt Blvd. does not appear to meet the criteria for listing in the National Register of Historic Places. It opened in 1965 as the Cochran and Nichols diesel truck dealership. Clifford Cochran (1892-1970) and Bertrand Nichols (1891-1979) had established the O.K. Garage at 1014 E. Holt Blvd in the early 1920s, and later they opened a car dealership on Euclid Avenue in Ontario. Cochran and Nichols operated the business at this location until 1990, when it became Los Angeles Freightliner. It does not appear that the property has any associations with important events at the local, state or national level, and therefore it does not appear eligible under Criterion A. Though Cochran and Nichols were long associated with the Ontario business community, they were both in their 70s when the diesel truck business started at this location in 1965 and thus their association with the property was likely to be fairly minimal. Therefore, it does not appear to be eligible under Criterion B. Though the building has good integrity from 1965, it does not embody the distinctive characteristics of a style, period, type or method of construction. Nor does it represent the work of a master or possess high artistic values. Therefore, it does not appear to meet Criterion C. The building is not likely to yield information important in history, so it does not meet Criterion D. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 City of Ontario Building Permits; Historicaerials.com; Ontario City Directories; U.S. Federal Census for 1930 and 1940; *San Bernardino County Sun*, December 20, 1922, July 23, 1929, July 22, 1966, November 15, 1990.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons  
 \*Date of Evaluation: 8/2/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1031 E Holt Blvd

Page 3 of 3

**B10. Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 6 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 102

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1042 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-131-14-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The parcel has a total of nine buildings; this evaluation concentrates on the two residential buildings directly facing Holt Boulevard; they share the same address today (1042 E. Holt Blvd) but at once had different addresses. Close-up views of the front facades of each of the two buildings are included in a Continuation Sheet. The building furthest east on Holt Boulevard, shown below in the photo, was constructed in circa 1924 and is in a rectangular plan and of wood-frame construction. It is clad in stucco and is symmetrical in design, and surmounted by a medium-pitched cross-gable roof of composition (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North; June 22, 2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1924; c. 1937

\*P7. Owner and Address:

Jesus Rivas  
1042 E Holt Boulevard  
Ontario, CA 91764

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: June 23, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance; P-Project

\*P11. Report Citation: (Cite survey

report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.102 \*NRHP Status Code 6Z

Page 2 of 6

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: Multiple family property

\*B5. Architectural Style: Craftsman Bungalow and vernacular styles

\*B6. Construction History: (Construction date, alterations, and date of alterations)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This parcel does not appear to be eligible for listing in the National Register of Historic Places. From research it appears that the Craftsman-style house was built in 1923-24; the 1922 city directory shows nothing listed at 1042 East Holt Blvd (then called A Street). William E. Chantry (wife: Jewell) appears to be the first resident. Chantry was a building contractor by trade and he may have been the architect and builder. However, by 1928 they had moved to elsewhere in Ontario, possibly continuing to own the property and eventually constructing the other buildings on the parcel. By 1937, and through the early 1940s, C.M. Depue was listed at the address. By 1940, also, for the first time, there is a new address: 1042-½, with W.D. Chaney identified as the tenant and likely indicating that it and the rest of the residential buildings in the rear were being rented out. The 1945-46 directory identifies Hobart G. Taylor (wife: Charlotte) as the residents at 1042 E. Holt Blvd address and Minnie Pforts is listed at 1042-½. In 1949, Taylor was still present but he was replaced in his residency by 1951. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

City of Ontario Building Permits; Ontario city directories; Historicaerials.com, 1938-2015; *San Bernardino County Sun*, May 21, 1944, September 21, 1956; U.S. Federal Census for 1920, 1930 and 1940

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 8/8/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1042 E Holt Blvd

Page 3 of 6

### **P3a. Description Continued:**

shingle, and that has wide eaves. The center gable has a dormer with a pair of multi-paned windows. The north-facing façade is symmetrical and has a full-width raised and recessed concrete porch below a projecting gable supported by square piers which extend to the ground. The front door is wood with panels and six lights and may be original. However, much, if not all, the fenestration appears to be of the vinyl type (including sliders) and would therefore represent alterations from what were likely once one over one double-hung sash. A view of the stucco application on the west elevation gives the appearance of more recent origin and not of historic origins.

The building left (further east) of the one described above, also facing Holt Boulevard, appears to have a construction date of approximately 1937-38 and is rectangular in plan. It is of wood-frame construction and has stucco siding. The north-facing façade is asymmetrical in its layout and appearance, with two vertical oriented windows flanking the doorway, and a third on the east side. A forward-facing gable flush against the north façade protects the main entryway and is supported by two simple wood columns. The east elevation displays a number of windows sizes, all of which appear to be of the vinyl type. A garage is attached on the southeast elevation and a side entrance reached a small concrete stoop is also on the same side of the house. Immediately to the rear (south) of this building and parallel to the house are other buildings that appear from a distance to be of relatively the same age; in any event all are depicted to be presented in an aerial photograph dating from 1938.

### **\*B10. Significance Continued:**

Other tenants who occupied the rear dwellings during this time period included Lloyd Garmon, Mrs. R.L. Jordan, Joseph Rodriguez, C.B. Smith, and J.E. Yerby. While all the buildings appear to be residential in nature, for a short while, Johnson Archery operated at 1042 E. Holt, where equipment and sporting goods were sold; it may or may not have had an accompanying archery range. It closed operations in 1956.

Little is known about the history of this property suggesting that it does not have a direct association with important events at the local, state or national level; therefore, it does not appear eligible under Criterion A.

Research did not reveal the names of any persons important in our past to be associated with the parcel, and therefore it does not appear to be eligible under Criterion B.

In terms of its architecture, the property does not appear to retain sufficient integrity of materials and feeling from its construction period to warrant

## CONTINUATION SHEET

Property Name: 1042 E Holt Blvd

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listing in the National Register. Though the principal residential building on the parcel dates to circa 1924, it has compromised integrity as the installation of new windows and stucco surface treatments have given it a more contemporary look. Therefore, the property does not appear to meet Criterion C.

Finally, while in rare instances buildings can serve as important sources of information about historic construction techniques, this type of residential building construction is well documented. Therefore, the building would not be expected to yield information important in history and does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

## CONTINUATION SHEET

Property Name: 1042 E Holt Blvd

Page 5 of 6

### P5b. Photographs (Continued):



The building pictured above is the first one described in P3a; view south, June 2016.



## CONTINUATION SHEET

Property Name: 1042 E Holt Blvd

Page 6 of 6



The building above is the second described; view south, 2016

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No.103

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 103 Virginia Avenue City Ontario Zip 91764

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-471-13-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This building, a California bungalow, is rectangular in plan, rests on a concrete foundation, and is of wood-frame and stucco construction. It has a composition-shingle front-gabled roof with wide eaves and a gable entryway supported by two square wood columns on concrete column bases over a slightly raised porch. The house features 1/1 double-hung windows on all sides, in single or paired arrangement, with a sliding type on the south elevation as being non-original.

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing East;  
5/10/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1930  
 \*P7. Owner and Address:  
Gu Tom Feng Hua  
PO Box 872  
Rosemead CA 91770

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road  
Ontario, CA 91761

\*P9. Date Recorded: June 9, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources  
Evaluation Report for the

West Valley Connector Project, San Bernardino and Los Angeles Counties, California October, 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.103

\*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This property does not appear to have had many alterations since its construction in 1930, with the exception of changes in one or two windows, based on its appearance and a city permit. A concrete block structure located immediately to the south (left) of the house may have been built in response to a major garage fire in May, 1948 and which likely resulted in its demolition.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_

Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_

Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_

Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residential property at 103 Virginia Avenue does not appear to meet the criteria for listing in the National Register of Historic Places. Research indicates the property was for much of its early history, from the mid-1930s through some of the 1960s, the residence of George (1891-1962) and Fannie Speece (1900-1991). Speece, born in Kansas, and a World War I veteran, had come west with his wife to Ontario and worked on nearby fruit ranches his entire working life. It does not appear that the property has any associations with important events in Ontario, or at the state or national level. Therefore it does not appear eligible under Criterion A. Research did not reveal the names of any persons significant in our past to be linked with the property, and therefore it does not appear to be eligible under Criterion B. Architecturally, the 1930 residence is a modest and late example of the Bungalow style, a common style in the 1910-1930 period, found throughout California. The building does not embody the distinctive characteristics of a style, period, type or method of construction and nor does it represent the work of a master or possess high artistic values. Therefore, it does not appear to meet Criterion C. The building is not likely to yield information important in history, so it does not meet Criterion D. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

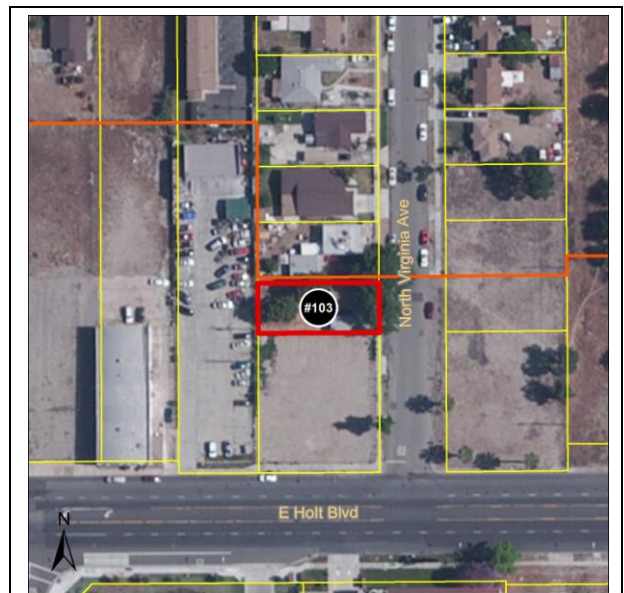
City of Ontario Building Permits; Ontario City Directories; Historicaerials.com, 1938-2015; *San Bernardino County Sun*, May 15, 1948; U.S. Federal Census for 1930.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 7/28/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 103 Virginia Ave

Page 3 of 3

**B10. Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 104

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1133 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-472-21-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This parcel contains two buildings: the primary building, facing Holt Boulevard, and the focus of this evaluation, is a one-story wood-frame residence, rectangular in plan, with clapboard siding. The medium-pitched cross gabled roof has wide eaves and exposed rafter tails and is comprised of composition shingles and has an open vent on the front façade below the gables. A partial-width porch is accessed by a small set of concrete steps, and whose roof is supported by three tapered porch posts. Fenestration appears to be both casement and double-hung sash. The rear building is not visible from the public right of way. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP1- Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric

Both

c. 1920

\*P7. Owner and Address:

Holtgriove LLC

1072 Bristol Street

#100, Costa Mesa CA

MESA CA 92626

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: June 16,  
2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section

106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No. 104 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: Residential

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Some records give the property construction date as 1940. However, the building is clearly evident in aerial photographs and research in directories date the building to c. 1920.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Area

Period of Significance Property Type Applicable Criteria

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear eligible for listing in the National Register of Historic Places. The residence was built for Perry J. Lansing (and wife, Zella). Lansing, a native of Iowa, had first come to the Cucamonga area in about 1915, where he operated a fruit orchard. Lansing and his wife purchased the house at 1133 E. Holt Blvd. (then called A Street) between 1920 and 1922, and resided there through at least 1940, when Perry died at the age of 67. It is not known how long thereafter his widow Zella stayed, as she was age 62 in 1940. New residents came in, however, and in 1945, three unrelated people: R.L. Courter, R.J. Haley and C.M. Miller, had moved into the house, suggesting it had become a rental. More changes in tenants are reflected in the city directories of 1949 and 1951. Research did not reveal a direct association between the property and any events that made a contribution to important themes at the local, state or national level. Therefore, it does not meet Criterion A. Under Criterion B, research did not reveal that the property is linked with any significant persons in the past. The house is a modest example of a Craftsman Bungalow, with an outdoor setting that has been altered. It does not exhibit the distinctive characteristics of a style, period, or type of method of construction, or nor does it appear to represent the work of a master or possess high artistic values. Because of this, it does not meet Criterion C. Finally, under Criterion D, the building is not likely to yield information important in history. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

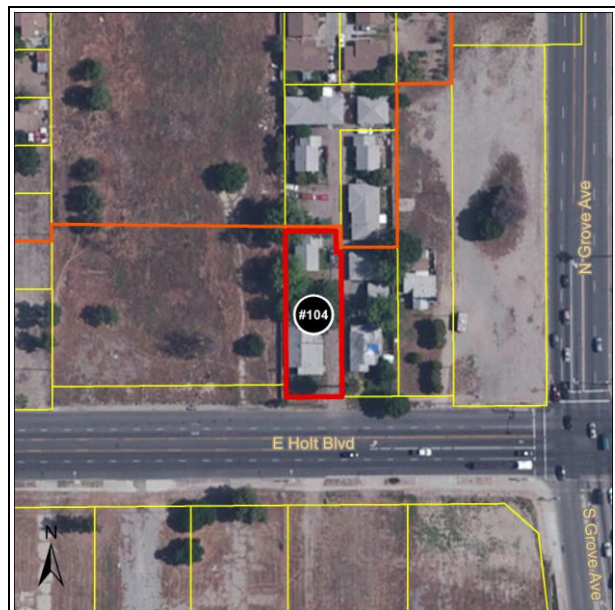
City of Ontario Building Permits; Historic aerials; Ontario City Directories; *San Bernardino County Sun*, November 2, 1940; U.S. Federal Census, 1920, 1930, and 1940.

B13. Remarks:

\*B14. Evaluator: Eve Moir, Parsons

\*Date of Evaluation: 7/30/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1133 E Holt Blvd

Page 3 of 3

**B10. Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 105

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1217 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 0110-061-21-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This parcel features a motel complex, consisting of one and-a-half-story buildings, each rectangular in plan, sheathed in stucco and horizontal board with a combination of low-pitched gable and flat roofs, some with clay tiles. A portion of the south façade has stone cladding. Windows include both fixed pane and vinyl sliding types. A porte cochere with its four posts embedded in brick piers is positioned on the western edge of the property's driveway. The manager's office and restaurant have separate entrance. The interior motel units are two stories in height and located in the parcel rear area, along with areas given to an asphalt parking lot.

\*P3b. Resource Attributes: (List attributes and codes) HP5. Hotel/motel

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing Southeast; May 6, 2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1957

\*P7. Owner and Address:

Om Sai Hospitality Inc.

1217 E Holt Boulevard

Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons,

3200 E Guasti Road,

Ontario CA 91761

\*P9. Date Recorded:

May 16, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section

106 Compliance; P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 105 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: Capri Motel

B2. Common Name: Same

B3. Original Use: Motel B4. Present Use: Motel

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The owner received a permit to construct five units in 1957, but the greater part of the complex appears to date to the 1960s and 1970s, and this is confirmed with a review of aerial photographs.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Capri motel complex does not appear eligible for listing in the National Register of Historic Places. Ben Scheitle received a permit for a five unit motel at 1217 E. Holt in 1956; Scheitle had previously operated the adjacent Pepper Tree. The Capri grew to encompass many more guest units; it appears to have undergone a major expansion and renovation in the late 1960s, under the ownership of Margurite Lee, perhaps spurred in part with hoping to draw customers attending events at the nearby Ontario International Speedway, which was opening in 1970. It also had a restaurant constructed before 1974 ("Mr. C's"). Daniel Pedroza is listed as the owner by 1973. The research conducted, however, did not find a direct association between the property and events that made a significant contribution to local, state or national history. Therefore, it does not meet Criterion A. Records do not indicate the complex is linked with any significant individuals in the past. The motel exhibits the characteristics of a style and period, but it appears to be a common type found throughout Southern California, if not the nation, and not enough time has passed to allow an appreciation for its historicity. Nor does it appear to represent the work of a master or possess high artistic values. Because of this, it does not meet Criterion C. Finally, under Criterion D, the building is not likely to yield information important in history. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building; the complex incorporates a restaurant.

**\*B12. References:**

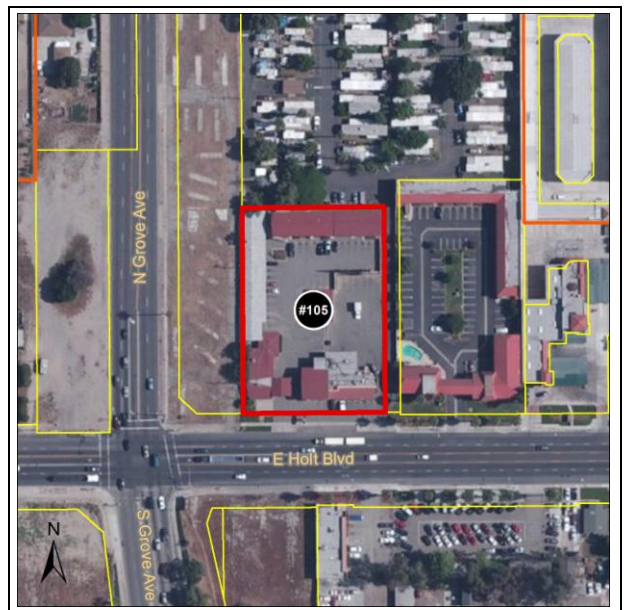
City of Ontario Building Permits; Historic aerials; Ontario City Directories; *San Bernardino County Sun*, March 31, 1956, November 6, 1966; *Chino Champion*, April 12, 1974

B13. Remarks:

\*B14. Evaluator: Eve Moir, Parsons

\*Date of Evaluation: 8/1/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1217 E Holt Blvd

Page 3 of 3

### **B10. Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Map Reference No. 106

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1329 E. Holt Blvd. Suite A & B City Ontario Zip 91764

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

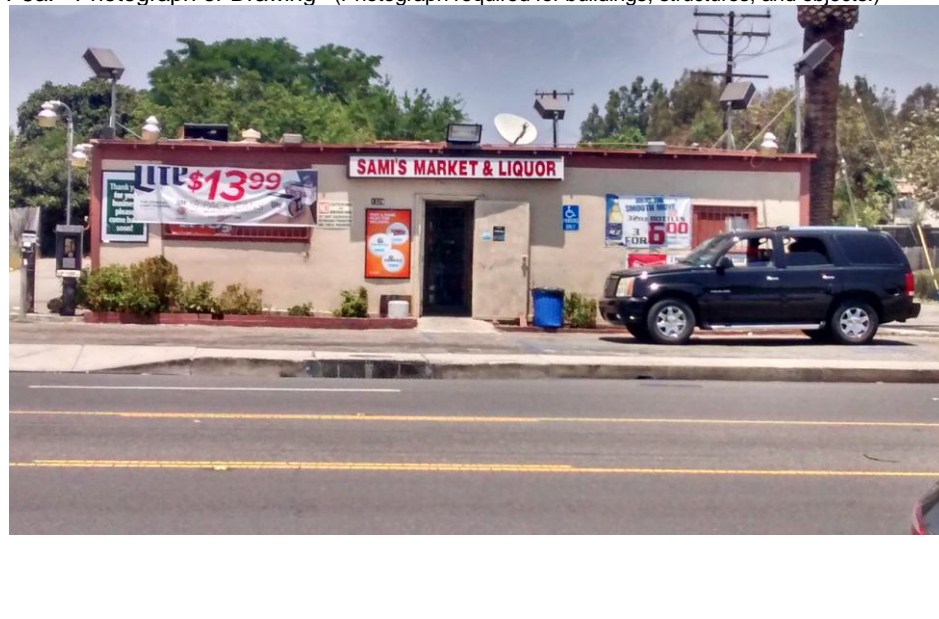
APN: 0110-061-18-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building is L-shape in plan with a flat roof and is actually two buildings joined together. The front façade of the primary building facing the street is rectangular in form and is divided with a door in the middle; it has exterior walls featuring a stucco surface. The eastern fenestration consists of a large-picture window that has been covered with 4-ribbed plywood, and the western fenestration consists of a small panel window that has been boarded up with a sheet of plywood. Adjoining the rear of the primary building is a Quonset hut, consisting of a simple half-cylinder of a steel rib-framing system with corrugated metal sheathing. Access from the exterior is through a wooden door; the structure has a plywood exterior at one end of the cylinder; likely the other end opens and extends into the building described previously. (See Continuation sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North;  
06/03/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

\*P7. Owner and Address:  
Salhab, Fayek J and Shifaa G.

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons 3200 E. Guasti Rd.  
Suite 200 Ontario  
California 91761

\*P9. Date Recorded: 08/03/2015

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the Grove Corridor Project, San Bernardino County, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 106 \*NRHP Status Code 6Z

Page 2 of 4

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial/Residential B4. Present Use: Commercial/Retail & SF Residential

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

There are currently six buildings on this parcel. The main building appears to have been built in the 1950s and is the building closest to Holt Blvd. In 195-1960, three buildings were constructed as residential units and one storage unit. Also in 1960 a billboard was raised on the front of the original building. The four residential buildings are all frame-stucco duplexes with four constructed in 1959-1960 and four constructed in 1964. In 2001 the windows for the residential units were replaced, as well as the drywall, plumbing and electricity. The In 2001, three of the residential units were reroofed, and the main building, currently Sami's Liquor, had dry rot repairs and repairs from termite damage to the building, including plumbing and electrical damage. In 2002, two of the duplexes were demolished, although it is unclear which.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

These commercial and residential buildings located at 1329 E. Holt Blvd. do not appear to be eligible for listing in the National Register of Historic Places under any criteria either individually, nor the building units collectively could be considered as a district. Research does not indicate that the construction and operation of Sammie's Market building and its attached building (suites A and B) were historically important events. No known historic events are known to have occurred at this property and therefore, they are not eligible for listing in the National Register of Historic Places under Criterion A. Research does not reveal who the original owner of the property was. However, a permit from 1960 identified Elizabeth Ketter as the owner. No information could be found on Ketter, suggesting that she was not influential in the development of Ontario. (See Continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

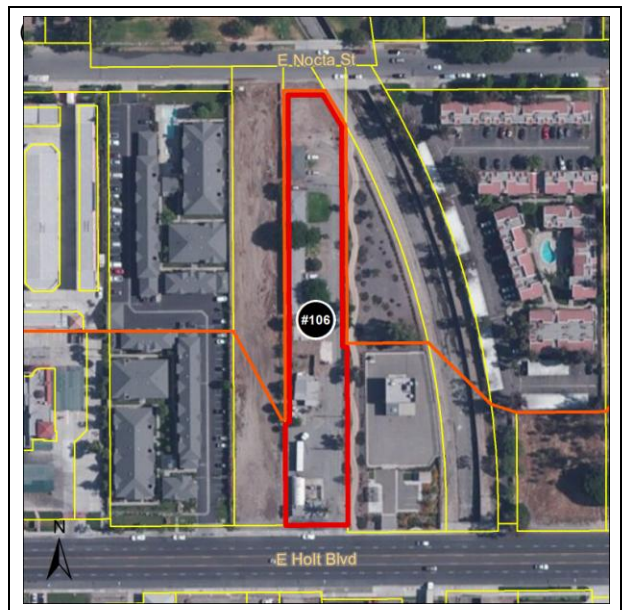
www.Historicaerials.com; City of Ontario Building Permit Numbers: 5415; 26023; 21122; 21123; 25017; 46468; 26093

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 8/31/2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1329 E. Holt Blvd

Page 3 of 4

### \*P3a. Description continued:

The one-story single-family wood-frame building is square in plan. It has a side-gabled rolled composition roof with exposed rafters. The exterior walls are sided with horizontal boards. There is a front porch on the western elevation that is raised by a two-foot thick poured cement slab and access via a small set of concrete steps on the western side of the building which is enclosed with an open wooden balustrade. The fenestration consists of two double-hung windows with multi-lites on the eastern side of the front façade; other windows on other elevations appear to be of the 1/1 double-hung wood sash type, which above one appears a shed visor. The primary entrance is accessed via the front porch. The landscaping is minimal with a few immature trees and a lawn. The western portion of the front of the property is covered in asphalt. The building is located in a commercial area of Ontario.

The other buildings could not be safely photographed or viewed, but they are known to be four duplex frame-stucco buildings that were built in 1959, 1960 and 1964. The landscaping is minimal with a few mature trees the remaining portion of the property is asphalt / parking lot with two official handicapped stalls in the front of the property.

### \*B10. Significance Continued:

Therefore, the property does not appear to be associated with lives of any significant person in the past and is therefore not eligible for listing in the National Register of Historic Places under Criterion B.

The building and structures associated with this parcel appear to be contractor designed, and do not appear to represent a style of architecture. Furthermore, the buildings and structures are not known to be the work of a mason, and are not known to have been built using an innovative construction technique. Therefore, the buildings do not appear eligible for listing in the National Register of Historic Places under Criterion C.

The property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered an historical resource for the purposes of CEQA.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

## CONTINUATION SHEET

Property Name: 1329 E Holt Blvd

Page 4 of 4



Facing South, June 2016



Facing North, June 2016

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 107

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; **B.M.**

c. Address 1228-1264 E. Holt Blvd City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_ mE/ \_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 0110-131-20-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 3.3 acre parcel serves as a car sales lot. The parcel has buildings obscured from view from the public right-of-way which originally served non-automotive purposes (e.g., shed barns). The one-story building located at 1228 E. Holt Blvd. is rectangular in plan, symmetrical in design, and of wood-frame and stucco construction. It has pilasters on either end of the front façade, flanked by a partial hipped parapet sheathed with clay tiles that conceals the flat roof behind it. Fenestration consists of two pairs of single-pane windows; two personnel doors have glass panels. The east elevation has a single pane window. A sign is affixed to the roof.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 Story Commercial Building

\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing Southwest; May 6, 2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

c. 1930

\*P7. Owner and Address:

Berki Edwards

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz, Parsons. 3200 E Guasti Road, Ontario CA 91761

\*P9. Date Recorded:

June 22, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector

Project, San Bernardino and

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No.107 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: East End Auto Wreckers

B2. Common Name: None

B3. Original Use: Auto wrecking yard B4. Present Use: Auto Sales

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The building was constructed in 1952. In 1977 an office and store on the parcel was demolished due to fire damage.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Area

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The parcel does not appear eligible for listing in the National Register of Historic Places. East End Auto Wreckers, owned by Frank Ledesma, was occupying 1228 E. Holt from the 1950s through the late 1970s. Later tenants included Best Auto Sales and still later, All American Rentals, an RV consignment business. However, research did not find a direct association between the property and any events that made a contribution to important themes in Ontario, or state or national history. Thus, it does not meet Criterion A. Under Criterion B, research did not reveal that the building is linked with any significant individuals in the past. The building does not exhibit the distinctive characteristics of a style, period, or type of method of construction, or nor does it appear to represent the work of a master architect. Because of this, it does not meet Criterion C. The building does not appear to retain sufficient integrity to warrant National Register eligibility. Finally, under Criterion D, the building is not likely to yield information important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

City of Ontario Building Permits; Historic aerials; Ontario City Directories; *Desert Sun*, September 13, 1963; *Corsair*, Vol. 4, No. 5, October 12, 1932; *Pomona Progress-Bulletin*, December 19, 1977; *San Bernardino County Sun*, October 12, 1955; *Chino Valley News*, March 30, 1988.

B13. Remarks:

\*B14. Evaluator: Eve Moir, Parsons

\*Date of Evaluation: 8/2/16

(This space reserved for official comments.)





State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 108

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 1512 E. Holt. Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APM: 0110-121-03-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The parcel contains two non-residential buildings. On the east, a one-story building, rectangular in plan, has a flat roof and horizontal fascia board. It is of wood-frame construction with stucco exterior. A portion of the wall and corners have decorative stone cladding. Fenestration consists of large aluminum sliding windows and smaller fixed windows. A solid wood door serves as the main entry. The building on the west is a taller one-story of poured concrete construction, and has a flat roof with mansard-style features. Plywood siding covers the north and east walls. A bay door is located on the east wall.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 Story Commercial Building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South;  
5/6/206

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1950

\*P7. Owner and Address:

Town Square M Properties LLC  
1515 Fairplex Dr.  
Pomona, CA 91768

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons.  
3200 E Guasti Road, Suite  
200, Ontario CA 91761

\*P9. Date Recorded:

June 16, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No.108 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: S&S Saw Mill Co.

B2. Common Name: None

B3. Original Use: Lumber Yard/Saw Mill B4. Present Use: Administrative

\*B5. Architectural Style: Mid-century modern commercial

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Construction of the initial building was completed in 1950. Permits were issued for a 540 sq. ft. dwelling addition in 1952, which included a living room and kitchen, and which in 1957 were remodeled as an office. In 2015, a block wall at the west end of the property was installed and siding was removed on the front of the building and replaced with stucco.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The buildings at 1512 E. Holt Boulevard do not appear to meet the criteria for listing in the National Register of Historic Places. Beginning in 1949, the S&S Saw Mill Company operated from this location (a 1948 aerial photograph shows the area devoted to a fruit orchard), though permits for the first building dates to 1950. The saw mill and commercial lumber yard operated until quitting at the end of 1956. The International Association of Machinists has been associated with this property from 1962 through to the present day. It does not appear that the property has any associations with important events at the local, state or national level, and therefore it does not appear eligible under Criterion A. Research did not reveal the names of any persons significant in our past to be linked with the parcel, and therefore it does not appear to be eligible under Criterion B. The buildings have been altered over time and they do not embody the distinctive characteristics of a style, period, type or method of construction and nor do they represent the work of a master or possess high artistic values. Therefore, the property does not appear to meet Criterion C. The parcel is not likely to yield information important in history, so it does not meet Criterion D. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

City of Ontario Building Permits; [historicaerials.com](http://historicaerials.com); Ontario City Directories; *San Bernardino County Sun*, September 15, 1949, November 28, 1956, July 4, 1962.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: August 4, 2016.

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1512 E Holt Blvd

Page 3 of 3

B10. Continued:

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 109

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 1614 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 0110-111-01-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story building is rectangular in plan and of poured concrete construction. The north elevation features a Mission-style parapet behind which is a vaulted roof. The north wall has two rows of arched windows, while the west wall has four combination showcase windows and glass doors, separated by pilasters. All windows on the east have been largely obscured with cinder block. Walls on the north and west sides have a decorative stone veneer wainscot. The west wall follows the same decorative stone pattern as seen on the north wall. The exterior reflects a recent and on-going remodeling which includes improving the hardscape area.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 Story Commercial Building

\*P4. Resources Present: X Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing East;  
5/6/2016

\*P6. Date Constructed/Age and Source: X Historic  Prehistoric  
 Both

1948

\*P7. Owner and Address:  
Matlock Thomas G & Judith L  
TRS, 11584 Monte Vista Ave,  
Chino, CA 91710

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons.  
3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded:  
June 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources



Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map X Continuation Sheet X Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.109 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: Johnson Tractor Company  
 B2. Common Name: None  
 B3. Original Use: Tractor Sales B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The permit history is incomplete. Permits for grading and a construction permit were issued in 1999-2000.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 1614 E Holt Blvd. does not appear to meet the criteria for listing in the National Register of Historic Places. The Johnson Tractor Company is first associated with this property. The *San Bernardino County Sun*, January 16, 1948 noted: "Erection at 1614 East A Street of a \$30,000 sales and shop branch of the Johnson Tractor Co, Riverside, is called for in a building permit issued today. Originally begun in 1945, but delayed because of building restrictions, construction has been resumed and pouring of concrete footings for the plant, which will house 8,500 square feet of floor space, will start Thursday, according to Henry H. Carrithers, local representative of the company. The firm is expected to employ a staff of about five or six here upon completion of the building late this coming spring." The company, specializing in Caterpillar and John Deere tractor sales and service, operated at this location into the 1960s. The Letek Company has been an occupant of this property since 1983. It does not appear that the property has any associations with important events at the local, state or national level, and therefore it does not appear eligible under Criterion A. Research did not reveal the names of any persons significant in our past to be linked with the parcel, and therefore it does not appear to be eligible under Criterion B. The building does not embody the distinctive characteristics of a style, period, type or method of construction and nor does it represent the work of a master or possess high artistic values. Therefore, it does not appear to meet Criterion C. The building is not likely to yield information important in history, so it does not meet Criterion D. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 City of Ontario Building Permits; Ontario City Directories; *historicaerials.com*; *San Bernardino County Sun*, January 16, 1948; *Chino Champion*, April 28, 1950.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: August 4, 2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1614 E Holt Blvd

Page 3 of 3

**B10. Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code: 5S1**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 110

**P1. Other Identifier:** \_\_\_\_\_

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_; **R** \_\_\_; \_\_\_ **of** \_\_\_ **of Sec** \_\_\_; **B.M.**

**c. Address** 1670 E. Holt Boulevard **City** Ontario **Zip** 91761

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** \_\_, \_\_\_\_\_ **mE/** \_\_\_\_\_ **mN**

**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

0110-111-06-0000

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story building is of wood-frame construction and it has a combination of vertical plywood and stucco cladding. The building is surmounted by a moderately-pitched multi-gabled roof sheathed with asphalt shingles, with wide eaves and exposed rafters and two chimneys. A recessed porch is slightly raised and supported by five columns. The fenestration of the north wall consists of a combination of multi-paned window types, including one that wraps around the northeast corner, and others flanking a solid paneled front door. The building has had substantial add-ons to the south portion, outside of public view. Though records place the construction date as 1922, modifications have given it a more contemporary appearance.

**\*P3b. Resource Attributes:** (List attributes and codes) HP2 Single family property

**\*P4. Resources Present:**  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5b. Description of Photo:** (view, date, accession #) View to the South

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric

Both

1922

**\*P7. Owner and Address:**

Goodin R J Family Trust

PO Box 3039, Ontario, CA

91761

**\*P8. Recorded by:** (Name, affiliation, and address)

Monica Corpuz, Parsons.

3200 E Guasti Road,

Ontario CA 91761

**\*P9. Date Recorded:**

June 16, 2016

**\*P10. Survey Type:** (Describe)

Intensive Survey, Section

106 Compliance, P-Project

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")



Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California. October 2016

**\*Attachments:**  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.110 \*NRHP Status Code 5S1

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: SF Residential B4. Present Use: SF Residential/Mixed Use

\*B5. Architectural Style: California Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The permit record is incomplete. The building traces its origins to 1922 but reflects a more contemporary California Ranch appearance. A 1953 building permit identifies the addition of a bedroom and garage, and that stucco was to be applied to the exterior. Aerial photographs reveal that the rear portion of the building grew extensively over the decades.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residential building at 1670 E. Holt Blvd. does not appear to meet the criteria for listing in the National Register of Historic Places. Research conducted for this project provided little information on the previous owners of this property, though records indicate the building was the home of Peter and Murtis Tarasscou in the late 1940 and 1960s, and from where they also operated a business, the Ontario Poultry Co, which bought chickens from neighboring ranches, and likely sold them to area restaurants. In the late 1960s and early 1970s, the former house was used as a drug intervention and youth counseling center. It does not appear that the property has any direct associations with important events at the local, state or national level, as the nexus with poultry business was relatively short-lived and therefore it does not appear eligible under Criterion A. Research did not reveal the names of any persons significant in the past to be linked with the parcel, and therefore it does not appear to be eligible under Criterion B. The building does not reflect its construction date of 1922; the property has been extensively remodeled in the 1950s and possibly later, so that it does not embody the distinctive characteristics of a style, period, type or method of construction and nor does it represent the work of a master or possess high artistic values. Therefore, it does not appear to meet (see Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

City of Ontario Building Permits; Ontario City Directories; [historicaerials.com](http://historicaerials.com); *San Bernardino County Sun*, January December 2, 1954, January 21, 1957, July 1, 1969; *Chino Champion*, February 20, 1958; *Montclair Tribune*, May 21, 1971.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/21/2016

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 1670 E Holt Blvd

Page 3 of 3

**\*B10. Significance Continued:**

Criterion C. The building is not likely to yield information important in history, so it does not meet Criterion D.

The City of Ontario Historic Preservation Sub-Committee designated 1670 E. Holt Blvd as a Tier III historical resource on November 12, 2009.<sup>1</sup> The City judged the building to be in the category as an Individual Property in the category of being "one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type." The City planning staff further found "the architectural style of the building to be a typical Ranch style home representative of the agricultural community that once was dominant in Ontario and in the area. It has a moderate to high level of integrity as a Ranch style home, but a low level of integrity as a ranch or farm."

This property has been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

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<sup>1</sup> City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 1670 E. Holt Blvd., 2009. The City categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as being the most significant, and therefore offered the most historic preservation protection when discretionary actions are being considered by the City.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 111

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 1744 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 0110-101-01-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This parcel contains two buildings rectangular in plan and constructed of reinforced concrete, originally constructed in 1947 and 1951, respectfully, and enlarged in 1955. Storefront windows dominate the façade addition on the north, which also has an aluminum-frame glass entry and rectangular window surrounds and a flat roof; behind this is the older portion with a projecting parapet and a front-facing gable roof composed of asphalt shingles. Windows on the east and west sides are a combination of industrial sash, casement and awning-types. The two buildings also have mechanic service bays. A large proportion of the parcel is devoted to asphalt for storing heavy equipment.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 Story Commercial Building

\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South;  
6/22/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1947; 1951

\*P7. Owner and Address:

Rowland Properties  
1744 E Holt Blvd.  
Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons. 3200  
E Guasti Road, Ontario CA  
91761

\*P9. Date Recorded:

June 16, 2016

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.111 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: Glenn B. Dorning, Inc.

B2. Common Name: None

B3. Original Use: Equipment Sales and Service B4. Present Use: Equipment Sales and Service

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The earliest building on the parcel was constructed in 1947; permits were issued in 1951 to construct a second warehouse-type building in the rear (south), and in 1955 a permit was issued to expand the original 1947 building on its north elevation, immediately setback from Holt Boulevard.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Campbell Construction Co.

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property does not appear to meet the criteria for listing in the National Register of Historic Places. Glenn B. Dorning (1908-1994), born on a Kansas farm, attended local schools (he was the class president at Chaffey High in his senior year and a member of the football team). He started his auto, truck and tractor repair business at 326 N. Euclid Avenue by 1937, and eventually incorporated and developed the parcel at 1744 E Holt Blvd beginning in 1947, and where he specialized in farm tractor sales and service, and where today the business he started continues to sell agricultural and construction equipment. Despite its long tenure as a local business, it does not appear that the property has any direct associations with important events occurring at the local, state or national level, and therefore it does not appear eligible under Criterion A. Research did not reveal the names of any persons significant in our past to be linked with the parcel, and therefore it does not appear to be eligible under Criterion B. Though the property appears to possess fairly good integrity from the mid-1950s period on, the 1947 building was expanded on (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

City of Ontario Building Permits; Ontario city directories; historicaerials.com; U.S. Federal Census, 1910, 1920, 1930, and 1940; *Chino Champion*, June 10, 1949, April 28, 1950, and September 6, 1972. www.gbdorning.com; City of Ontario Tier Determination for 1744 E. Holt Blvd., 2009.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 6/21/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1744 E Holt Blvd

Page 3 of 3

### \*B10. Significance Continued:

its street-facing façade and so it does not embody the distinctive characteristics of its original style, period, type or method of construction and nor does it represent the work of a master architect or possess high artistic values. Therefore, it does not appear to meet Criterion C. Neither of the two buildings are likely to yield information important in history, so they do not meet Criterion D.

The City of Ontario Historic Preservation Sub-Committee designated 1744 E. Holt Blvd as a Tier III historical resource on November 12, 2009.<sup>1</sup> The City judged the building to be in the category as an Individual Property in the category of being "one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type." The City planning staff report in 2009 further found, "This style building is representative of the typical warehouse building that was common to the city during the 1920s-40s. The storefront alteration and addition has also acquired architectural significance since its construction in 1955 with its large plate glass windows and interesting angled flat roof. The construction periods are easily identified as they embody character defining features from each period."

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

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<sup>1</sup> City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 1744 E. Holt Blvd., 2009. The City categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as being the most significant, and therefore offered the most historic preservation protection when discretionary actions are being considered by the City.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 112

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 9260 Sierra Ave City Fontana Zip 92335

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 0193-161-09-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building is rectangular in plan and composed of concrete blocks. The roof is flat with a wide overhanging eave on the east façade, facing Sierra Avenue and signage placed on the rooftop. The primary façade is dominated by pilasters on either end and two large plate glass storefront windows which flank a pair of aluminum-framed glass doors with a band of three rectangular single pane windows above. There are no windows on the other elevations. The rear (west elevation) has a back door. An asphalt surface parking lot surrounds the building on three sides.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 Story Commercial Building



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing northwest; 6/13/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1958

\*P7. Owner and Address:

Vali Trust

PO Box 18904

Los Angeles, CA 90018

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons.

3200 E Guasti Road,

Ontario CA 91761

\*P9. Date Recorded:

June 16, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section

106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.112 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: California Electric Power Co. office  
 B2. Common Name: None  
 B3. Original Use: Utility B4. Present Use: Commercial (Retail)  
 \*B5. Architectural Style: \_\_\_\_\_  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 This building was constructed in 1958. In 1990 a permit was issued for replacement of the existing wall sign with a new one. A permit was issued in 2000 to replace the roof.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 9260 Sierra Avenue does not appear to meet the criteria for listing in the National Register of Historic Places. The building opened on January 14, 1959, as a customer service office of the California Electric Power Company (commonly referred to as Calectric). Calectric, with its origins in 1904, pioneered the supply of power to the Inland Empire by constructing a transmission line from Bishop to San Bernardino in 1912. Its service territory was San Bernardino County and the Mojave Desert areas. It merged with Southern California Edison in 1964 and it ended as a corporate entity. Further research revealed the building served as the Sierra Bakery by the mid-1970s, and the Carpet Shack by the latter 1970s. It was a recruiting station for the US Army, Navy, and Air Force by 1981, a function it continued for many years. It does not appear that the property has any direct associations with important events at the local, state or national level, and therefore it does not appear eligible under Criterion A. Research did not reveal the names of any persons significant in our past to be associated with the building and therefore it does not appear to be eligible under Criterion B. The building does not embody the distinctive characteristics of a style, period, type or method of construction. Nor does it represent the work of a master or possess high artistic values. Therefore, it does not meet Criterion C. The building is not likely to yield information important in history, so it does not meet Criterion D. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 City of Fontana Building Permits; City Directories;  
*San Bernardino County Sun*, January 13, 1959, April 12, 1963, January 24, 1976, February 19, 1978, November 8, 1983

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons  
 \*Date of Evaluation: 8/5/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 9260 Sierra Ave

Page 3 of 3

**B10. Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 113

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 9333 Sierra Avenue City Fontana Zip 92335

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 0194-091-36-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building, rectangular in plan, is of reinforced concrete construction and has an exterior surface treatment on all elevations scored to appear as tiles. The front façade is dominated by two storefront metal-framed windows with two aluminum glass personnel doors, the one on the north is slightly inset, and the other, flush with the façade, is no longer in use. Both bays have above them roll down security doors. The building is surmounted by a flat roof with a pole mounted sign frame missing its essential component. No fenestration or doors are located on either the north or south building elevations.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 Story Commercial Building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

/P5b. Description of Photo: (view, date, accession #) Facing East;  
5/17/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1960  
 \*P7. Owner and Address:  
Oana Nick G Jr. Trust  
3203 Cambridgeshire St, Las Vegas, NV 89146

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons.  
3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded:  
June 16, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.113 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial (Laundromat) B4. Present Use: Commercial (Retail)

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations) \_\_\_\_\_

Aerial photographs show the current building was constructed between 1959 and 1966. The property records and photographs indicate that another building, apparently built in 1949, once stood immediately behind it but further back on the parcel. That building was demolished between 1994 and 2005 and it is now an area used for surface parking.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 9333 Sierra Avenue does not appear to meet the criteria for listing in the National Register of Historic Places. Because of changes in street address, pinpointing the precise building functions over time has been made difficult. It appears from historical investigations, however, that the present building began as a laundromat in circa 1960, and continued through at 1966; by 1972, it had been transformed into a tavern. Among a variety of uses, the building has variously served as the Fontana Carpet Outlet (1980), The Sofa Shoppe (1981), Fontana Auto Parts (1987), Napa Auto Parts (1989) and Victoria's Bride and Formal (1998). It does not appear that the property has any associations with important events at the local, state or national level, and therefore it does not appear eligible under Criterion A. Research did not reveal the names of any persons significant in our past to be associated with the property, and therefore it does not appear to be eligible under Criterion B. The building does not embody the distinctive characteristics of a style, period, type or method of construction and nor does it represent the work of a master or possess high artistic values. Therefore, it does not appear to meet Criterion C. The building is not likely to yield information important in history, so it does not meet Criterion D. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

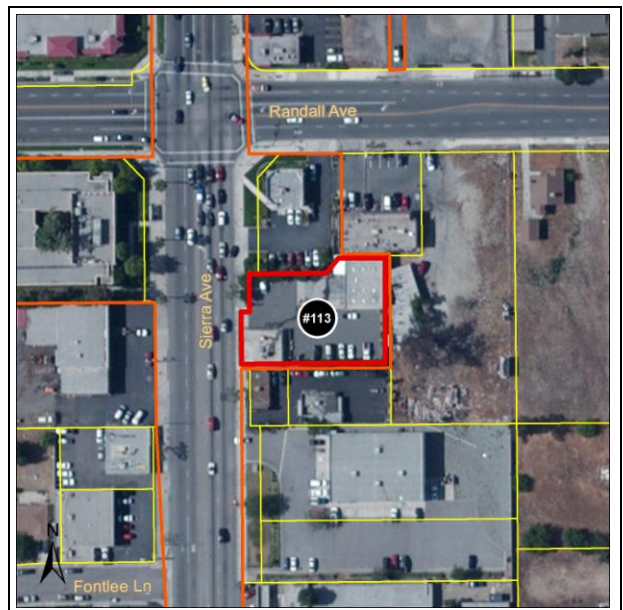
City of Fontana Building Permits; Fontana City Directories; Historicalaerials.com; *San Bernardino County Sun*, November 16, 1961, November 11, 1966, June 24, 1972, November 7, 1981, June 17, 1989, February 18, 1998

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 8/8/16

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 9333 Sierra Ave

Page 3 of 3

**B10. Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 114

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M. \_\_\_\_\_

c. Address 122 N. Mountain Ave City Ontario Zip 91762

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1010-502-10-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building is rectangular in plan and constructed of concrete cinder block. It is surmounted by a flat roof and it features a solid cantilevered canopy structure that extends over most of the west-facing façade. The southwest elevation features a pilaster extending above the roof line featuring decorative tiles. A large portion of the primary façade consists of floor to ceiling storefront windows. An aluminum-framed glass personnel door is located slightly off center. The south elevation has two small fixed windows and no doors; the north is devoid of window and door openings. The northern and southern facades have brick facing.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 Story Commercial Building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing West;  
7/15/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1965

\*P7. Owner and Address:

Jauregui Trinidad

1050 W Holt Blvd

Ontario, CA 91762

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons.

3200 E Guasti Road

Ontario, CA 91761

\*P9. Date Recorded:

July 18, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  X 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): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_ Map Reference No. 114 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Commercial

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 This building was constructed in 1965. In 2001, remodeling occurred to transform the building for its use as a youth center; while the changes were not noted on the permit, it appears they were entirely of an internal nature.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to be eligible for listing in the National Register of Historic Places. Research indicates that the premises, currently serving as a used car dealership, have previously served in several capacities, including several years as auto supply and parts sales establishment, a distribution center, a cash advance business, and a youth center. The property-specific research did not reveal that the building is associated with events that have made a significant contribution to the broad patterns of history. Thus it is not eligible under Criterion A. Nor were any significant individuals found to be associated with this building and therefore the building is not eligible under Criterion B. Under Criterion C, the building retains its integrity but is fairly typical of a commercial property type constructed in the mid-twentieth century and does not represent the work of a master, or possess high artistic values. Finally, under Criterion D, due to the nature and age of the property type, the building does not have the potential to provide information that would be deemed important in history. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

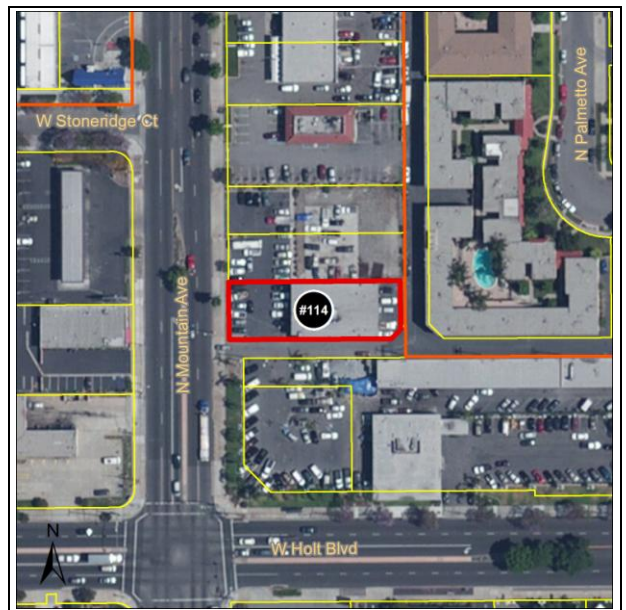
City of Ontario Building Permits; Historicaerials.com;  
 Redfin.com; San Bernardino County Assessor; *Pomona Progress Bulletin*, July 18, 1974; *San Bernardino County Sun*, August 25, 1977; *Chino Valley News*, October 30, 1980, *Chino Champion*, November 16, 1984

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 7/18/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 122 N Mountain Ave

Page 3 of 3

**B10. Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 115

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1182 E. Nocta St City Ontario Zip 91764

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-472-15-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The one-story building at 1182 E. Nocta Street is in a slightly irregular plan and reflects a post-war tract style. It is of wood-frame construction and stucco exterior. It has a hip and valley roof and an attached single garage. Fenestration includes non-original sliding windows on all walls. The primary entrance, a four panel wood door with a glass pane, is located on the northern façade and is behind a screen door, and is reached by a step up porch. A side door is located on the eastern exterior wall and is shielded by a metal security door. A portion of the original lawn has been converted to concrete and new stucco walls built.

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North;  
7/15/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1958

\*P7. Owner and Address:

Ngalo Uikelotu

1182 Nocta St

Ontario, CA 91764

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons.

3200 E Guasti Road

Ontario, CA 91761

\*P9. Date Recorded:

July 18, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section

106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No.115 \*NRHP Status Code 6Z

Page 2 of 2

- B1. Historic Name: None  
B2. Common Name: None  
B3. Original Use: Single Family Residential B4. Present Use: Single Family Residential  
\*B5. Architectural Style: \_\_\_\_\_  
\*B6. Construction History: (Construction date, alterations, and date of alterations)  
The building was constructed in 1958. In 2006, a patio cover to the existing garage was installed and a 157' long, 6' high block wall on the west side of the property was constructed.  
\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
\*B8. Related Features:  
B9a. Architect: Unknown b. Builder: Unknown  
\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building located at 1182 E Nocta Street does not appear to be eligible for listing in the National Register of Historic Places. Property-specific research was performed on this parcel of land and the building. While this property retains much of its design integrity from its original construction in 1958, and is generally associated with the residential postwar housing development in Ontario, it does not appear to be directly associated with events that have made a significant contribution to the broad patterns of our history. Therefore it does not appear eligible under Criterion A. Under Criterion B, research identified eleven past owners of the property but none of the persons appear to be important at the local, state or national level. Therefore, it is not eligible under Criterion B. The property is a modest example of a common style of housing that proliferated in the 1950s, and it does not embody the distinctive characteristics of a style, period, type or method of construction. Nor does it appear to be the work of a master architect. Therefore, it does not meet Criterion C. Nor is the building the type that would yield information important to history, so is not eligible under Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

City of Ontario Building Permits; County of San Bernardino Assessor; Homefacts.com

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 7/18/2016

(This space reserved for official comments.)



State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code** 5S1

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 7 \*Resource Name or #: (Assigned by recorder) Map Reference No.116

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 541 East Emporia Street City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-091-05-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This industrial one-story building is on a half-acre parcel. The building is rectangular in plan constructed of a combination of corrugated sheet metal and concrete, with stucco siding on the east and north sides of the building. The building is a series of back-to-back warehouse structures. The roof is varied, with flat, shed, and gabled-types, with three gabled-roof cupolas for ventilation on the north and south-most warehouse elevations. Raised shed-roofed concrete docks stretch on both the south (Emporia Street) facing façade (147') and east (221') elevation (on Pleasant Avenue). Fenestration consists of a combination of double-hung (see Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP8 Industrial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North;  
09/07/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1922-1945

\*P7. Owner and Address:  
Edmundo and Martha Sanchez  
4752 Revere Street  
Chino, CA 91710

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons,  
3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded:  
09/09/2016

\*P10. Survey Type: (Describe)  
Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historic Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (List): \_\_\_\_\_



State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.116 \*NRHP Status Code 581  
 Page 2 of 7

B1. Historic Name: Ontario Ice and Cold Storage  
 B2. Common Name: USA Cold Storage  
 B3. Original Use: Industrial B4. Present Use: Industrial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 No permits could be located. Newspapers and aerials indicate some changes over the years since its construction in 1922, including expansions in 1923, 1927, 1930, 1935, 1938, and 1945. The plant was largely destroyed by fire in 1933 and subsequently rebuilt. Stucco was applied to the corrugated metal sometime after 1983.

\*B7. Moved  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The USA Storage Company property at 541 E. Emporia Street does not appear to be eligible for listing in the National Register of Historic Places. It was originally founded as the Ontario and Cold Storage Company in 1922 by Winford W. Stevens, a Kentucky-born businessman who had moved west as the western sales manager for York Refrigeration Co, of York, PA, one of the nation's largest. Stevens he found himself helping to build ice manufacturing plants up and down the Pacific Coast. Stevens was only age 32 when he ordered a refrigerating machine be shipped from his own company and announced he was going to build an ice manufacturer and cold storage plant in the City of Ontario on land he had acquired near the rail main line on Emporia Street. In some ways, the industry was already in its second major technological generational phase by the time Steven opened up the plant in Ontario. Several new ice-making plants had been constructed in the Los Angeles and San Bernardino in the 1880s (see Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 Historicaerials.com; Ontario City Directories; Recording of Building at 541 E. Emporia St., Ontario Planning Department, Architectural Survey Form, May 22, 1985; Tier III Evaluation for 541 E. Emporia St., January 17, 2008; See also references in footnotes to B10.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons  
 \*Date of Evaluation: 9/13/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 541 E. Emporia St.

Page 3 of 7

### P3. Description Continued:

multi-paned, industrial sash and casement types; the north elevation has no windows. An office is located in the northeast corner of the building. The primary façade consists of multiple entrances. Extensive piping and other mechanical apparatus is visible on the south elevation.

### B10. Significance Continued:

and 1890s and had replaced the previous method of ice harvesting, in which ice was literally cut from frozen ponds and transported long distances and stored in sawdust. Before electricity-powered refrigerators, ice blocks were placed in metal-lined wooden "ice box" cabinets. "Ice boxes" continued to be placed in greater numbers of houses in the late nineteenth and early twentieth century; "ice men" - those who regularly delivered heavy blocks of ice to home consumers and businesses itself was an expanding industry and by the 1920s, nearly any town of moderate size had its' own ice plant, and often with it, an adjoining cold storage warehouse, in which people, companies or cooperatives could rent freezers.<sup>1</sup>

By the time the Ontario Ice and Cold Storage facility opened on East Emporia Street, it was already in some ways on its way to becoming obsolete because the 1920s were the first decade refrigerators were first being sold to consumers, though it would not be until after World War II they could be virtually found in every household.<sup>2</sup> At only a single story in height, the complex on Emporia Street was not as substantial as compared to many of those being built and located in Los Angeles, Sacramento, or even nearby San Bernardino, during this same period, which were all multi-story and built of masonry.

Still, the earliest years were busy years for the business. The only child of Winfred and Mildred Stevens, Exie, when interviewed in 1977 at the age 58, recalled seeing in the 1920s and 1930s the rows of trucks operated by independent ice men line up at the rear of the Ontario ice plant on Pleasant Avenue waiting to load up and then make home and store deliveries. The 300 pound blocks of ice took a full two days to create and then they were cut up, depending on the need. They averaged 36 trucks a day in the earliest period, and eventually the company had its own fleet of trucks.<sup>3</sup>

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<sup>1</sup> *Ice and Refrigeration*, March 1922; U.S. Federal Census, 1910, 1920, 1930, and 1940; *Ontario Daily Report*, August 27, 1981.

<sup>2</sup> General Electric had introduced in the mid-1920s a 5-7 cu "Monitor Top Refrigerator" which relied not on ice blocks, but electricity. Its \$300 price tag (over \$4,000 in today's dollars) meant it would take a few years before it was commonly found in most American households.

<sup>3</sup> *Ontario Daily Record*, 1977.

## CONTINUATION SHEET

Property Name: 541 E. Emporia St.

Page 4 of 7

Still, not only were the 10,500 people living in Ontario in the early 1920s served well by the availability of ice, but from the outset the notion that the Ontario building could also be used by those individuals, companies and fruit cooperative associations who benefitted from cold storage. Initially a spur line from the nearby railroad allowed for easy transfer to rail cars.<sup>4</sup> Cold-storage warehouses, coupled with the progression of the refrigerated rail car, allowed fruit and vegetables to be sold and marketed over a longer time span and further distance. The series of individual yet connected warehouses allowed for varying room temperatures. In the early days there were 3,000 lockers suitable for storing a full beef carcass; by 1977, the company rented out only 124 cold storage lockers and many consumers had their own freezers, or there was likewise much less demand.<sup>5</sup>

In July 1933, a blaze broke out at the plant which took the effort of 25 fire fighters for over three hours to suppress. The local press reported that the severely damaged building was nearly a complete loss with an estimated loss of \$60,000 damage to the complex, but W.W. Stevens announced he would rebuild the facility even while the embers still smoldered. While it was being re-built, the building caught fire once again, but fortunately damage this time was minimal -- partially because much of it had apparently not yet been reconstructed. Stevens apparently took the opportunity to update his machinery to 1933 standards.<sup>6</sup>

Business evolved over time and W.W. Stevens (1891-1975) passed down the business to their one child, daughter Exie, and her husband Clive F. Warner; the grandchildren, Clive W. and Sally Warner operated the business from the 1970s on. While they still sold individuals ice, and still today, by the mid-1970s, the facility emphasized supplying industrial companies and commercial distributors with ice, and also ice machines which were still common near most Southern California grocery stores during this period. The business remained a family business for 92 years before it was finally sold by the Warner family to

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<sup>4</sup> Aerial photos appear to show the rail spur on East Emporia Street was removed between 1966 and 1980.

<sup>5</sup> The *Los Angeles Times* July 23, 1932 edition reported Stevens had successfully negotiated to send refrigerated rail cars packed with chilled fruit to New York City, Boston, Pittsburgh, and Chico and other Eastern points.

<sup>6</sup> *San Bernardino County Sun*, July 22, and 30, September, 14, October 30, 1933; The first fire in July, 1933 had started when gasoline overflowed a storage tank and onto a floor and spread quickly to the nearby engine room where it was ignited by a spark; the second fire in September 1933 was blamed on a short in electrical wiring.

## CONTINUATION SHEET

Property Name: 541 E. Emporia St.

Page 5 of 7

a married couple, Edmundo and Martha Sanchez of Chino, in 2014, when the complex's name was changed to USA Cold Storage.<sup>7</sup>

In addition to the extensive fire in 1933 mentioned above, the building complex changed over time. Newspaper reports mentioned expansion of the plant in 1923, 1930, 1935, 1938, 1945, though much detail concerning the nature of these expansions was missing from the newspaper accounts.<sup>8</sup> Aerial photographs show that the ice plant grew and expanded northward towards Holt Boulevard; a cooling tower appears in the earliest photos but its previous location is gone between 1946 and 1948, with a gaping hole in the roof structure where it had previously stood in the latter year. It appears to have been rebuilt as something is visible atop the roof in roughly the same location by the time the next photograph is available (1959) but it had been permanently removed by 1980. The building footprint took its current footprint, therefore, in 1945; it does not have the original configuration or the appearance of a structure that dates back to 1922. Rather, it appears much like a mid-1940s building, which in many cases, is what it is. Too, in comparing the building to ground-level photos of the building taken in 1983, much of the corrugated metal has had stucco applied, including over windows, in the 33 years since then.

The most important consequence of the emergence of the cold storage warehouse was to lengthen the time during which perishable fruit and vegetables could be temporarily held, sold and distributed. However, there is no indication that this property played a more prominent role than others located in California during this time, and it was not among the first generation. Too, with the rail line that use to go next to the cold storage warehouse removed, that physical nexus is gone. Therefore, it does not appear to be eligible under Criterion A.

W.W. Stevens was a locally prominent businessman and an Ontario booster, but it does not appear his importance rises to a level such that he is today recognized for any achievements in the ice manufacturing or refrigeration business at the local, state or national level, so the property does not appear to be eligible under Criterion B.

The property itself, with its corrugated metal siding and concrete platforms, is a modest example of a common industrial architectural style, and does not embody the distinctive characteristics of a style, period, type or method of construction, especially with its integrity compromised, as indicated above. Nor does it appear to be the work of a master, or possess high artistic values. Therefore, it does not appear to meet Criterion C. Under Criterion D, the

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<sup>7</sup> *Inland Valley Daily Bulletin*, July 31, 2008; *Chino Champion*, January 18, 2014.

<sup>8</sup> *San Bernardino County Sun*, December 1, 1938; *Ontario Daily Report*, October 19, 1923, March 22, 1930, November 22, 1935, November 30, 1938.

## CONTINUATION SHEET

Property Name: 541 E. Emporia St.

Page 6 of 7

building complex is not likely to yield information important in history, as the creation of ice plants had long been detailed in industry journals.

The City of Ontario Historic Preservation Sub-Committee designated the building at 541 East Emporia Street as a Tier III historical resource on June 24, 2008.<sup>9</sup> The City judged the building because of its associations with the local ice and cold storage industry in Ontario since 1922. Historic resources as defined by CEQA include properties listed in "local registers" of historic properties. A "local register of historic resources" is broadly defined in Public Resources Code Section 5020.1(k) as "a list of properties officially designated or recognized as historically significant by a local government pursuant to local ordinance or resolution."

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<sup>9</sup> City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 541 E. Holt Blvd., 2008. The City categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as being the most significant, and thereby offered the most historic preservation protection when discretionary actions are being considered by the City.

## CONTINUATION SHEET

Property Name: 541 E. Emporia St.

Page 7 of 7



USA Cold Storage (formerly Ontario Ice and Storage), view north, September 7, 2016

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 117

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 518 Sierra Court City Ontario Zip 91764

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-522-04-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story wood-framed Bungalow Style residence is rectangular in plan with a medium-pitched gabled roof comprised of composition shingles with wide eaves, exposed rafter tails, and braces. The building has dual front facing gables and an open attic vent with vertical slats. The exterior walls are composed of horizontal clapboard siding on the higher portion and a stucco surface on the lower portion. The house has a half porch with a gable roof supported on corner concrete posts atop brick piers. The primary entry is accessed via a concrete walkway and two concrete steps. The fenestration on the front façade is comprised of two multi-paned windows straddling the front door; they do not appear to be original.

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South;  
09/07/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1922

\*P7. Owner and Address:  
Madrigal Luisa  
518 Sierra Court  
Ontario, CA 91764

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons.  
3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: 09/08/2016

\*P10. Survey Type: (Describe)  
Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historic Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 117 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: Residential

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 This building was constructed in 1922. Modifications since then include the addition of a wood-frame service porch in the rear in 1939, and possibly the installation of vinyl dual pane windows.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residential building at 518 Sierra Court does not appear to be eligible for listing in the National Register of Historic Places. Research indicates that among homeowners were George and Karen Nelson, a superintendent with the city's water department; they lived in the house from approximately 1935 through at least 1940, and John N and Nancy L. Boren; the Borens resided in the house from approximately 1948 to 1983. None of the people known to be associated with the residence appear to be significant, however, and therefore the building is not eligible under Criteria B. Under Criterion C, while character-defining elements of the bungalow architectural style are present, the building does not embody a particularly distinctive example of the style, and it is better represented elsewhere in neighborhoods throughout Ontario. Further, the building does not represent the work of a master architect or possess high artistic values. Under Criterion D, the building is not likely to yield information important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

ParcelQuest.com; City of Ontario building permits; Ontario historic directories; historicaerials.com; US Federal Census, 1920, 1930, and 1940.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 9/13/2016

(This space reserved for official comments.)





State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No.118

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 524 Sierra Court City Ontario Zip 91764

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-522-05-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story residence of wood-frame construction is rectangular in plan and is in the Bungalow style, with a low-pitched front gabled roof with wide boxed eaves. The roof is rolled composition and has an open attic vent with vertical slats under the gable. A turbine ventilator sits atop the rear portion of the roof. The exterior walls are clad in narrow horizontal clapboard siding. A full front porch extends across the primary façade with three concrete posts atop brick piers holding up a gable extension. The primary entrance is slightly off-set and accessed via two concrete steps on the western side of the porch. The fenestration on the front façade is comprised of two vinyl sliding windows, an alteration from the original; one over one double-hung sash windows are among those visible on the side elevations.

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South;  
09/08/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c.1925

\*P7. Owner and Address:  
Ramirez Samuel M  
912 Possum Hill Street  
Henderson, NV 89014

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons,  
3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: 09/08/2016

\*P10. Survey Type: (Describe)  
Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historic Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.118 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Residential B4. Present Use: Residential  
 \*B5. Architectural Style: Bungalow  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The house appears to date to about 1925. The permit record does not reflect any substantive changes. Some of the windows appear to have been altered, likely within the last 20 years.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear eligible for listing in the National Register of Historic Places. Research did not reveal it is associated with any events that have made a significant contribution to the broad patterns of history at the local, state or national level, and therefore the building is not eligible under Criteria A. Research indicates a succession of residents over the years. Iowa native Homer L. Hull, a salesman, rented the house in 1937-38, before he and his wife Eultila moved to Long Beach; for nearly the next fifteen years Missouri-born Walter F. Gunn (wife Beulah), a former telephone lineman and salesman, rented the house. Other residents in the historic period included W.E. Phelps, R.J. Terrell, and E.R. Scooter. None, however, appear to be significant and therefore the building is not eligible under Criteria B. Under Criterion C, architecturally, although the building retains a good degree of integrity, it is a modest example of a Bungalow commonly found throughout Southern California, and elsewhere. The building does not embody a building that has the distinctive characteristics of a type, period, or method of construction. Nor does it appear to represent the work of a master or possess high artistic values. Finally, under Criterion D, the property would not be expected to yield important historical information.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

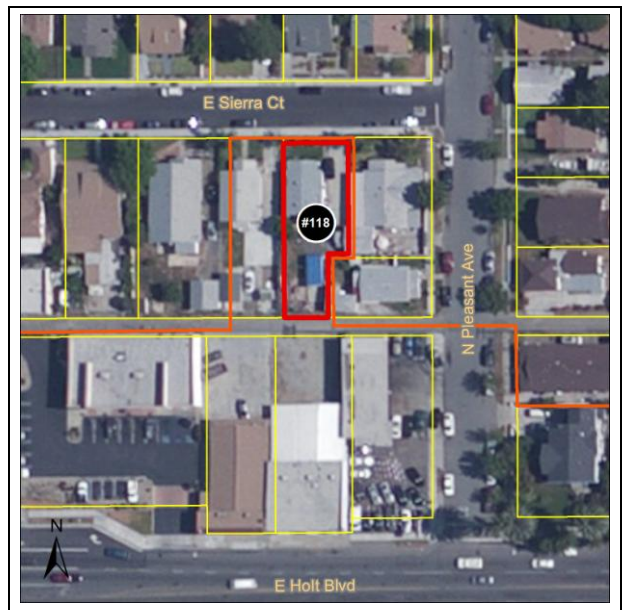
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 Parcelquest.com; Ontario City Building Permits;  
 Historicaerials.com; Ontario City Directories; US  
 Federal Census, 1930 and 1940.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons  
 \*Date of Evaluation: 9/13/2016

(This space reserved for official comments.)



State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 119

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 108 S. Malcolm Avenue City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-093-11-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This small one-story Mediterranean-revival style residence is rectangular in plan and is surmounted by a flat roof. It is of concrete and stucco construction. The primary façade is clad in smooth stucco texture without surface ornamentation with a character-defining rounded arch opening on both the north and west elevations. Concrete walkways lead to the recessed primary entrance, which is a paneled wood door with window. Fenestration on the north elevation consists of a single fixed rectangular window; on the west side are casement windows, and on the east aluminum sliders. An undulating concrete and stucco wall with capped piers create a patio area. Three lofty California date palms outside the main cyclone fence on the curb line, and a smaller one inside the fence, help define the property.

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing West;  
09/07/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1928

\*P7. Owner and Address:

Duke Partners LLC

2015 Manhattan Beach

Boulevard 100

Redondo Beach, CA 90278

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons,

3200 E Guasti Road

Ontario, CA 91761

\*P9. Date Recorded:

09/08/2016

\*P10. Survey Type: (Describe)

Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historic Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record

District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No.119 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: Residential

\*B5. Architectural Style: Mediterranean Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The permit record does not indicate that any substantive alterations have been made since its construction in 1928, though some of the windows and the front door do not appear to be original.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to be eligible for the National Register of Historic Places. Under Criterion A, it does not appear to have an association with events that have made a significant contribution to the broad patterns of history at the local, state or national level. Research provided little information on the previous owners of this property. The original owner was Mrs. H.R. Staford. Vern and Evelyn Herndon owned the house from the 1930s into the 1950s; he was identified as a factory worker. Neither the Herndons nor later residents directly associated with the house could be considered to be important persons in the past. Therefore the building does is not eligible under Criterion B. Although the building appears to retain much of its architectural integrity, it is a modest example of the Mediterranean Revival style as reflected in a residential building. Because it is not a distinguished example of a style, period, type or method of construction, or the work of a master architect and does not possess high artistic value, it is not eligible under Criterion C. Nor is the building likely to yield information important to history, so it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

Parcelquest.com; Historicaerials.com; Ontario City Directories; County of San Bernardino Property Information Management System Internet site.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 9/13/2016

(This space reserved for official comments.)



State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No.120

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 113 S. Malcolm Avenue City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

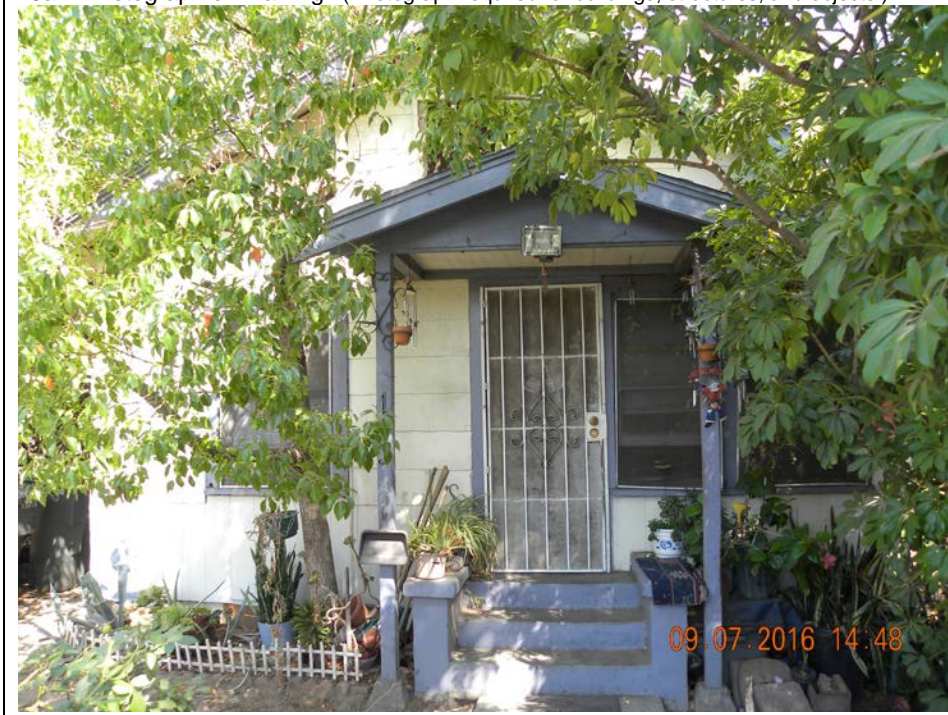
APN: 1049-094-11-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story bungalow style residence is rectangular in plan and has a wood-frame construction clad with vinyl horizontal siding. It has a dual front-facing gabled roof with wide eaves and sheaves in composition shingles. A covered porch shelters the central entry, which is accessed via a walkway and three concrete steps. Two wooden posts stand on either side of the porch entrance and a light sconce is positioned on the wall under the gable. Fenestration is comprised of multi-paned and double-hung single sash windows. The property is dominated by mature landscaping.

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing West;  
09/07/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1910

\*P7. Owner and Address:  
Cagle Family Trust  
P.O. Box 721218  
Pinon Hills, CA 92372

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons,  
3200 E Guasti Road  
Ontario, CA 91761

\*P9. Date Recorded:  
09/09/2016

\*P10. Survey Type: (Describe)  
Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historic Resources

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.120 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: \_\_\_\_\_ B4. Present Use: Residential

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 It appears as though no significant structural changes have been made to the building since its construction in 1910.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear to be eligible for the National Register of Historic Places under any criteria. Under Criterion A the property does not appear to have an association with events that have made a significant contribution to the broad patterns of local, state or national history. Property-specific research revealed 8 previous owners, none of whom appear to have risen to a level of importance on a city, state or national level. Therefore the building does is not eligible under Criterion B. Although the building appears to retain much of its integrity, it is a modest example of a common architectural style, does not embody the distinctive characteristics of a style, period, type or method of construction. Nor does it appear to be the work of a master, or possess high artistic values. Nor is the building the type that would yield information important to history, so is not eligible under Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

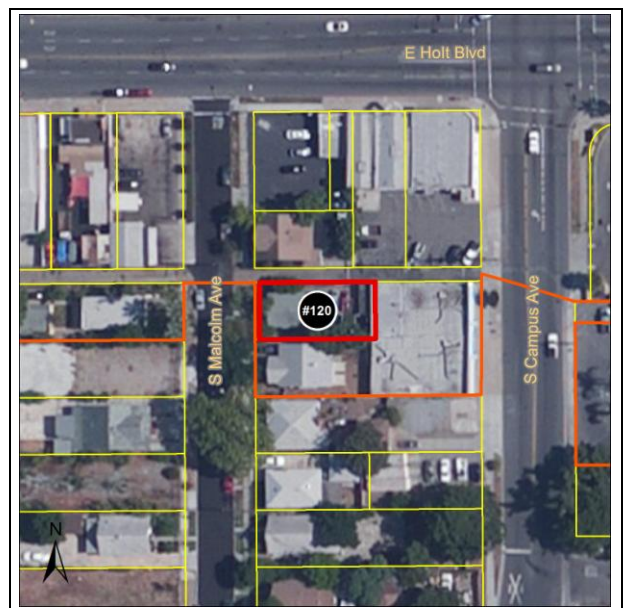
Parcelquest.com; Historicaerials.com; City of Ontario historic directories, County of San Bernardino Property Information Management System Internet Site

B13. Remarks:

\*B14. Evaluator: Monica Corpuz ,Parsons

\*Date of Evaluation: 9/14/2016

(This space reserved for official comments.)



State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No.121

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 114 S. Campus Avenue City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

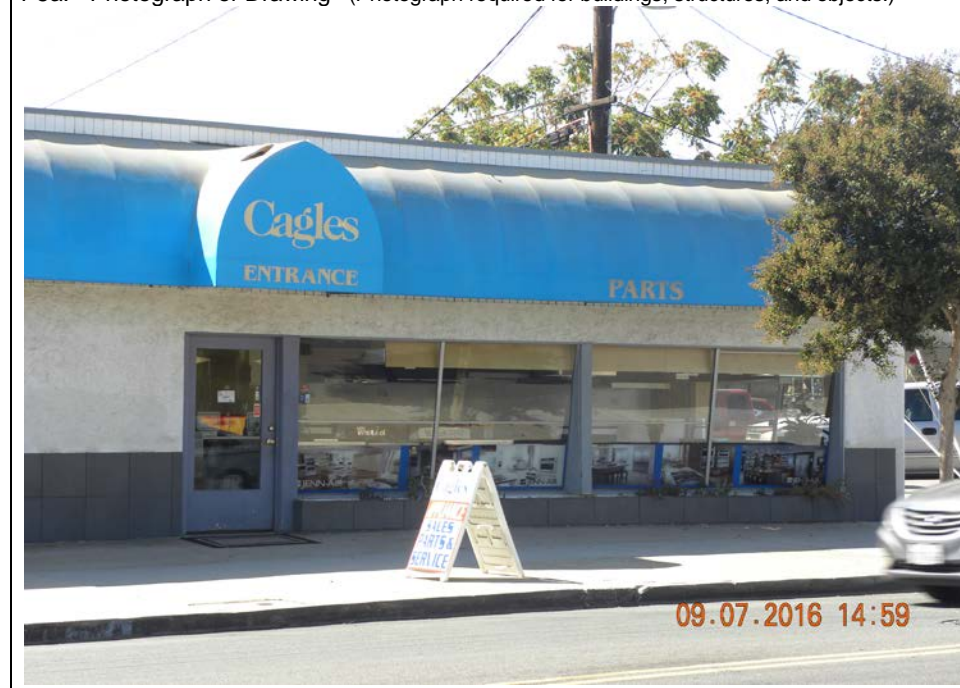
APN: 1049-094-05-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building is rectangular in plan and is of wood-frame and concrete construction. The building has a flat roof. The exterior walls of the primary façade are broken into a rough stucco surface upper portion and concrete tile lower portion. The primary façade has two entries, one a wooden door framed with a glass inset, the other is closed off. The primary façade (east elevation) features two sets of slightly raised storefront windows divided by mental muntins and also divided by three small projecting concrete buttresses. While the south elevation has no fenestration, the north side has a set of showcase windows, and two single pane windows that have since been filled in, along with a rolling door in a service bay. Canvas awning extends along a large portion of the street-facing façade.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing West;  
09/07/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1947

\*P7. Owner and Address:  
Cagle Family Trust  
P.O. Box 721218  
Pinon Hills, CA 92372

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons.  
3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded:  
09/09/2016

\*P10. Survey Type: (Describe)  
Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historic Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 121 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: O'Conner's Electric

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was constructed in circa 1947 and appears to have had few alterations.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This commercial building does not appear eligible for listing in the National Register of Historic Places. For the first time in 1948, the building is listed in the local city directory and this is consistent with historic aerial photos. Its first tenant was O'Connor's Electric Shop. Shortly thereafter, O'Conner added Household Appliances to its name and it had become O'Conner's Furniture and Appliance Store by the mid-1950s. It apparently the building served as Poulsen Auto Repair before returning to its function as an appliance store when Aubrey and Lorene Cagle moved their store from State Street into the building in 1972, where it remains today, now under daughter Debi Cagle. Under Criterion A, this property does not appear to be directly associated with any significant events at the local, state or national level. Furthermore, research did not reveal that any individuals known to be associated with the building were important in the past. Therefore, it does not meet Criterion B. The building reflects a common commercial style and does not embody the distinctive characteristics of a style, period, type or method of construction. Nor does it appear to be the work of a master architect, or possess high artistic values. Therefore, it does not meet Criterion C. Under Criterion D, the building is not likely to yield information important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

City of Ontario Building Permits; Parcelquest.com; Historicaerials.com; Ontario City Directories; *San Bernardino County Sun*, July 10, 1955; *Chino Champion*, July 27, 2002, October 16, 2010.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 9/07/2016

(This space reserved for official comments.)





State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 122

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 753 E. Emporia Street City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-101-36-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story bungalow wood frame single-family residence has a medium-pitched gabled roof with wide eaves and exposed rafter tails. The roof is comprised of composition shingles and there is an open attic vent that sits under the gable. A combustion ventilator sits on the middle portion of the roof and is visible from street view. The exterior walls are covered in horizontal vinyl siding. The primary entrance is accessed via a gated walk-way and two concrete steps. A front porch expands along the eastern half of the front of the building. The porch has one wooden post on its open edge to hold it up. The fenestration is comprised of two square multi-paned windows on either side of the building.

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North;  
09/07/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1920

\*P7. Owner and Address:  
Cibrian Olivia Pena  
753 E Emporia Street  
Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons,  
3200 E Guasti Road  
Ontario, CA 91761

\*P9. Date Recorded:  
09/09/2016

\*P10. Survey Type: (Describe)  
Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historic Resources

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 122 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: SF Residential B4. Present Use: SF Residential

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Although no permits could be identified for this building, it appears to have modified since its construction in 1920.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear eligible for the National Register of Historic Places under any criteria. Under Criterion A the property does not appear to have an association with events that have made a significant contribution to the broad patterns of local, state or national history. Research indicates that a D.C. Ghormley lived in the house from approximately 1937 to about 1940, and a Mrs. D.J. Ghormley resided there from approximately 1948 to 1951. From 1954 to 1957 a Mrs. Dolly Powers lived in the house until 1962 when D.D. Powers resided there. Maria F. Valdez occupied the residence from 1985 to 1987 and a Jesus Valdez occupied it from 1988 to 1991. However, none of these people appear to be significant at the local, state or national level, and therefore the building is not eligible under Criteria B. Under Criterion C, the building does not embody the distinctive style, period, type or method of construction that is better represented elsewhere. Further, it does not represent the work of a master architect or possess high artistic values. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

Parcelquest.com; Historicaerials.com; City of Ontario historic directories

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 09/07/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 753 E Emporia St

Page 3 of 3

### **B10. Significance Continued:**

Under Criterion D, the building is not likely to yield information important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 123

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_\_\_ B.M.

c. Address 757 E. Emporia Street City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-101-35-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one story single family residence is an example of the vernacular bungalow style. The building features a rectangular plan and is of wood-frame construction and is clad in stucco. It has a moderately pitched front-gabled roof sheathed in composite shingles with enclosed eaves. A projecting front porch also has a gabled roof supported by concrete piers and is centrally located on the primary (south) facade. Attic vents are present under each gable. The fenestration is comprised of the sliding vinyl type, a change from the original. The front door is wood paneled with a vertical window and is non-historic and is reached via a gated walk-way and three concrete steps of more recent construction. The original detached garage is located in the rear northeast corner of the property and has been modified so it no longer has a door to open for vehicles.

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North;  
09/07/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1928

\*P7. Owner and Address:  
Martinez Jose A  
757 E Emporia Avenue  
Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: 09/09/2016

\*P10. Survey Type: (Describe)  
Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historic Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No.123 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: Residential

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

No permits were available for this residential building, though it appears the original windows and front door have been replaced. Based on city directory research, it appears to have been constructed in circa 1928.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residential building does not appear eligible for listing in the National Register of Historic Places. Little is known about this property; it appears to have been built in c. 1928; Cecil L. and Octavia McAlister, a young married couple lived here. During the late 1930s, Ernest Abernathy (spouse: Addie), listed as a fruitworker, lived here with their teenage son. In the latter 1940s and early 1950s, Lloyd Monroe, identified as a metal polisher, and wife Carrie and their five children resided here. During the course of conducting historical research no information emerged to indicate that this property is directly associated with significant events at the local, state or national level, or with important persons in the past. Therefore, it does not meet Criterion A or B. Under Criterion C, the building is a common example of the Bungalow style, in addition to modifications to windows and doors compromising its integrity. It does not embody the distinctive characteristics of a type, period, or method of construction. Nor does it appear to represent the work of a master. The property would not be expected to yield information important in history and therefore does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

Parcelquest.com; historicaerials.com; Ontario and Pomona city directories; U.S. Federal Census, 1920, 1930, and 1940.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 9/07/2016

(This space reserved for official comments.)



State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No.124

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_ B.M.

c. Address 767 E. Emporia Street City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_ mE/ \_\_\_ mN

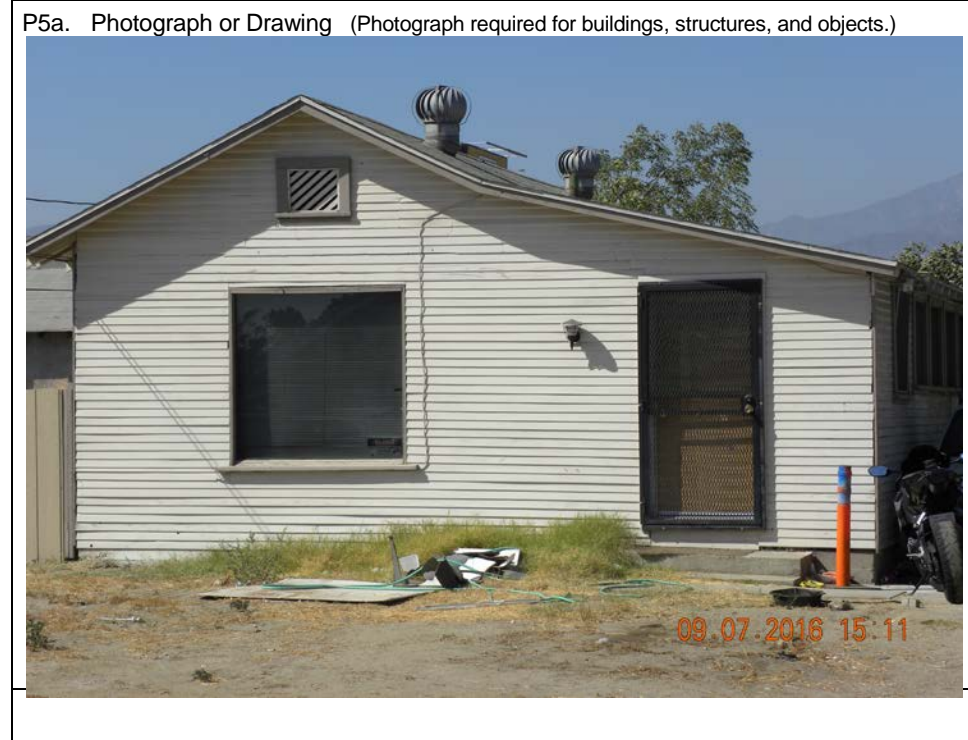
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-101-34-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story bungalow style single family residence is of wood-frame construction with a detached garage has a gabled roof with a slight valley toward the northern portion of the building. The roof is comprised of composition shingles and two whirlybird vents sit atop the roof; beneath the gable is an attic vent. The exterior walls are clad in horizontal siding. The fenestration is comprised of one single-paned picture window on the southern façade. The main entrance is adjacent to the picture window; a wooden door with an attached screen door. The single car garage is visible from the street. The garage is also clad in horizontal sliding, has a gabled roof, and a wooden door.

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North;  
09/16/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
c.1920

\*P7. Owner and Address:  
Griffith Roger A TR  
1389 Tulare Way  
Upland, CA 91786

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons.  
3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: 9/15/2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.124 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: SF Residential B4. Present Use: SF Residential

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 In 1970 a 14 by 18 foot screen porch with a wood frame and a composite roof was added. A 12 by 25 foot patio was added at an unknown date.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Area  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residential building does not appear eligible for the National Register of Historic Places. Under Criterion A the property does not appear to have an association with events that have made a significant contribution to the broad patterns of local, state or national history. Among early residents identified through research were J. Coyoter in 1929, Jarold Royster and Mrs. Zelma Royster in the 1940s, and Hugh L. Ingram who lived there from approximately 1951 to 1991. Ingram was one of seven brothers who had come out to the area from Missouri as children around the turn of the century. However, none of these residents were identified to have been important people in the past, and therefore, the property is not eligible under Criterion B. Under Criterion C, the building appears to be a vernacular interpretation of the Bungalow style and does not embody the distinctive characteristics of a type, period, or method of construction, especially when compromises to the building's integrity are considered, as detailed in B6. Nor does it appear to represent the work of a master architect or possess high artistic values. Nor is the building the type that would yield information important to history, so is not eligible under Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

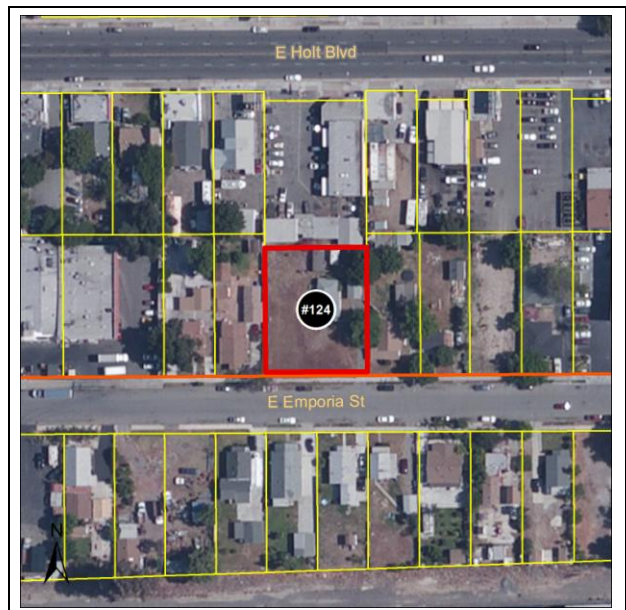
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 Parcelquest.com; Ontario City Directories; *Chino Champion*, July 9, 1964.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons  
 \*Date of Evaluation: 9/15/2016

(This space reserved for official comments.)



State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 125

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_\_\_ B.M.

c. Address 763 E. Emporia Street City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-101-33-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story wood frame residential building, oriented east-west with its side elevation to the street and facing the adjacent house, has exterior walls clad in horizontal clapboard siding. It is surmounted with a medium pitched side-gabled roof that extends into a flat shed roof on the southern elevation due to a room addition. It has wide eaves, exposed rafter tails and a roof composed of composition shingles. Fenestration is comprised of double-hung single sash windows on either side of the primary entrance and aluminum sliders on the newer portion. The building's primary entrance is from a narrow front porch framed with a vinyl balustrade. The covered and slightly raised porch on the east elevation shelters the central entry which is framed with a vinyl balustrade and accessed via an unimproved walkway.

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing Northeast;  
09/07/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1910

\*P7. Owner and Address:  
Hall Leslie Dianne  
2326 West Orange Drive  
North Upland, CA 91784

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road  
Ontario, CA 91761

\*P9. Date Recorded:  
09/09/2016

\*P10. Survey Type: (Describe)  
Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historic Resources

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (List): \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No.125 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: Residential

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The permit history is unclear but the house addition on the south elevation might have occurred in 1962; in any event, it is likely that the original building had a front porch that was removed when the addition was made and the primary entrance was relocated from the south to the east elevation at this time. The construction date of c. 1900 appears to be an "effective" date applied by the County and is not exact.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear eligible for the National Register of Historic Places. Under Criterion A the property does not appear to have an association with events that have made a significant contribution to the broad patterns of local, state or national history. Among early residents are Clement Tillen, an employee in the city public works department, from the mid-1930s to 1942, Mrs. B. Johnson and Mrs. M. Fry in the mid-1940s, and then Ralph S. Land (wife: Velva) are identified as the owners from the late 1940s through the early 1990s; Land is identified as a laborer without any specifics. Son Lester V. Land continued to live in the house beyond his father's passing in 1985. None of the owners or residents have been identified to be important people in the past, and therefore, it is not eligible under Criterion B. Under Criterion C, the building does not embody the distinctive characteristics of a type, period, or method of construction, especially when compromises to the building's integrity are considered, as discussed under B6. Nor does it appear to represent the work of a master or possess high artistic values. Finally, under Criterion D, the property would not be expected to yield information that would be deemed important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

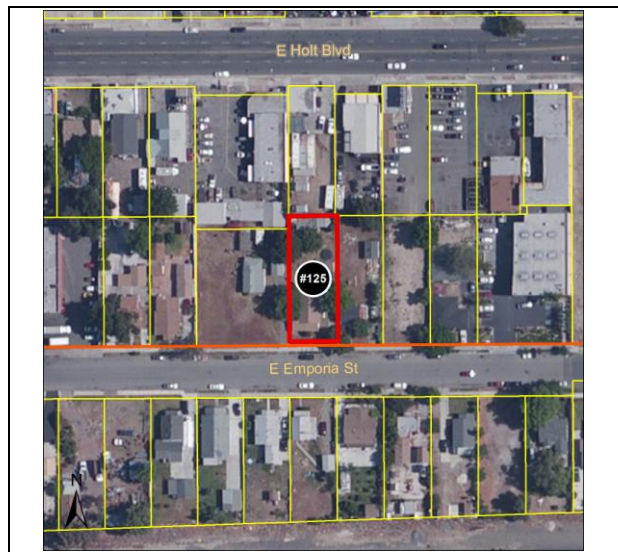
Ontario City Directories; City of Ontario building permits; Historicalaerial.com; *San Bernardino County Sun*, July 18, 1942, March 28, 1984.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 9/16/2016

(This space reserved for official comments.)



State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 126

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_\_\_ B.M.

c. Address 765 E. Emporia Street City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-101-32-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story residence forms nearly a square in plan and of wood-frame construction. The exterior walls are clad in stucco. It has a low-pitched side-gabled roof, and wide eaves. The roof is comprised of composition shingles. A slightly raised concrete front porch spans the length of the street-facing façade (south elevation). The primary entrance, a wooden door behind a security screen, is accessed via a gated concrete walkway and two concrete steps. The fenestration is comprised of two multi-paned vinyl sliding windows that have been framed. A sconce has been placed above the door. A detached garage is situated in the northeast corner of the yard. A wood trellis has been added to the east elevation, along with a concrete pad..

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North;  
09/07/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1930

\*P7. Owner and Address:  
Triana Humberto  
2480 Gail Drive  
Jurupa Valley, CA 92509

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons,  
3200 E Guasti Road  
Ontario, CA 91761

\*P9. Date Recorded: 09/09/2016

\*P10. Survey Type: (Describe)  
Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historic Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 126 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Residential B4. Present Use: Residential  
 \*B5. Architectural Style: Minimal Traditional  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The residence was built in 1930; a permit was issued in 2004 to apply stucco treatment to both the house and the detached garage.  
 \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: F.W. Ritter and Co.  
 \*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to be eligible for listing in the National Register of Historic Places. Research conducted on this property did not reveal a direct association with events at the local, state or national level; therefore, it is not eligible under Criterion A. The original owners were Elmer and Ella Longale, recent to California, and were already in their 60s when they had a contractor build for them a small house (384 sq. ft) consisting of 1 bedroom and 1 bath in the winter of 1930. Ella died at age 80 in 1949, and Elmer at age 90 in 1956. Fred M. Baker is shown as being the next resident in 1962; he had been an Ontario resident since at least 1949 but not much else is known about him. He self-identified as a laborer. The research did not reveal that the building is associated with any significant individual in the past. Therefore, it does not meet Criterion B. The property is a modest example of the minimal traditional style, and does not embody the distinctive characteristics of a style, period, type or method of construction. Nor does it appear to be the work of a master, or possess high artistic values. Therefore, it does not meet Criterion C. Under Criterion D, the building is not likely to yield information important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 Parcelquest.com; Historicaerials.com, City of Ontario Building Permits; Ontario City Directories; U.S. Federal Census for 1920, 1930, and 1940; *San Bernardino County Sun*, December 18, 1929, July 22, 1949.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons  
 \*Date of Evaluation: 9/14/2016

(This space reserved for official comments.)



State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 127

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_\_\_ B.M.

c. Address 817 E. Emporia Street City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-101-30-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This parcel contains two single-family residences, one located immediately behind the other. Closest to the street is a one-story wood-framed building with an attached garage in a rectangular plan reflecting the Ranch style. It has a low-pitched side-gabled roof comprised of composition shingles. The exterior walls are clad in stucco. The primary entrance, a solid wood door, is accessed via a concrete path from the drive-way. Fenestration primarily consists of aluminum framed sliders. The garage has a single car lift-up wood door on the east side of the front façade. A lawn area is located immediately in front of the building. The second building is located in the rear of the building described above, to the north. This building is accessible by a long driveway located along the eastern property limits. (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present: X Building   
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) South facing, 9/14/2016

\*P6. Date Constructed/Age and Source: X Historic  Prehistoric  Both  
1963

\*P7. Owner and Address:  
Ledesma Family Trust 9-29-05  
10187 Waterford Lane  
Rancho Cucamonga, CA 91737

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons,  
3200 E Guasti Road  
Ontario, CA 91761

\*P9. Date Recorded: 09/09/2016

\*P10. Survey Type: (Describe)  
Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historic Resources

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet X Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No.127 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None  
B2. Common Name: None  
B3. Original Use: Residential B4. Present Use: Residential  
\*B5. Architectural Style: Ranch  
\*B6. Construction History: (Construction date, alterations, and date of alterations)  
These two buildings show no substantive changes since their construction in 1963.  
\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
\*B8. Related Features:  
B9a. Architect: Unknown b. Builder: Unknown  
\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Neither of the two residential buildings on the parcel located at 817 E Emporia Street appears to be eligible for listing in the National Register of Historic Places. The current buildings on the parcel in 1963 replaced an earlier house dating back to at least the 1930s that was in a completely different configuration. No information was uncovered during the course of property-specific research to indicate that the parcel is directly linked with significant events at the local, state or national level. Therefore, the parcel does not meet Criterion A. Under Criterion B, research revealed changing residents, suggesting the property has long served as rental housing. This research did not reveal these persons to be important in the past. The two houses are slightly older than fifty years but do not possess architectural significance under Criterion C as they are modest examples of post-war Ranch Style houses. Neither building embodies the distinctive characteristics of a type, period, or method of construction. Nor do they appear to represent the work of a master or possess high artistic values. Finally, under Criterion D, the buildings would not be expected to yield information that would be deemed important in history.

These buildings have also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

Parcelquest.com; Historicaerials.com; Ontario City Directories;

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons  
\*Date of Evaluation: 9/9/2016

(This space reserved for official comments.)



State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No.128

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_\_\_ B.M.

c. Address 111 S. Lemon Avenue City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

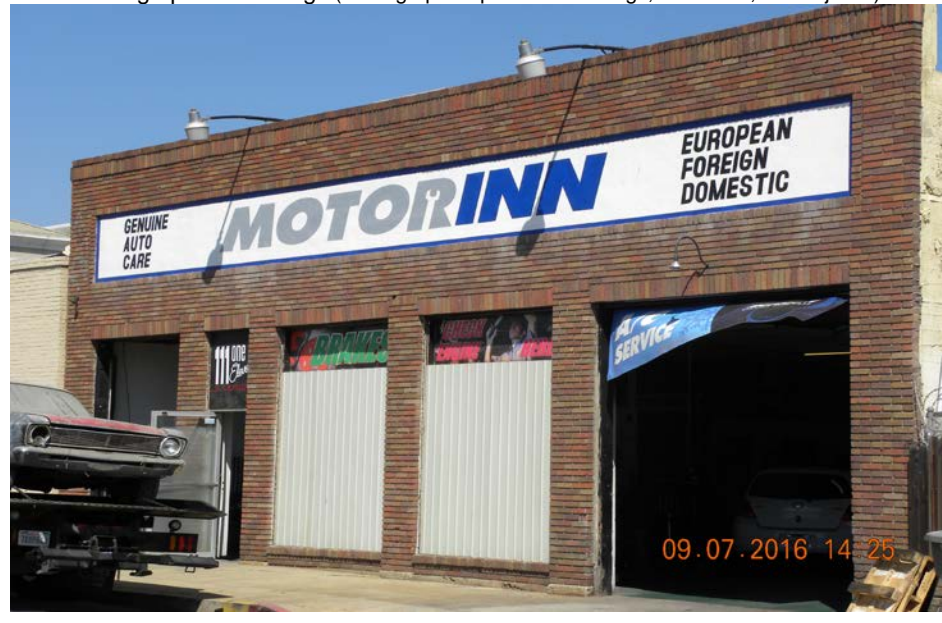
APN: 1049-063-10-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story industrial warehouse building is rectangular in plan, stands on a concrete foundation and is of concrete and stucco construction. The building has a flat roof with a stepped parapet along the north and south façades. The primary façade is clad in a layer of decorative brick with a rectangular sign inset into the brick that stretches horizontally about a foot above the entrance and spans almost the length of the building. The façade also houses three bays equipped with garage doors, a car port and the primary entrance, which is comprised of a glass push-pull door. The primary entrance is on the northern elevation accessed via the public right-of-way and has a rectangular single-paned window above it. Two security lights extend over the roof to the front of the sign.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing Northeast;  
9/07/2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
Circa 1920

\*P7. Owner and Address:  
Harmon John D  
111 S Lemon Avenue  
Ontario, CA 91761

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons,  
3200 E Guasti Road  
Ontario, CA 91761

\*P9. Date Recorded:  
09/08/2016

\*P10. Survey Type: (Describe)  
Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historic Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (List): \_\_\_\_\_

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #  
 HRI#

\*Resource Name or # (Assigned by recorder) Map Reference No. 128 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: Price's Pioneer Tire Shop

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was constructed most likely in the 1920s, but has had several alterations since its construction. In 1966 the interior was remodeled, a partition and non-bearing wall were added. In 1971 a new front door was cut out of the concrete wall on the west side and the brick façade was installed. Other construction activities occurred in 1972 such as the demolition of an interior wall and the installation of columns and joists supported by beams.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building does not appear eligible for the National Register of Historic Places despite its age. Property specific research indicates that Price's Tire and Supply Company occupied the premises beginning in about 1922 to 1928 and then D&D Rubber Company Auto Parts occupied the building from about 1934 to 1992. The building is still in use as an auto shop, however, none of these businesses or people appears to be significant at the local, state or national level, and therefore the building is not eligible under Criteria A or B. Under Criterion C, while stylistic elements of the 1920s commercial style remain, the building has been altered to accommodate an auto garage business and it does not embody the distinctive style, period, type or method of construction that is better represented elsewhere. Further, it does not represent the work of a master architect or possess high artistic values. Finally, under Criterion D, the property would not be expected to yield information that would be deemed important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: \_\_\_\_\_

ParcelQuest.com; City of Ontario building permits;  
 City of Ontario historic directories;  
 historicaerials.com

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 9/13/2016

(This space reserved for official comments.)



State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 129

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 730 E. Willow Street City Ontario Zip 91764

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-512-04-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property contains two single story single family residences that reflect a suburban Ranch style architectural design. The building on the east is surmounted by a hip and valley composition shingled roof. The exterior is partially clad in vertical wood siding. The eastern half of the primary façade is peaked and features a covered porch. The northern fascia contains two rectangular sliding windows. The second residential building on the western portion of the parcel has an attached single car garage and is in a rectangular floor plan. It is also of wood-frame construction has a rectangular floor plan and a roof with rolled composition. The exterior is covered in stucco. The north elevation has a wooden door (the main entrance into the building) and a pair of casement windows.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present: X Building   
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South;  
9/15/16

\*P6. Date Constructed/Age and Source: X Historic  Prehistoric  
 Both

1954

\*P7. Owner and Address:  
Kyoto Living Trust  
726 E Willow Street  
Ontario, CA 91764

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons.  
3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: 9/15/2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016.

\*Attachments:  NONE  Location Map X Continuation Sheet X Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.129 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residence B4. Present Use: Residence

\*B5. Architectural Style: Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Both buildings date to 1954; very few exterior alterations appear to have been made.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to be eligible for listing in the National Register of Historic Places. Under Criterion A, the building is generally associated with the 1950s suburban development of the Pomona Valley. However, it is a common style and resource type and is not any more closely associated with this theme than the other numerous residential buildings that were developed in the region in the same era. A specific property search utilizing the city directory and County Assessor' Office revealed that the property has had just two owners. Neither of the owners or tenants that have been identified are considered to be important people in the past, and therefore, the property is not eligible under Criterion B. Both buildings are modest examples of a common architectural type, the postwar house, and do not embody the distinctive characteristics of a style, period, or method of construction. Nor does it appear to be the work of a master, or possess high artistic values. Too, because they are mass developed, they were developed from standard building plans. Therefore, they do not meet Criterion C. Under Criterion D, the parcel is not likely to yield information important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

Parcelquest.com; Historicaerials.com; Ontario Build Permits; San Bernardino County Assessor; Heritage.com

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 9/15/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 730 E Willow St

Page 3 of 3

**P5a. Continued:**



Facing South; 9/15/16



Facing Southeast; 9/15/16

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No.130

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 13641 Foothill Boulevard City Ontario Zip 92335

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 0229-091-17-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property contains two buildings, each a one story residential building with detached garage. The primary facades of these two buildings were not visible from the public right-of-way. The house is located on the north portion of the property and reflects a Ranch architectural style. The building has a rectangular floor plan and is surmounted by a gable roof. It is of wood-frame construction and the exterior walls are clad in stucco. Fenestration on the north and west elevations consist of a small sliding window type on each exterior wall. A large covered patio is attached to the eastern elevation and is enclosed by a wooden fence. The second building, located on the southern portion of the property, is of wood frame construction and clad in stucco, with a wooden door and a small sliding window on the western façade.

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South;  
9/15/16

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1946

\*P7. Owner and Address:

ELG Holdings LLC  
12692 Altura Avenue  
Rancho Cucamonga, CA 91739

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons.  
3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: 9/15/2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section

106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.130 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: SF Residences B4. Present Use: SF Residences

\*B5. Architectural Style: Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The two residential buildings were constructed in 1946. From viewing historic aerials, no alterations to the building footprints are apparent. The large awning covering the patio on the east side of one of the houses appears in the aerials after 1994, as does the wood fence surrounding the perimeter of the property.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to be eligible for listing in the National Register of Historic Places. No information was uncovered during the course of property-specific historical research to support an association with this property with significant patterns of events at the local, state or national level. Therefore it does not meet Criterion A. Property specific research utilizing the county assessor identified the past property owners. The first set were John and Agnes Lake, who had established Lake's Grocery on Foothill in Fontana after the war; they had spent many years in Pasadena and San Diego before moving to Fontana. The second set of property owners were identified as Javier and Beatriz Mendoza; evidence seems to indicate they eventually returned to Chihuahua, Mexico. None of the owners or tenants identified appeared to have been important people in the past, and therefore, the property not eligible under Criterion B. The two postwar houses represent modest examples of a common architectural style, and they do not embody the distinctive characteristics of a style, period, type or method of construction. (See continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

Parcelquest.com; Historicaerials.com; City of Fontana Building Permits; County of San Bernardino Assessor; San Bernardino County Sun, March 31, 1949; U.S. Federal Census for 1930, 1940; State of Chihuahua, Mexico, Civil Registration of Deaths, December 13, 1971.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 9/15/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 13641 Foothill Blvd

Page 3 of 3

### **B10. Significance Continued:**

Likely the two residential buildings were developed from standard off-the-shelf architectural plans and they do not appear to be the work of a master, or possess high artistic values. Therefore, the property does not meet Criterion C. Finally, under Criterion D, the property would not be expected to yield information that would be deemed important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 5S1**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 131

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_ B.M.

c. Address 635 W. Holt Boulevard City Ontario Zip 91762

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-021-03-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story wood-frame residential California Craftsman Bungalow is surmounted by a high-pitched cross gable roof with wide eaves and braces is sheathed in asphalt shingles. The exterior walls are clad with narrow clapboard siding. The symmetrical north-facing façade features a centered and partial-width raised and recessed concrete porch with a gable roof supported by ashlar masonry columns and wood piers. The gable ends includes a wooden louvered vent. Fenestration on the street-facing façade consists of fixed mulipane picture windows. At least one set of windows on the east elevation are of the sliding aluminum type. The building is hemmed in by commercial properties on both (See continuation sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present: X Building  
 Structure  Object  Site  District  
 Element of District  Other  
(Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

Facing south; 6/21/2016

\*P6. Date Constructed/Age and Source: X Historic  Prehistoric  
 Both

c. 1921

\*P7. Owner and Address:

Chang Family Trust

627 W Holt Boulevard

Ontario, CA 91762

\*P8. Recorded by: (Name, affiliation, and address)

Monica Copuz, Parsons, 3200

E Guasti Road, Ontario, CA

91761

\*P9. Date Recorded: 5/25/16

\*P10. Survey Type: (Describe)

Intensive Survey, Section

106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California December 2017

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No.131 \*NRHP Status Code 5S1  
 Page 2 of 4

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Residential B4. Present Use: Residential

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Historical research places the building construction in c. 1921. There do not appear to be substantive changes to the building and no permits were located for the address. It appears that the Bungalow residence at 635 W. Holt Blvd has been bundled up by the Chang Family Trust with other buildings on Brooks Street (the parallel street to Holt Boulevard to the south) that were not historically or functionally related to the house and have now been consolidated as part of a larger parcel; however, this evaluation focuses only on the bungalow.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The first residents of the house were Hobart R. Alter and his wife Katherine. Alter was born in Iowa in 1897 and moved with his parents at age 8 to Ontario in 1905 where his father Ezra had purchased an orange orchard. The family lived in a house located nearby at 629 West Holt [then called A Street] apparently no longer extant. Alter in 1919 had married Ontario native Katherine Laidlaw; she was the daughter of George Laidlaw, a pioneer citrus rancher in Ontario and Upland. For a short time after they married the Alters continued to live with his parents until the new Craftsman Bungalow located at 635 West Holt Boulevard was constructed in about 1921. The father, Ezra R. Alter, had served as Mayor of Ontario from 1916-18, and Hobart would follow in his father's footsteps by moving his young family nearby to (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

Ontario and Pomona City Directories; City of Ontario building permits; Historicalaerial.com; See also references in footnote to B10.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 12/8/2017

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 635 W Holt Blvd

Page 4 of 4

**\*P3a. Description Continued:**

is hemmed in by commercial properties on both its east and west sides.

**B10. Significance Continued:**

establish his own citrus ranch elsewhere in Ontario in about 1930. And like his father, Hobart Alter also later got involved in politics and won a State Assembly seat as a Republican on the Prohibition platform (as in keeping it; his mother Mabel Alton was active with the Women's Christian Temperance Union) and he served a two-year term in Sacramento in 1932-34 but was not re-elected. Hobart became interested in education and served as president of the Ontario school board from 1936-45. The Alters grew more affluent over time; by the late 1960s they divided their time among homes they owned in Palm Springs, Laguna Beach, and Orcas Island (Puget Sound).<sup>1</sup>

The bungalow at 635 Holt Blvd. was purchased by Fred and Hazel Steingraber in 1931. Fred is listed in city directories as a chauffeur in the middle to late 1920s, but he had become a salesman by the time he had purchased Alter's home in 1931. Historical research indicates the Steingraber family owned the house but in the 1940s moved away and rented it to tenants Carl and Ethel Beal, before returning to the house to live in it once again in the late 1940s or early 1950s. Beal identified himself as working in the "Iron Department" of the Hotpoint Company, which had been founded in Ontario in 1912, and whose first primary manufacturing product for consumers had been "hot" electric irons.<sup>2</sup>

Based on its known history, the residential building at 635 West Holt Boulevard does not appear to be eligible for listing in the National Register under Criterion A. The research did not reveal that the building is associated with any events that made a significant contribution to the broad patterns of history in Ontario, the state, or nation.

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. While the first homeowner, Hobart Alter, had some local prominence, he was only associated with this property for a decade and he had already moved away from this address when he was elected to the California Legislature. The available historical evidence does not point to the residential building at 635 West Holt Boulevard being eligible for its association with any important persons in the past under Criteria B.

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<sup>1</sup>*Upland News*, August 21, 1969.

<sup>2</sup>*San Bernardino County Sun*, January 28, 1923, September 27, 1932, February 14, 1934; February 29, 1948; *Upland News*, August 21, 1969; U.S. Federal Census, 1920, 1930, 1940.



## CONTINUATION SHEET

Property Name: 635 W Holt Blvd

Page 4 of 4

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Between 1900 and 1925, the bungalow was the most popular architectural style in California and while the building at 635 W. Holt Blvd. has some of the character-defining features of the style, including its high-pitched cross gable roof with wide eaves and braces, narrow clapboard siding, and raised and recessed porch supported by columns and piers, the materials and craftsmanship found in the bungalow are very common and are not extraordinary. It would not be surprising to learn that the building was purchased from a Sears Roebuck and Co. mail order catalog or was built by a local contractor without need of an architect. Ontario has many far better examples of the Craftsman style as reflected in residential properties on Euclid Avenue, El Morado Court, and elsewhere. As a result, the building does not appear to meet Criterion C.

Finally, under Criterion D, primarily associated with archaeological resources, the property would not be expected to yield information that would be deemed important to history.

The building retains its integrity of location, workmanship, design and materials, but the integrity of setting, feeling, and association have been compromised with the construction of commercial buildings in the parcels surrounding it on two sides, and the building lacks significance. The property does not appear eligible for listing in the National Register under any criteria.

The building at 635 W. Holt Boulevard was designated a City of Ontario Tier III historical resource on December 10, 2007.<sup>3</sup> The City found the building is "The structure is (or the district contains resources which are) a prototype of, or one of the finest examples of a period, style, architectural movement, or construction in the City or a particular style of architecture or building type."

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<sup>3</sup> City of Ontario Historic Preservation Subcommittee/Commission Tier Determination for 635 W. Holt Blvd., 2007. The City categorizes historic properties into three tiers, with those buildings identified as either Tier I or II as more significant, and thereby offered the most historic preservation protection when discretionary actions are being considered.

State of California & The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 5S1**

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 7 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 132

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1101 E. Holt Boulevard City Ontario Zip 91764

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 1048-471-23-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This warehouse is in a rectangular plan and displays Mission Revival architectural influences. The building is composed of concrete block and is finished with stucco. The roof is flat with an arched parapet on the primary façade. A small addition to the east portion of the building is flush with the building wall. The primary façade has six symmetrical vertical concrete columns and 5 bays, - four of which are windows and the other a recessed entrance with two windows. Three equally sized windows are placed along the building façade and one smaller window is placed on the addition's façade. Landscaping consists of palms.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P3b. Resource Attributes: (List attributes and codes) HP8.  
Industrial building

P4. Resources Present:  Building  
 Structure  Object  Site  District  
 Element of District  Other  
 (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North;  
9/2/15

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1929

\*P7. Owner and Address:  
Joyful Nations Ministries

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Rd.  
Ontario, CA

\*P9. Date Recorded: 9/2/2015

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project,  
San Bernardino and Los Angeles Counties, California December 2017

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_ Map Reference No. 132 \*NRHP Status Code 5S1  
 Page 2 of 7

B1. Historic Name: Cucamonga Valley Wine Company and Distillery  
 B2. Common Name: None  
 B3. Original Use: Warehouse B4. Present Use: Religious Institution  
 \*B5. Architectural Style: Mission Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The warehouse was built in 1929. Improvements made in 1940 costing approximately \$250,000, may have included the expansion on the east elevation. In comparing the building today with 1930s era photographs, windows have been replaced, including transom windows formerly located on the primary entrance. The service overhead door on the primary façade has been removed and filled in to match the existing siding. A set of steps on the primary façade which led to a door opening on the east elevation have been removed and filled in. The clay barreled tile roof caps have been removed over time. In 1966, unknown repairs were made to bring the building up to health and safety codes.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Campbell Construction Company

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Joyful Nations Ministry currently occupies the building located at 1101 E. Holt Boulevard. According to the National Register Bulletin, "How to Apply the National Register Criteria for Evaluation," religious properties are not usually considered eligible for listing in the National Register. However, a religious property can be eligible under Criterion A if it is significant under another historical theme as discussed in "Criteria Consideration A: Religious Properties." Therefore, the following discussion reviews the property's history primarily as a winery warehouse, which pre-dates its use as a religious property.

The warehouse was constructed in 1929 and was originally and briefly used as a storage warehouse for a poultry rancher named Paul Walker, owner of one of the largest businesses for poultry and eggs in San Bernardino County in the 1920s. However, he sold the property within a few years of its construction to Giovanni Vai in 1933 (See Continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

Wine Review, Directory of American Wineries, August 1939; Robert E. Ellingwood Model Colony History Room; *Los Angeles Times*, Dec. 14, 1930, Feb. 17, 1957, and Nov. 4, 1958; (See Continuation sheet)

B13. Remarks:

\*B14. Evaluator: Monica Corpuz

\*Date of Evaluation: 7/12/2017

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1101 E Holt Boulevard,

Page 3 of 7

### \*B10. Significance Continued:

Vai, a native of Italy who also went by John, opened the Cucamonga Valley Wine Company and Distillery, which specialized in wines and brandies, at this location in 1933 with the repeal of the Volstead Act and end of Prohibition. This winery should not to be confused with the older "Cucamonga Winery," which was a separate winery business located in nearby Cucamonga (there is no connection between the two). It should be noted that the Cucamonga Winery, located in Cucamonga (in contrast to the Cucamonga Valley Wine Company and Distillery), was owned by the Alfred Accomazzo family and investment partners. The Cucamonga Winery claimed to have been the first using the Cucamonga name. It also contributed a great deal to making the Cucamonga name renowned for its table wines, not only in California, but also in the Eastern part of the country (California State Polytechnic University, Pomona). The Cucamonga name was indeed popular in the region's wine industry. The Directory of American Wineries edition of 1939 lists the Cucamonga Growers Cooperative, the Cucamonga Pioneer Vineyard Association, the Cucamonga Vintage Co, Inc., as well as the Cucamonga Winery and the Cucamonga Valley Wine Company.

The Cucamonga Valley Wine Company and Distillery was noted for involvement with its notable brands "El Camino Real" and "El Camino Rancho" wine and brandies as well as being located on a busy thoroughfare, Holt Boulevard, then called A Street. As one historian noted, "[B]y 1920, Holt Boulevard had been transformed from a 2-lane scenic road lined with citrus trees and grand Victorian homes into a modern 4-lane highway. It ultimately became the main transportation route from Los Angeles to Palm Springs for the newest class of automobile owners: the Hollywood movie stars and Beverly Hills socialites... Existing property owners and businesses along Holt Boulevard began to modify their products, services and buildings to better address the needs of the highway motorist" (Holt Boulevard Historic Property Survey Report for the Pikes Peak Ocean to Ocean Highway in Ontario).

In addition to its prominent location for pass-by traffic, Giovanni Vai, and his brother James, were both somewhat noteworthy beyond the winery business in the region. They both had won championship racing trophies as drivers at the old Ascot Speedway. In 1930, the Vai brothers purchased the Western Grape Products Company Winery in Cucamonga. As one contemporary newspaper noted, "It is presumed that the Vai Company will use the local winery for the manufacture of their tonic, and may possibly manufacture other grape products" (*Los Angeles Times* Dec. 14, 1930). The Vai's had established the California Medicinal Wine Company. Prohibition was still in full force after all (*San Bernardino County Sun*, October 17, 1933). Giovanni Vai was also vice president of the nearby Padre Vineyard Wine Company, first established in 1912 in Cucamonga (and is now known as the Pierre Biane Winery). In 1937, Giovanni Vai purchased a 1,000-acre

## CONTINUATION SHEET

Property Name: 1101 E Holt Boulevard,

Page 5 of 7

vineyard located at La Fourcade Ranch on Foothill Boulevard and Rochester in Cucamonga. This vineyard supplied the grapes he used for the Cucamonga Valley Wine Company and Distillery as well, and presumably, the Padre Vineyard Company.

In 1940, the warehouse located at 1101 E Holt Boulevard received approximately \$250,000 worth of investments for improvements to the building that resulted in increased holding capacity of 300,000 gallons of wine and 50 barrels of brandy. Vai was said to have provided employment for 15 persons during the vintage season and 8 regularly at the winery. The Cucamonga Valley Wine Co. employed over 200 workers in the vineyards during the harvest season (Historic Preservation Subcommittee/Commission, Tier Determination 2009) Giovanni Vai sold most of his estate, valued at \$1.8 million in 1953. As of 1958 the building was identified as being owned by Joe Gaglio, and in 1973, Steve Hellberg. Little information could be found on either of these owners, suggesting they were not instrumental in Ontario's viticulture history. In 2001, the warehouse was transformed into a church by the new owners, Joyful Nations Ministry, a function which continues to this day.

It does not appear that the building at 1101 Holt Boulevard played a significant role in local history. As far as scope of influence, age and size, the nearby Cucamonga Winery, owned by the Accomazzo family has a more notable history and is credited with the first to actually use the name of 'Cucamonga' in the region's viticulture history. Nor did the Cucamonga Valley Winery and Distillery stay in operation as long as others in the area, lasting only twenty years. The nearby Fountain Vineyard, for example, was established in 1938 and lasted until 1972, thus displaying greater longevity. Additionally, in comparison to larger and older wineries in the region, such as the Guasti Winery, the Cucamonga Valley Wine Company and Distillery did not appear to play a particularly influential role in the wine industry itself. Therefore, this property does not meet Criterion A of the National Register of Historic Places as it is not associated with any events that have made a significant contribution to the broad patterns of history at the local, state or national level.

Under Criterion B, research to date has not found any association with persons significant in the past in national, state, or local history. Vai, although involved in many wine enterprises in the region, does not appear to be a key figure in the early wine industry in the region, having come to the Southland at the relatively late age of 44.

The documentation completed on this property by Ontario's Historic Preservation Subcommittee/Commission in 2009 stated, "Warehouse/industry buildings that were constructed of concrete similar to this building were once very common along Holt Blvd. and adjacent areas. There are approximately four other known buildings located on east Holt Blvd. that can be classified as this typology".

## CONTINUATION SHEET

Property Name: 1101 E Holt Boulevard,

Page 5 of 7

Under Criterion C, the warehouse building does not appear to involve innovative construction techniques or materials, or reflect an architectural style, and nor is it the work of a master.

The building appears to retain most of its integrity, including location, design, materials; with some compromise to workmanship, setting, association and feeling. The exterior remains largely recognizable as to its earlier function as a warehouse. With the alterations, however, the former winery warehouse is now largely indistinguishable from others in the area. Therefore, the property does not appear to meet Criterion C. Under Criterion D, the building is not likely to yield information about the history or prehistory of the area (which relates primarily to archaeological sites).

While the property at 1101 East Holt Blvd does not appear to be eligible for listing in the National Register, it has been added to the City's List of Eligible Historical Resources as recommended by the City's Historic Preservation Subcommittee/Commission in its 2009 Tier Determination 2009, because of its associations with the local wine industry. Historic resources as defined by CEQA include properties listed in "local registers" of historic properties. A "local register of historic resources" is broadly defined in Public Resources Code Section 5020.1(k) as "a list of properties officially designated or recognized as historically significant by a local government pursuant to local ordinance or resolution." On March 9, 2017 the Historic Preservation Sub-Committee of the City of Ontario Planning Commission recommended that the property be placed in the Ontario Register.

**\*B12. References: Continued:**

Holt Boulevard Historic Property Survey Report for the Pike Peak Ocean to Ocean Highway in Ontario, as prepared under auspices of the city of Ontario, Planning Department; personal communication with Kelly Zackmann, Local History Librarian at Robert E. Ellingwood Model Colony History Room; Historic Preservation Subcommittee/Commission, Tier Determination 2009;

<http://www.joyfulnationsministries.org/index.html>.

## CONTINUATION SHEET

Property Name: 1101 E Holt Boulevard,

Page 6 of 7

Photos courtesy of the Robert E. Ellingwood Model Colony History Room:



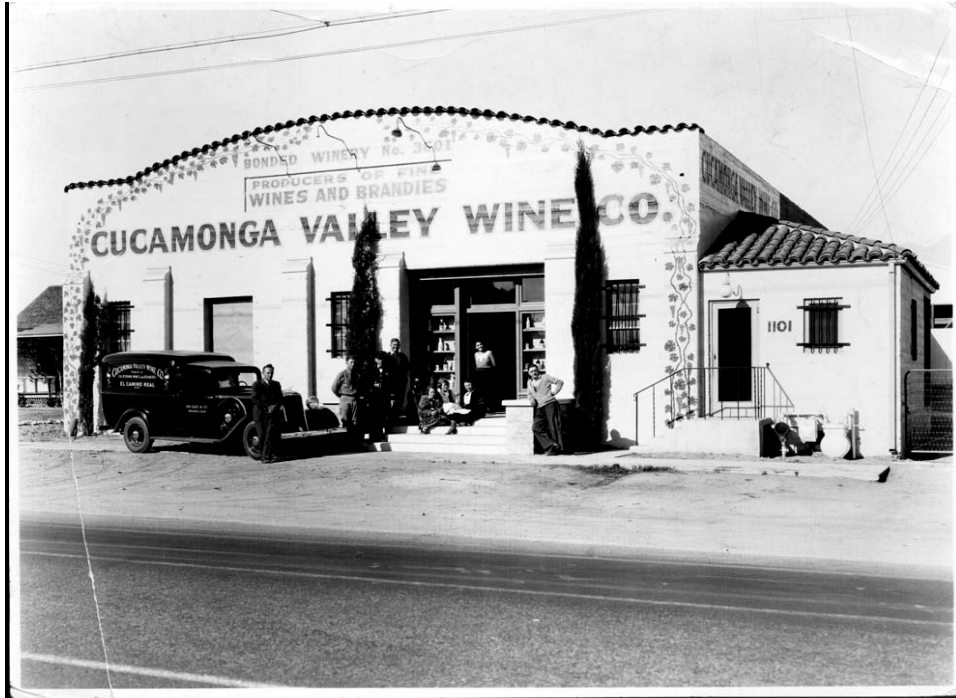
View to the West, 1933



View to the northwest, circa early 1930s

## CONTINUATION SHEET

Property Name: 1101 E Holt Boulevard,  
Page 7 of 7



View to the northwest, no date



View facing Northeast, circa mid-1950s



State of California & The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 5S1**

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 7 \*Resource Name or #: (Assigned by recorder) Map Reference No. 133

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; B.M. \_\_\_\_\_

c. Address 1300 E. Holt Boulevard City Ontario Zip 91764

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 0110-131-06-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This parcel at 1300 E. Holt Blvd., Ontario contains two buildings, a warehouse and a former single-family residence though the City uses 1264 E. Holt Blvd for the warehouse. The 4,400-square foot warehouse building, constructed of concrete block, is rectangular in plan with an arched roof with composition shingles. There is a stepped parapet on the primary façade. Asian style (possible copper) roof vents are evenly spaced along the center ridge of the roof. Exposed rafters are present below the eaves on the east and west elevations. The east and west elevations of the building have vertical concrete columns, between each block panel, that extend up to a concrete header. Vertical concrete columns and headers are extant on the rear elevation (south), with (see Continuation sheet).

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

\*P4. Resources Present:  Building  
 Structure  Object  Site  District  
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South;  
8/3/15

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1927

\*P7. Owner and Address:  
Pannone Properties, LLC

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Rd.  
Ontario, CA

\*P9. Date Recorded: 08/03/2015

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California December 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_ Map Reference No. 133 \_\_\_\_\_ \*NRHP Status Code 5S1

Page 2 of 7

B1. Historic Name: Fountain/Fontaine Winery

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Mission Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The parcel contains two buildings- a warehouse (Building 1) and a former residential structure now serving as a commercial building next door (Building 2). Records indicate the warehouse (Building 1) is pre-1927, but the precise year of construction is unknown. An 800-sq. ft. addition was made to the front of Building 1 in the late 1930s, and a 15 x 17 sq. ft. concrete block and stucco addition was added to the rear of the warehouse in 1949. A bay door was added at the east elevation of Building 1 to accommodate auto use in the 1980s. Windows have been modified over time. The property at one time had vineyards.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The address of the warehouse was listed as 1250 East A Street prior to 1955; after 1955 it became 1300 East Holt Blvd. The warehouse was constructed at some point prior to 1927; however, the original construction date was not identified through research. The warehouse was known as the Fontaine Winery (alternately known as the Fountain Winery) from 1938 to 1972. The warehouse was owned by Irma and Arvil Sheppard from approximately 1927 to 1955, when they sold the property to Louise and Fontaine (also spelled Fountain) Coragliotti in 1955, to whom they had been leasing the building. The Coragliotti's sold the property in 1975 to Billy J. Moyers. Little information could be found on the Sheppards; (see Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

## \*B12. References

City of Ontario Permits  
Ontario City Directories, 1945-46, 1951;  
Historicaerials.com; City of Ontario Historic  
Preservation Subcommittee/Commission Tier  
Determination 2009 (See Continuation sheet).

B13. Remarks:

\*B14. Evaluator: Monica Corpuz

\*Date of Evaluation: 9/7/2017

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1300 E Holt Blvd

Page 3 of 7

**\*P3a. Description continued:**

corrugated metal sheeting between the columns and below the roof arch. The warehouse building has four bay doors and 12 windows and one recessed entrance. The 12 equally-sized recessed square casement windows are symmetrically placed along the east and west elevations.

An 800-square foot addition, built in the circa late 1930s, is attached to the north face of warehouse building.

Adjacent to the warehouse is a former single-family residence in a bungalow form, now serving commercial purposes. The one-story wood-frame building has a stucco finish; the roof is front-gable composition shingle, with exposed rafters on the front façade, and a louvered vent; among its character-defining features is an extension porch with four column support and hipped roof. Fenestration appears to be a combination of 1/1 double-hung sash and fixed pane. It is not an exemplary example of the bungalow style.

**\* B10. Significance Continued:**

Arvil Sheppard apparently worked for the nearby Armstrong Nursery for many years but does not seem to have played a prominent role with the company. It does not appear that the Sheppards were influential in Ontario's history. Mateo Coragliotti, Fontaine's father, emigrated from Italy to Ontario in 1903 to work at the Italian Vineyard Company and lived in a company-owned home. He worked for the Italian Vineyard Company until 1930, and then worked for the Padre Wine Company in nearby Cucamonga. With his wife Vitorria, Mateo had three children, with Fontaine, the youngest. The family purchased eighty acres of land on Milliken Avenue between "G" and 4<sup>th</sup> Street in 1925 to plant wine grapes, which they then harvested and sold from their home. They also sold some of their grapes to other families in the region for their own wine making pursuits.

As a young man, Fontaine worked at the Guasti market in Ontario, and later married Louise Gaggino, in 1930. Louise and Fontaine established the Fountain Winery in 1938. Newspapers of the period indicate that the Fountain Winery sold wine by the gallon and specialized in red varietals: claret, zinfandel and burgundy. They also carried beer and other liquors, for public sale. The Fountain Winery ceased operation in 1972 when the couple retired and sold the property.

The location of the Fountaine Winery was once located in a highly visible location for pass-by traffic on US 99 and A Street and what later was called Holt Boulevard (Holt Boulevard Historic Property Survey Report for the Pikes Peak Ocean to Ocean Highway in Ontario).

Under National Register Criterion A, no significant historical events could be tied to this property location. Although the Fountain Winery was one of the businesses historically associated with the wine industry in the region, it was a smaller operation and one that began later in time than many other area

## CONTINUATION SHEET

Property Name: 1300 E Holt Blvd

Page 4 of 7

wineries in comparison. The nearby Italian Vineyard Company was established in 1883 by Secundo Guasti and grew to be a large enterprise. In fact, it was thought to be the largest winery in California and even boasted as being the largest winery in the world in the 1920s (Pinney 2005:16-17). Secundo Guasti developed a small town around his Guasti Winery which included providing houses for his employees- including for a time Mateo and Vitorria Coragliotti. In comparison, the Fountain Winery was nowhere near as large, productive or influential in the industry as that of the Italian Vineyard Company.

The nearby Cucamonga Valley Winery is another example of a local winery with a larger impact in terms of its contribution to the local economy, based on its size and sales. In fact, there were several wineries operating in the Cucamonga-Etiwanda-Ontario area. In comparison to these larger, more influential wineries, the Fountain Winery did not appear to play a major role in the emergence of the regional wine industry and it therefore the warehouse and sales store does not appear to meet Criterion A of the National Register of Historic Places.

This property does not appear to be significant for associations with important persons as defined by Criterion B. Though the Coragliotti's were somewhat well known in the local wine production and sales business, they did not appear to contribute significantly to the early history of the viticulture in the region as they were established only beginning in 1938. The property does not appear eligible under Criterion B.

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. According to the Historic Preservation Subcommittee/Commission, Tier Determination 2009, there are at least four other buildings located on East Holt Boulevard that can be classified with this same typology. While the building has been slightly modified over the years, and the original commercial function changed, most of the changes have been made in the distant past, especially the concrete and stucco addition to the front façade of the property. Research did not reveal the building to be the work of a master architect or builder, or was it constructed using innovative techniques or materials. Therefore, the property does not appear to meet Criterion C of the National Register of Historic Places.

The warehouse building appears to have retained most aspects of its integrity, including location, design, materials, and workmanship. Alterations include addition of a bay door to the east elevation to accommodate auto use in the 1980s. The front addition to the warehouse, which was thought to have been added in the late 1930s, shows influences of a Mediterranean architectural style, with several character-defining period features such as the hipped s-tile roof, exposed rafter tails, double-hung windows and a smooth stucco exterior finish. Some of the windows have been modified, but the overall integrity of the building remains largely intact. The physical setting has been compromised with the loss of a vineyard which was co-located on the property during several decades of its historic period, and with it, a compromise in the property's feeling and association.

## CONTINUATION SHEET

Property Name: 1300 E Holt Blvd

Page 4 of 7

Lastly, sharing the same parcel as the warehouse on Holt Boulevard is former single-family residence (Building 2), which appears to date to the 1930s, and is now associated with an auto towing business, Dietz Towing. At one time the residence carried a separate address than the winery warehouse, and local city directories (1945-46; 1951) indicate that Fontaine Coragliotti lived in the house. Although the Dietz Towing service is an auto-related business with deep roots in the community, their original shop was located elsewhere in Ontario and only moved to this location, and the former winery warehouse, as well, in the early 1970s.

In summary, the property does not appear to be eligible for listing in the National Register under any criteria.

While the property does not appear to meet any National Register criteria, the City of Ontario's Historic Preservation Subcommittee/Commission determined in 2009 that the warehouse at 1300 Holt Blvd (aka 1264 E. Holt Blvd) is eligible to be listed on the City's List of Eligible Historical Resources because of its associations with the local wine industry. On March 9, 2017 the Historic Preservation Sub-Committee of the City of Ontario Planning Commission recommended that the property be placed in the Ontario Register.

### \*B12. References (Continued):

San Bernardino County Assessor's Office Book 3634, Page 67; Book 383, Page 90; Historic Preservation Subcommittee/Commission, Tier Determination 2009 Holt Boulevard Historic Property Survey Report for the Pike Peak Ocean to Ocean Highway in Ontario, as prepared under auspices of the city of Ontario, Planning Department; personal communication with Kelly Zackmann, Local History Librarian at Robert E. Ellingwood Model Colony History Room; Thomas Pinney, "A History of Wine in America: From Prohibition to Present" 2005, Berkeley: University of California Press.

## CONTINUATION SHEET

Property Name: 1300 E Holt Blvd

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Building #2, former residence, front façade; view south



Building #1, former winery warehouse and store, front façade, view southwest

## CONTINUATION SHEET

Property Name: 1300 E Holt Blvd

Page 7 of 7



Building #1, side view, showing late 1930s addition to warehouse that once served as the public buying area and liquor store. View southwest.

State of California & The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 134

**P1. Other Identifier:** \_\_\_\_\_

**\*P2. Location:**  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address 1111 E. Holt Boulevard City Ontario Zip 91764

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-471-15-0000

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This parcel has two side-by-side buildings located considerably back from Holt Boulevard. Furthest back stands a one-story industrial building of concrete construction, and is rectangle in plan with a flat roof. It has three roll up metal doors providing access to bays. The building rests on a concrete foundation. In the immediate foreground is a second, smaller one-story building rectangle in plan with a flat roof that extends four feet in front of the rear building's axis on the eastern elevation. The second building has a stucco surface with a shed roof overhang extending over the primary wooden door entrance. There is a window on the western elevation of the front façade. On the western side of the building is a garage door. The surface of the parcel is largely poured cement; landscaping is minimal. The buildings are located in a commercial area of Ontario.

**\*P3b. Resource Attributes:** (List attributes and codes) HP6 1-3 story commercial building

**\*P4. Resources Present:**  Building  
 Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**\*P5b. Description of Photo:** (view, date, accession #) Facing North;  
7/15/15

**\*P6. Date Constructed/Age and Source:**  Historic  Prehistoric  
 Both

1922  
**\*P7. Owner and Address:**  
Calypso Group Investment, LLC

**\*P8. Recorded by:** (Name, affiliation, and address) Monica Corpuz, Parsons,  
3200 E Guasti Rd. Ontario, CA

**\*P9. Date Recorded:** 07/15/2015

**\*P10. Survey Type:** (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")  
Historical Resources  
Evaluation Report for the  
West Valley Connector  
Project, San Bernardino and



Los Angeles Counties, California October 2016

**\*Attachments:**  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



State of California & The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map reference No. 134 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Records indicate a building was constructed at this location in 1922; as indicated below in B10, it is not known whether the building is one of the two extant on the parcel today.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: None b. Builder: None

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Neither of the two buildings located on the parcel at 1111 E. Holt Blvd appear to be eligible for listing in the National Register of Historic Places under any criteria, considered either together or individually. Aerial photographs from 1946 show a small building (its nature is unknown) set closer to Holt Boulevard and this remains visible in a 1994 photo. The next available aerial photo (2002) shows no discernible structure in that location or immediately near. It is possible that the structure was moved back from Holt Avenue to become one of the two buildings currently on the parcel. It is possible the buildings are located in the back of the parcel because this parcel served as a car sales lot in its early history. In any event, historical research did not reveal any associations with important events at the local, state or national level, and therefore it does not appear eligible under Criterion A. The original commercial business at this location could not be identified; however, City Directories from 1928, 1940 and 1948-1949, listed H.F. Casterline as the owner (See Continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

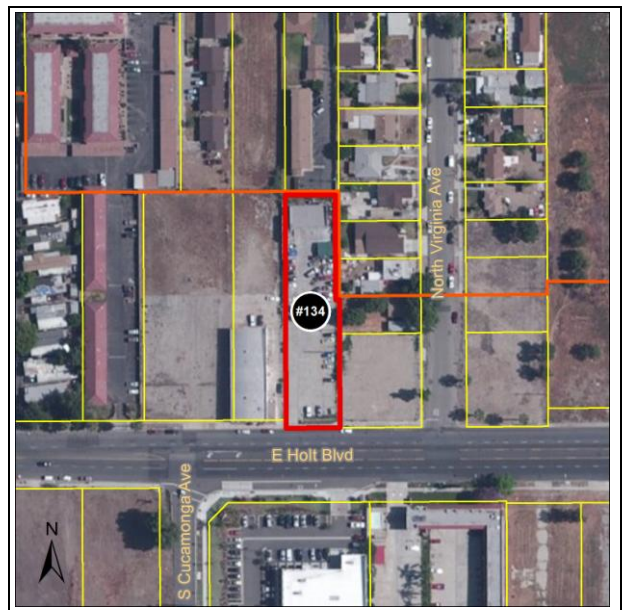
Ontario City Directories: 1928, 1940, 1948-1949;  
 Historicaerials.com; Ontario Daily Report,  
 November 6, 1960; www.loopnet.com

B13. Remarks:

\*B14. Evaluator: Gregory King

\*Date of Evaluation: 11/12/2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1111 E Holt Blvd

Page 3 of 3

### \*B10. Significance Continued

Subsequent research at the Ovitt Family Library in Ontario located an obituary for a Frank H. Casterline in 1960. Given the time-frame and the lack of other research results, Frank H. Casterline seems the most likely owner of this parcel. However, no additional information could be found on Casterline, suggesting he was not instrumental in the history of Ontario. Subsequent permits reveal the owner in 1960-61 as a G.W. Hawley for which no information was located. Therefore, this property does not appear to be significant for associations with important persons as defined by Criterion B.

Both buildings lack character-defining features attributable to a particular architectural style and both appear to have always served a non-residential, commercial function. Neither of the two buildings are the work of a master, nor do they give evidence of having been built using innovative construction techniques. Therefore, neither building on the parcel possesses significance under Criterion C and does not appear to be eligible for listing in the National Register of Historic Places.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

**State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other  
Review Code

Reviewer

Date

Listings

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) Map Reference No. 135

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; B.M.

c. Address 1175 E. Holt Boulevard City Ontario Zip 91764

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

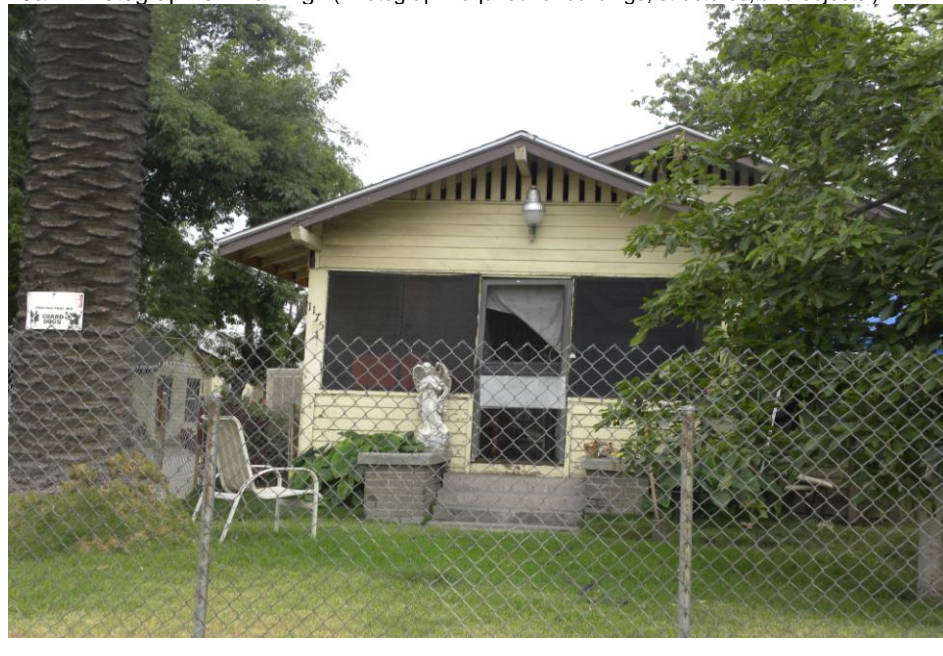
APN: 1048-472-18-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This parcel contains eight residential units. The oldest, the primary building, facing Holt Boulevard, is a one-story wood frame single-family residence located in a neighborhood comprised of both residential and commercial properties. This wood-framed building is rectangle in plan. The medium-pitched cross gabled roof has wide eaves and exposed rafter tails and is comprised of composition shingles with dual front facing gables and open vents on the front façade below the gables. The exterior walls are broken up into three portions with a stucco surface with stacked brick at the base, horizontal clapboard siding on the upper portion and a fully enclosed front porch. There is a light above the front door in the middle of the gable. The primary entrance is raised and accessed by a small set of concrete steps. There are two short concrete brick columns on either side of the porch entrance steps. In 1963, 7 additional buildings were built behind the original building. (See Continuation sheet).

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North, 06/03/2015

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1920

\*P7. Owner and Address:  
Holtgrove LLC  
1072 Bristol St. #100  
Costa Mesa, CA 92626

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons 3200 E. Guasti Rd.  
Suite 200, Ontario CA 91761

\*P9. Date Recorded: 08/03/2015

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #  
 HRI#

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_ Map Reference No. 135 \*NRHP Status Code 6Z

Page 2 of 5

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: SF Residential B4. Present Use: Multi-family Residential

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The main building, located closest to Holt Blvd., was constructed in 1920. Seven additional buildings were constructed on the parcel in 1963. Several changes have been made over the years, including reroofing the buildings and screening in of the porch of the primary structure.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The main residence, built in 1920, and the other seven buildings built in 1963, do not appear eligible for the National Register of Historic Places because they lack historical and architectural significance. No historically significant events are known to have occurred at this address, nor is the property known to be associated with important historic trends at the local level, such as the residential development of Ontario, and is therefore not applicable for the National Register under Criterion A. No information could be found for the original owner and builder. However, on September 13, 1963 the owner, Caryl Riggsby, acquired Residential Building Permits for construction of the additional 7 dwelling units behind the main building (Ontario, City of Permit Nos. 30013 and 30014; Ontario, City of Plumbing Permit No. 6936). The contractor on file is listed as Jones and Jones. No information could be found on Riggsby, suggesting that Riggsby was not an influential person in the development or history of the City of Ontario and is therefore not applicable to National Registry under Criterion B. (See Continuation sheets).

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

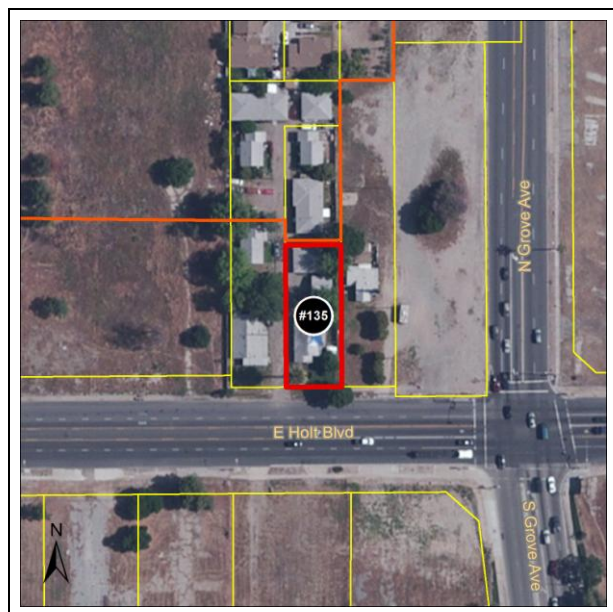
zillow.com; City of Ontario Building Permits Department, Permit Numbers: 7038, 20814, 6936, 30014, 30013, 20814

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: 8/31/2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1175 E. Holt Blvd.

Page 3 of 5

### **\*P3A. Description continued:**

These structures are similar in design and construction materials. However, there are some key differences: while the main house is sheathed in wood, the latter buildings constructed in the 1960s are stucco some with flat shed roofs and one with a horizontally pitched composed of composition shingles. The window frames on all 7 structures are wood, with decorative wooden shutters. On some of the buildings there are wooden ramps, possible for wheelchair access, leading to the front door. All 7 structures appear to be a form of the traditional architectural style, which was a popular style in the 1960s. The landscaping consists of mature trees, lawn and shrubs.

### **\*B10. Significance continued:**

The main residential building possesses some character-defining features common to Craftsman style of architecture which was originated in nearby Pasadena California by two architect brothers, Sumner Greene and Mather Greene, at the turn of the century. Craftsman style usually has a low pitched gabled roofs and steps leading to a front porch and tapered columns in the front façade of the building. However, this buildings has a horizontally pitched roof composed of composition shingles. In addition, there are no tapered columns and although the building has a front porch with concrete steps, it has been screened in and modified. Thus, these buildings are not particularly good examples of the style and there are much better examples in Ontario. The building is not known to be the work of a master, and does not give evidence of having been built using innovative construction techniques. Therefore, the main building does not possess sufficient significance under Criterion C to be considered eligible for listing in the National Register of Historic Places.

The other 7 structures, built in 1963, appear to be the Prefab/modular architectural style made popular in the 1950s and 60s. No specific information could be found for the occupants of these structures and no information for historic events could be found for these, suggesting that these buildings do not meet National Register Criterion A and B. Lastly, while these 7 buildings are of the Prefab/Modular architectural style, they do not embody good examples of the style. While most Prefab/Modular houses have prefabricated wooden walls, these have stucco frames. Additionally, Prefab/Modular homes are noted to have wooden doors and windows with metal frames. However, these have the opposite with metal doors and wooden window frames. The units are not known to be the work of a master and do not appear to have been built using innovative techniques. Therefore, these 7 dwelling units do not possess sufficient significance to be eligible for listing in the National Register of Historic Places under Criterion C.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of

## CONTINUATION SHEET

Property Name: 1175 E. Holt Blvd.

Page 4 of 5

the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA



1175 Building 'E' East Holt Blvd., June 2016



1175 Building 'B' E Holt. Blvd., June 2016

## CONTINUATION SHEET

Property Name: 1175 E. Holt Blvd.

Page 5 of 5



1175 Building 'C' E Holt. Blvd., June 2016

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 136

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1179 E. Holt Blvd. City Ontario Zip 91764

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-472-17-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story wood frame single-family residence, square in plan, is located on Holt Boulevard, in a residential and commercial area of Ontario. The cross gabled roof is comprised of rolled composition with a front facing gable. The exterior walls are sheathed in narrow clapboard fashion. The front porch is supported by four square support beams, and the house rests on a concrete block foundation. The primary entrance is a solid wood paneled door, which is accessed through the front porch. Windows are of the 1/1 double-hung wooden sash type. The landscaping consists of mature trees and shrubs, and a lawn area.

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North; 6/3/15

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1935

\*P7. Owner and Address:

Beacon Group Inc.

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz, Parsons 3200 E. Guasti Rd. Suite 200, Ontario CA 91761

\*P9. Date Recorded: 08/03/2015

\*P10. Survey Type: (Describe) Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector

Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



State of California & The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 136 \*NRHP Status Code 6Z  
 Page 2 of 3

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: SF Residential B4. Present Use: SF Residential  
 \*B5. Architectural Style: Minimal Traditional / Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The building was constructed in 1935 and has had several alterations over the years. These include reroofing, and changes to the windows. The unattached garage was demolished in 1997.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme Residential Architecture Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to be eligible for the National register of Historic Places because it lacks historical and architectural significance and does not appear to be eligible under any Criteria for the National Register of Historic Places.

No historically important events are known to have occurred at this address, nor is the property known to be associated with important historic trends at the local level, such as the residential development of Ontario. Therefore, it does not appear to meet Criterion A. This property appears indistinguishable from others in the same style that were built during the residential expansion of the area. The original owner and builder could not be found through the research efforts. However, a permit dated February 23, 1967 identified the owner as Carmen LaGotta. Unknown work was done for LaGotta by the contractor Jones and Jones. Later, in 1997 the owner, Lawrence A. Warder, obtained a permit to demolish the garage, which appears to be unattached in an aerial from 1980 (Ontario, city of Permit No. 10916). (See Continuation sheet).

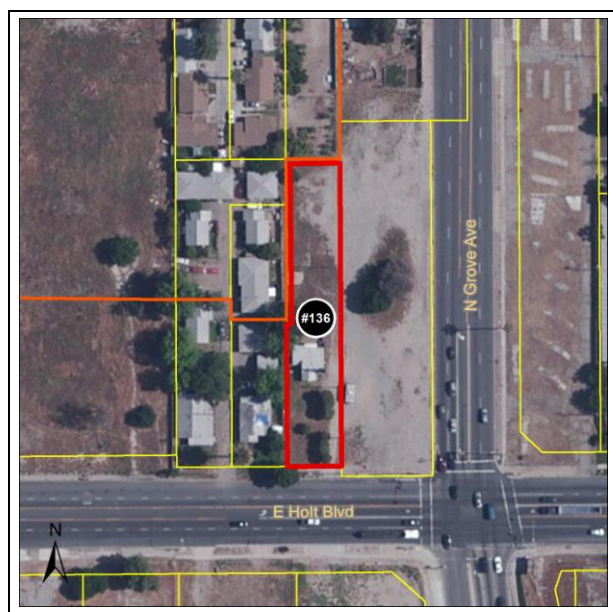
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_  
 \*B12. References:

www.zillow.com; City of Ontario Building Permits:  
 Permit No. B200501520, 109160, 10916;  
 Historicaerials.com

B13. Remarks:

\*B14. Evaluator: Monica Corpuz  
 \*Date of Evaluation: 9/2/2015

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1179 E. Holt Blvd.

Page 3 of 3

### **\*B10. Significance Continued**

No information could be obtained for LaGotta or Warder, suggesting they were not instrumental in the development and history of the city of Ontario. Therefore, this property does not appear to be significant for associations with important persons as defined by Criterion B. Additionally, changes and updates to the structure itself have made it a fusion of architectural elements of the Minimal Traditional style and Craftsman bungalow style. The building results as being inadequate as a good example of either style. The building is not known to be the work of a master, and does not give evidence of having been built using innovative construction techniques. Therefore, the property does not possess sufficient significance under Criterion C to be considered eligible for listing in the National Register of Historic Places.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5S1

Other Listings  
Review Code

Reviewer

Date

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Map Reference No. 137

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 204 E. Holt Blvd. City Ontario Zip 91762

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

1049-063-01-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one story vernacular commercial building is rectangular in shape with a flat, front gabled roof with a parapet behind it. The street facing façade of the building features a large plate glass window with its main access door in the center, and a large plate glass window next to it. The style is representative of a typical brick masonry commercial building from the early 1900s. However, the large plate glass windows are more characteristic with commercial; architectural designs of the 1920s.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 Story commercial building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing South; 5/26/2016

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both

1904

\*P7. Owner and Address:

Na Susan TR  
9351 Darrow Dr.  
Huntington Beach CA 92646

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: June 16,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources  
Evaluation Report for the  
West Valley Connector  
Project, San Bernardino and

Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Map Reference No. 137 \*NRHP

Status Code 5S1

Page 2 of 4

B1. Historic Name: Stanyer & Edmondson Building

B2. Common Name: N/A

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: Commercial

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Built in 1904 as a brick commercial building, it had major changes in 1923 when an addition was constructed on the front of the building with three bays, a garage on the east, and a large plate glass window was added on the west side of the building (Ontario Tier Determination sheet). The garage door was replaced with a large plate glass window in 1990. Lastly, in 1946 a 2,000 square foot addition was added to the rear of the building.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Commercial Architecture Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_ (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This building located at 204 E Holt Boulevard does not appear eligible for listing in the National Register of Historic Places under any criteria. A historic aerial photograph from 1938 shows the building as further set back from Holt Boulevard than what is depicted in the 1946 aerial. It is possible that the building was set back further on the parcel since it was used as a car sales lot. In any event, historical research did not reveal any associations with important events at the local, state or national level, and therefore it does not appear eligible under Criterion A. However, although the original business could not be identified, the building is known to have been the location for the Ontario Motor Car Company from 1922-1923. It then housed the Western Auto Supply Company from 1924 to about 1930. Then from 1937 to around 1966, the Stanyer and Edmondson business operated out of this location. Stanyer and Edmondson are associated with the Goodyear Tire business, a business still in operation in the city today, although at a different address. (See continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

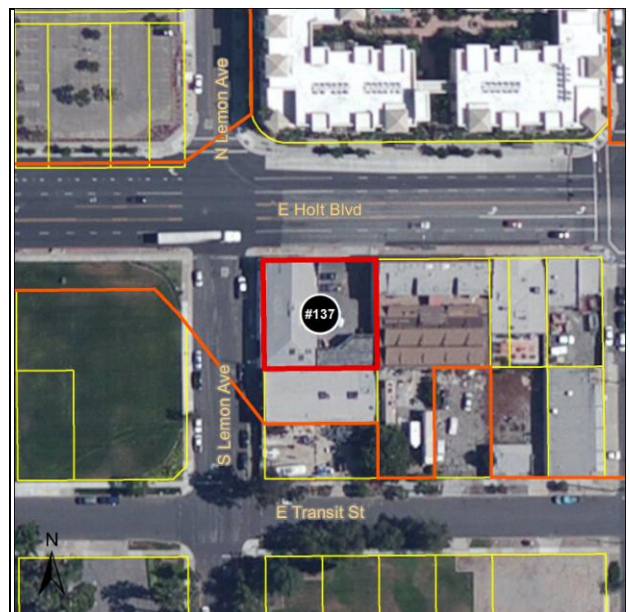
Historicaerials.com; www.zillow.com; Historic Preservation Subcommittee/Commission, Tier Determination 2009

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons

\*Date of Evaluation: June 6, 2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: \_\_\_\_\_  
Page 3 of 4

### \*B10. Significance Continued:

Although Stayner and Edmondson were associated with the Goodyear Tire business, it appears that they had set up shop in other cities in the region, earlier than when they occupied this location, as well. They have been established in Pasadena at 400 S Fair Oaks Ave since 1922 (<http://stanyerandedmondson.com/>). Additionally, Goodyear Tires had already been established as the world's largest tire company many years prior to Stayner and Edmondson's involvement as a Goodyear Tire dealer for the company (<https://corporate.goodyear.com/en-US/about/history.html>).

Although Stayner and Edmondson were involved in Ontario's automotive industry, they did not appear to make a substantial contribution to the development of the industry in Ontario or in the greater San Bernardino and Los Angeles regions. Therefore, this property does not appear to be significant for associations with important persons as defined by Criterion B.

The documentation completed on this property by Ontario's Historic Preservation Subcommittee/Commission in 2009 stated, the "style is representative of the typical brick commercial building that was common to the city during the turn of the century. The storefront alteration and addition has also acquired architectural significance since its construction in 1923 with its large plate glass windows and wall height. The construction periods are easily identified as they embody character defining features from each period". Despite some compromises to its integrity, the exterior remains recognizable as to its earlier function in the 1920s through the 1960s. Due to the alterations, however, the former warehouse and car showroom is now largely indistinguishable from other storefronts and businesses in the area. Some of these alterations include replacing the garage doors with windows in 1990, making the building unidentifiable as a car garage. Research did not reveal the buildings to be the work of a master architect or builder, nor was it constructed using innovative techniques or materials. Therefore the property does not appear to meet Criterion C.

While the property at 204 East Holt Blvd does not appear to be eligible for the National Register, in its 2009 Tier Determination, the Ontario Historic Preservation Subcommittee/Commission recommended that the warehouse be listed on the City's List of Eligible Historical Resources because of it qualifies under the city of Ontario's Historic Preservation Ordinance under Section 9-1-2612. Historic resources as defined by CEQA include properties listed in "local registers" of historic properties. A "local register of historic resources" is broadly defined in Public Resources Code Section 5020.1(k) as "a list of properties officially designated or recognized as historically significant by a local government pursuant to local ordinance or resolution.

## CONTINUATION SHEET

Property Name: \_\_\_\_\_

Page 4 of 4

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

**\*B12. References: Continued:**

<https://corporate.goodyear.com/en-US/about/history.html>  
[www.historicaerials.com](http://www.historicaerials.com)

Ontario Building permits: Permit #s: 82514; 10268; 33381; 7011; 31214  
Los Angeles Times, December 14, 1949

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code: 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 138

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 659 E. Holt Blvd. City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-525-17-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This one-story commercial building is rectangular in plan and is surmounted by a flat roof. It is constructed of reinforced concrete block. Its southern elevation, facing Holt Blvd., appears to be clad in vertical plywood. The front façade are has two automobile service bays; the one further east is the smaller of the two. The rear elevation has three window openings, two of which appear to be single pane but have subsequently been covered with plywood, a third is of the double-hung sash variety; a single service bay entrance is also located in the rear. A single window opening is located on the rear portion of the west elevation. The building is recessed on the parcel and abuts an alleyway.

P3b. Resource Attributes: (List attributes and codes) HP6- 1-3 Story Commercial Building

\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Facing North;  
October 2016

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1947

\*P7. Owner and Address:

Jose Collazo

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: October  
25, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #  
 HRI#

\*Resource Name or # (Assigned by recorder) Map Reference No. 138 \*NRHP  
 Status Code 6Z  
 Page 2 of 3

B1. Historic Name: Shiffer's Garage  
 B2. Common Name: Tuned Performance  
 B3. Original Use: Commercial - Automotive B4. Present Use: Commercial - Automotive

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations) \_\_\_\_\_

Aerial photographs indicate the auto garage appeared on its present site between 1946 and 1948; presumably it replaced another building with the same address and purpose and which was likely located to the west.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building located at 659 E. Holt Blvd. does not appear to be eligible for the National Register of Historic Places. The building was constructed in c. 1947 as Shiffer's Garage. Scott F. Shiffer (1891-1960) had come to Ontario from Kansas with his parents and sisters in about 1910. He listed his business as "auto hire" in 1914; apparently he was a taxi driver and soon thereafter he identified himself as an auto mechanic; by 1920, Shiffer had become an owner of an auto repair garage in the area at an unknown location. His first known association with 659 E. Holt Blvd. [formerly A Street] address was in 1934, though a review of aerial photos indicates that the auto garage currently on site was constructed between 1946 and 1948. Shiffer was the proprietor of the auto repair garage well into the 1950s and for more than the past thirty years the auto garage has been operated by Tuned Performance. No information was found for the property during the course of historical research to support a positive statement of significance for a direct association with important events in Ontario, the state or national history and therefore it does not appear eligible under Criterion A. No one identified with the property was found to be important in history so it does not appear to be eligible under Criterion B. (see Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 Historicaerials.com; Ontario City Directories;  
 U.S. Federal Census, 1920, 1930, 1940; *San Bernardino County Sun*, February 5, 1914, August 24, 1915, March 22, 1938; *Chino Champion*, July 13, 1951.

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 10/25/2016

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: \_\_\_\_\_  
Page 3 of 3

**\*B10. Significance Continued:**

Because the two garage bays on the south elevation are of slightly different size and somewhat asymmetrically placed on the facade, the building has apparently been altered. However, aerial photos provide evidence that the building's overall physical footprint has not changed since the late 1940s and therefore the building's integrity would be judged to be fair. Yet, the building does not appear to be architecturally meritorious, and nor does it appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction. Therefore, it does not meet Criterion C. Given its nature and age, the property is unlikely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 139

P1. Other Identifier:

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1248 W. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1010-543-05-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

There are three buildings on this parcel- an automotive-related building located closest to Holt Boulevard (the subject of this form), and in the rear, a residence and behind it, a shed or garage. The commercial building is L-shaped in plan and appears of to be of concrete construction. Surmounted by a flat roof, it has large garage bay openings on both its north and south elevations. The street-facing façade has a storefront window located immediately east of a personnel door, both which have security grilles. Two spotlights have been affixed to the building's front facade. The eastern elevation has a storefront window and a small casement window. A low-height free-standing sign is on the parcel's western edge.

\*P3b. Resource Attributes: (List attributes and codes) HP.6 1-3 story commercial building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1948-1959

\*P7. Owner and Address:

Ryan E & R Marital Trust  
3-31-86

PO Box 820

Wendell, ID 83355

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons.

3200 E. Guasti Road,

Ontario, CA 91761

\*P9. Date Recorded:

November 3, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources

Evaluation Report for the

West Valley Connector Project, San Bernardino and Los Angeles Counties, California November 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 139 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Commercial-Automotive B4. Present Use: Commercial-Automotive

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Research indicates the commercial building immediately closest to Holt Boulevard was built between 1948 and 1949; a residence in the rear, largely out of public view, was built between 1938 and 1946. No permits were available for review.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The commercial building located at 1248 W. Holt Boulevard does not appear eligible for the National Register of Historic Places. Research indicates the property began in 1948-49 as Ryan's Auto Paint and Body Shop, owned by O. Emmett Ryan; Ryan had apparently earlier operated an auto paint enterprise in Pomona since at least 1940, where he and his spouse Ruth continued to reside, but little information was found on them or the auto paint business. By the 1970s the building had transitioned to become American Upholstery and Canvas, and today it specializes in auto air conditioning. Under Criterion A, the property does not appear to have an association with events that have made a significant contribution to the broad patterns of local, state or national history. Under Criterion B, research conducted with the city directory and County Assessor did not reveal any persons important in the past to have been associated with the property. Under Criterion C, the building does not embody the distinctive characteristics of a type, period, or method of construction, especially as there are numerous similar examples of automotive-related shops nearby. Nor does it appear to represent the work of a master architect. Finally, under Criterion D, the property would not be expected to yield information that would be deemed important in history. (see Continuation Sheet)

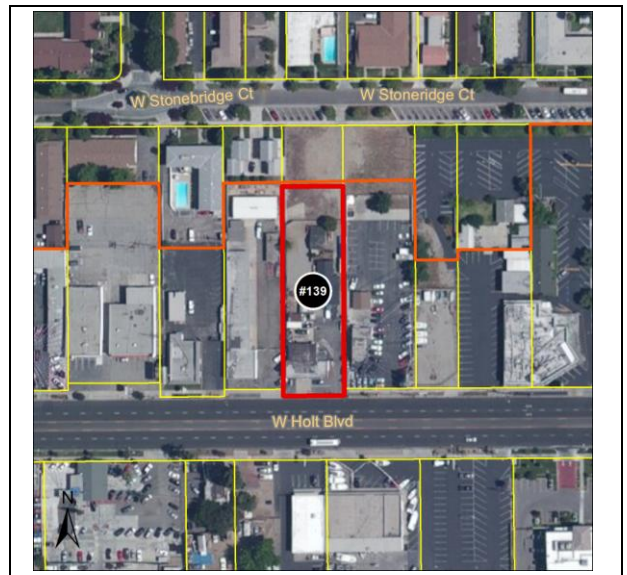
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 Historicaerials.com; www.zillow.com; San Bernardino County Assessors Office; Pomona and Ontario city directories; *San Bernardino County Sun*, April, 12, 1977

B13. Remarks:

\*B14. Evaluator: Monica Corpuz  
 \*Date of Evaluation: 11/5/2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1248 W Holt Blvd

Page 3 of 3

**\*B10. Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 140

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1328 W. Holt Boulevard City Ontario Zip 91762

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 101054310

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This parcel consists of an asphalted vehicle sales lot upon which are several buildings recessed, the two oldest of which date to the mid-1940s. The one closest to Holt Boulevard is a former one-story residential building of wood-frame and stucco construction with a cross-gabled composition roof. Its central French-door opening and vinyl dual-pane sliding windows on the south elevation are a change from the original, as is a new cut-out door on the east elevation, where also the two original double-hung windows have been replaced. About half the front façade has a half moon canvas awning. A second former one-story residential building located further northeast, its lack of decorative (see Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1945

\*P7. Owner and Address:

Charolet Cesar

1328 W. Holt Blvd

Ontario, CA 91762

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons

3200 E Guasti Road,

Ontario, CA 91761

\*P9. Date Recorded:

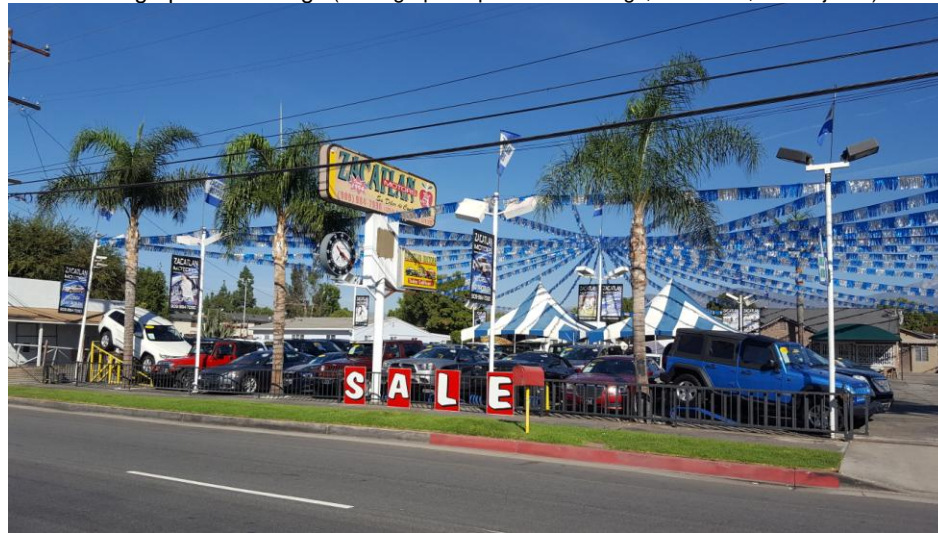
November 3, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California, November 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 140 \*NRHP Status Code 6Z  
 Page 2 of 3

B1. Historic Name: \_\_\_\_\_  
 B2. Common Name: \_\_\_\_\_  
 B3. Original Use: Residential B4. Present Use: Retail Auto Sales  
 \*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The buildings were constructed in the mid-1940s. The permit record is incomplete and shows a permit was issued to allow demolition of a four-unit building.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
 B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property does not appear to be eligible for the National Register of Historic Places. Research indicates two of the buildings date to the circa mid-1940s and originally served residential purposes. B. E. Harbert, a Nebraska-born construction welder, lived with his family in the front house from c. 1946 to the early 1950s, when they moved to Downey but later tenants could not be identified. By 1964 the parcel had been completely paved and converted to a sales lot for Courtesy Mobile Homes, a business lasting into the 1980s. Research did not show a link between the property and historic events in Ontario, the state, or nation. Therefore, it is not eligible under Criterion A. Nor did research reveal that important persons in the past were associated with the property, so it is not eligible under Criterion B. The quality, character, and style of the former residential buildings are not significant, especially given their conversion for commercial purposes. None of the buildings are associated with a master architect or builder. As a result, 1328 W. Holt Boulevard does not meet Criterion C. Nor is the property likely to yield important information to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

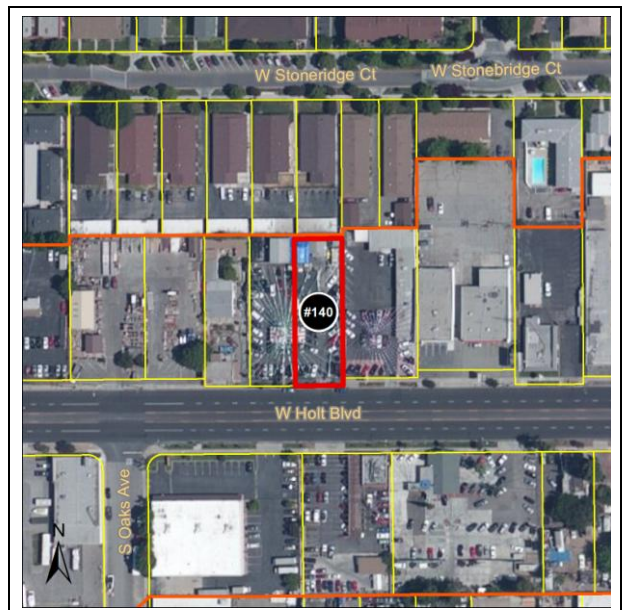
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 City of Ontario building permits;  
 historicalaerial.com; Ontario City Directories; US  
 Federal Census, 1930, 1940; 1946-48 Ontario Voter  
 Lists; *San Bernardino County Sun*, June 12, 1964,  
 November 7, 1981, June 26, 1988.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz  
 \*Date of Evaluation: November 6, 2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1328 W Holt Blvd

Page 3 of 3

**\*P3a. Description Continued:**

detailing reflecting a Minimal Traditional building style, is characterized by a rectangular plan and is of wood-frame construction with stucco siding; it has a front-gabled roof, and the front gable features a louvered attic vent. A pair of sliding windows straddle the front door on the primary (south facing) façade and are alterations from the original.

**\*B10. Significance Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 141

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_\_\_ B.M.

c. Address 1424 W. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_ mE/ \_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1010-552-04-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building appears to be of wood-frame and stucco and appears to have been built in two sections, both rectangular in plan. The front portion has a flat roof and a ribbed visor on the southern and western elevations. It features four large plate glass storefront windows, a glass personnel door, and a narrow solid wooden door on the southern façade; the western elevation has two large plate glass storefront windows and a small bay door. The rear industrial warehouse-type portion is surmounted by a flat roof and has three nearly full height bay doors symmetrically placed on the western elevation, with the center door the widest; it also has two solid wood personnel doors. The property also has a free-standing pole sign.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) \_\_\_\_\_

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1948-1959

\*P7. Owner and Address:

Downey Brad TR

974 N W Mahogany Lane

Silverdale, WA 98383

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons.

3200 E Guasti Road,

Ontario, CA 91761

\*P9. Date Recorded:

November 3, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section

106 Compliance, P-Project

\*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California November 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 141 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Newspapers indicate the building was constructed in 1956 or 1957; aerial photos it completely replaced an earlier building on the site. The permit record is incomplete and does not reflect obvious changes to update the front portion of the building with windows and roof visor.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building located at 1414 W. Holt Boulevard does not appear to be eligible for the National Register of Historic Places. The building was constructed in 1956-57 as "Okay Plywood Company, a plywood business owned and operated by Ernest Johnson; the back building portion served as the assembly and storage section while the front section used as a showroom to display plywood products. It is not known when the business changed uses, but by the early 1980s it had become Gene's All-Color Paints, and today it serves automotive-related functions. No information was uncovered during the course of property research to show an association between it and significant patterns of events at the local, state or national level. Therefore it does not meet Criterion A. No one associated with the building appears to be an important person in the past, in Ontario, the state, or nation, and therefore it is not eligible under Criterion B. While the building appears to possess fair integrity, it lacks significance because it does not embody the distinctive characteristics of a style, period, type or method of construction. Nor does it appear to be the work of a master architect, or possess high artistic values. Therefore, it does not meet Criterion C. Under Criterion D, the building is not likely to yield information important in history.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: \_\_\_\_\_

Historicaerials.com; www.zillow.com; City of Ontario permits; San Bernardino County Assessors Office; *San Bernardino County Sun*, April 12, 1956, May 21, 1978; *Chino Champion*, September 26, 1957; *South Ontario News*, February 29, 1984.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz

\*Date of Evaluation: November 5, 2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1424 W Holt Blvd

Page 3 of 3

**\*B10. Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 142

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 1414 W. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_ mE/ \_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1010-552-33-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single story wood-frame and stucco building, which began as a gasoline service station, is L-shaped in plan, with a flat roof and a permanent canopy cover which used to extend to the former gas pump islands remain. The canopy extends from the building's primary façade and ties back into the building as part of a freize band. The building has both French -style doors towards the western end of the south elevation and dual glass push-pull personnel doors towards the eastern end of the same façade, both of which are alterations from the original. A metal fence with parallel concrete brick piers extend into a covered patio area and the courtyard at the main property entrance. The courtyard floor is inlaid with stone. These, too, are alterations from the original gas station asphalt ground surface.

\*P3b. Resource Attributes: (List attributes and codes) HP.6 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
Circa 1946

\*P7. Owner and Address:

Juarez Albino P  
5522 Evergreen Street,  
Chino, CA 91710

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons.  
3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded:

November 3, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section  
106 Compliance, P-Project.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California November 2016. \*Attachments:

NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map reference No. 142 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: \_\_\_\_\_  
 B2. Common Name: None  
 B3. Original Use: Commercial - Service Station B4. Present Use: Commercial  
 \*B5. Architectural Style: \_\_\_\_\_  
 \*B6. Construction History: (Construction date, alterations, and date of alterations) \_\_\_\_\_

Historic aerials indicate that this building was constructed by 1946. No permits could be located for this building, but some elements of the former gas station remain.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
 \*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building located at 1414 W. Holt Boulevard does not appear eligible for the National Register of Historic Places. Because it is not listed in the 1945 City Directory, but is visible in a 1946 aerial photo, the building appears to date to that time, and is listed as Tommy's Truck Service and Gas Station, owned by Ontario resident, T.J. Gassaway, Jr. However, his business enterprise was short-lived, and by 1951 it had become William's Richfield gasoline service station and truck service, owned by E.A. Williams and E.L. Goins. The building still later, by 1959, had become Art's Richfield gas station. By the mid-1970s, and for a few years thereafter, the building served as a San Bernardino County Public Transit System office (Omnitrans); the public agency used the property to store up to 8 public buses used in nearby West End transit routes and also to provide an office center for local residents, drivers and staff. By the latter 1970s and well into the 1990s, the building and parcel was then used for commercial sales purposes, consisting of a nursery and building supply outlet, Ontario Building Materials, or as it advertised itself, O.B.M. (see Continuation Sheet)

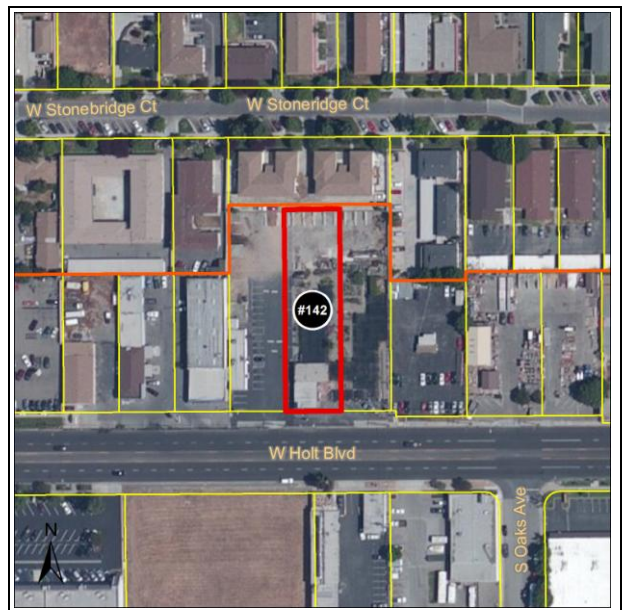
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 Historicaerial.com; Parcelquest.com; San Bernardino County Assessor's Office; Ontario City Directories; *Pomona Progress-Bulletin*, September 24, 1969, December 5, 1975, February 15, 1977; *Chino Valley News*, February 21, 1979, March 16, 1993.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz  
 \*Date of Evaluation: November 5, 2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: \_\_\_\_\_  
Page 3 of 3

### **B10. Significance Continued:**

None of these myriad of building functions appear to have a close association with past events or themes that have made a significant contribution to the broad patterns of local, state or national history. So 1414 W. Holt Boulevard does not appear eligible under Criterion A. Research did not identify any associations with important people in the past, and therefore, it is not eligible under Criterion B. The property has been altered over time and does not embody the distinctive characteristics of a style, period, type or method of construction. Nor as a former gasoline station developed from standard plans is it likely to be the work of a master, or possess high artistic values. Therefore, it does not meet Criterion C. Nor is the building the type that would yield information important to history, so is not eligible under Criterion D. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 143

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_ B.M.

c. Address 1051 W. Holt Boulevard City Ontario Zip 91762

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_ mE/ \_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1011-132-07-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This single story wood-frame commercial building is rectangular in plan and is partially surmounted with a shingled mansard roof visor behind which is a flat roof. The cladding is a combination of plywood panels and stucco. It has double push-pull glass personnel doors on the eastern elevation. The street facing portion of the building has eight large plate glass windows over a border of decorative stone veneer wainscoting that extends most of the length of the building's street-facing façade, as well as a small section of the eastern elevation. Neither the eastern or western elevations have windows though it is likely that the building originally did in the past when it functioned as a restaurant.

\*P3b. Resource Attributes: (List attributes and codes) HP.6 1-3 story commercial building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
c. 1960

\*P7. Owner and Address:  
Paint Bucket Inc  
1051 W Holt Blvd,  
Ontario, CA 91762

\*P8. Recorded by: (Name, affiliation, and address)  
Monica Corpuz, Parsons.  
3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded:  
November 3, 2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section 106 Compliance, P-Project.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California November 2016.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 143 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: O'Reilly's Buffetburger

B2. Common Name: The Paint Bucket

B3. Original Use: Commercial Restaurant B4. Present Use: Commercial Paint Store

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This building was constructed between 1959 and 1964. No building permits could be found for this building; some windows and the mansard roof portion appear to be alterations from the original. \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building located at 1051 W. Holt Boulevard does not appear to be eligible for the National Register of Historic Places. It began as "O'Reilly's Buffetburger", an informal restaurant that always placed into its newspaper advertising copy these two slogans: "no tipping" and "no alcohol." However, that business eventually closed and for the past thirty years of more, the business in the building has been called "The Paint Bucket," and has sold household paints and related products. Under Criterion A the property does not appear to have an association with events that have made a significant contribution to the broad patterns of local, state or national history. Nor did research reveal the building is associated with any significant past individual in local, state or national history. Therefore, it does not meet Criterion B. The property is a modest example of a common commercial architectural style, and does not embody the distinctive characteristics of a style, period, type or method of construction. Nor does it appear to be the work of a master architect. It appears likely to have been developed from standard architectural plans. Therefore, it does not meet Criterion C. Finally, under Criterion D, the property would not be expected to yield information that would be deemed important in history. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

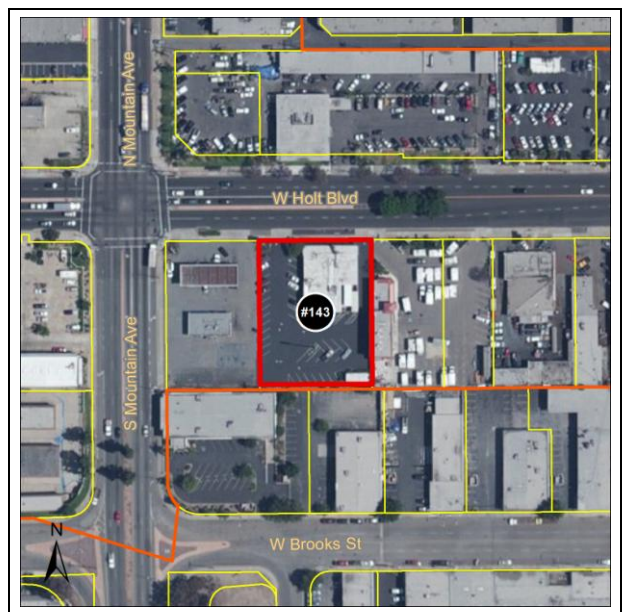
Historicaerials.com; Parcelquest.com; San Bernardino County Assessor's Office; *Pomona Progress-Bulletin*, December 15, 1967, September 15, 1974; *Chino Valley News*, January 29, 1986.

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Monica Corpuz

\*Date of Evaluation: November 5, 2016

(This space reserved for official comments.)



State of California & The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 144

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; B.M.

c. Address 925-927 W. Holt Boulevard City Ontario Zip 91762

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1011-141-11-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial building of reinforced concrete construction has a rectangular floor plan and is surmounted by a flat roof. Along the perimeter of the roof is a short parapet of stucco. A primary building feature is the brick pilasters on the primary façade, which help separate the building into two store units, and each unit has large storefront aluminum-frame windows inset at a diagonal angle from the rest of the façade. Each unit has a wood-frame door, one which has a glass inset. There is no fenestration on the building's east or west elevations.

\*P3b. Resource Attributes: (List attributes and codes) HP-6, 1-3 Story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1950

\*P7. Owner and Address:

Short Williams S  
540 W Sixth Street,  
Ontario, CA 91762

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti  
Road, Ontario, CA 91761

\*P9. Date Recorded: November 4,  
2016

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



State of California & The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 144 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Liquor store B4. Present Use: Retail (vacant)

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The building appears to have been constructed in circa 1950 (in 1951 city directory, but not in the 1949 edition).

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 925-927 W. Holt does not appear to be eligible for listing in the National Register of Historic Places. The property, which appears to have been two separate units since the beginning, has served a variety of commercial uses since established as Nancy's Liquor Store in c. 1950, under the ownership of Nancy and Frank Caringella. They sold the liquor store in 1957. Though listed as vacant in 1951, the other portion housed Pacific Builder's Hardware by the late 1950s, and by 1970, Hee Haw Sales, a gift store. A ski equipment shop, Alpine Village, was in the other building half in the 1970s. None of these varied business functions suggest an association with important events at the local, state or national level, and therefore it does not meet criterion A. Research did not reveal the building to be associated with any persons important in the past, and therefore it is not eligible under Criterion B. The property does not embody the distinctive characteristics of a style, period, type or method of construction and does not represent the work of a master architect. Therefore, it does not appear to meet Criterion C. Under Criterion D, the building would not be expected to yield information important in history.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

Ontario City Directories; Historicaerials.com; *San Bernardino County Sun*, April 29, 30, 1954, February 7, 1957, April 10, 1959; *Ontario Daily Report*, March 22, 1970, April 30, 1975

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: November 4, 2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 925-927 W Holt Blvd

Page 3 of 3

**\*B10. Significance Continued:**

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the Purposes of CEQA.

State of California & The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 145

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_ B.M.

c. Address 756 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_ mE/ \_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 104910110

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story, wood-framed building, a former Bungalow residence, is on a raised concrete foundation. The building is surmounted by a medium-pitched, front-gable roof with overhanging eaves, exposed rafters, and knee braces, and is sheathed in rolled composition asphalt shingle. The exterior walls have been clad in stucco siding. The north-facing façade has a full-width raised porch with a projecting roof pediment supported by four square piers and which has a band of fixed windows. The porch has been closed off by having a concrete wall placed in front of it and the original entrance removed. Windows appear to be of the double-hung sash variety. There are dormers on both the east and west elevations, (see Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*P4. Resources Present:   
 Building  Structure  Object   
 Site  District  Element of District  
 Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) \_\_\_\_\_

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric

Both

c. 1920

\*P7. Owner and Address:

Griffith Roger A TR  
1389 N Tulare Way,  
Upland, CA 91786

\*P8. Recorded by: (Name, affiliation, and address) \_\_\_\_\_

\*P9. Date Recorded: \_\_\_\_\_

\*P10. Survey Type: (Describe) \_\_\_\_\_

\*P11. Report Citation: (Cite survey report and other sources, or

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



enter "none.")

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 145 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: \_\_\_\_\_

B2. Common Name: None

B3. Original Use: Residential B4. Present Use: Residential

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)

This property has been modified over time since its construction in circa 1920 to accommodate business uses, including alterations to the porch entrance, application of stucco to wood, and replacement of the front lawn with concrete.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property at 756 E. Holt Blvd does not appear to be eligible for listing in the National Register of Historic Places. The house at this address was constructed in c. 1916 . The first known tenant was Russell B. Willingham, his spouse Martha, and two daughters. Willingham, born in Oklahoma in 1892, had come first to Imperial County just before World War I and identified himself as a farmer. He is listed as a resident in this house by 1926, and lived here through the early 1930s, and by this time was identified as a chauffeur and deliveryman. Between 1935 and 1940, and perhaps a few years beyond, a Norwegian-born tile contractor, John A. Anderson and his spouse, lived in the house. By the 1940, the house took on additional residents in Ralph and Evelyn Meadows. By 1945-46, Charles A. and Mabel A. Crowe are listed as residents of the house, and by 1949, they apparently had also rented out rooms to two women, a teacher and a nurse. The Crowes stayed through at least 1951, according to the 1951 city directory, after which time Ontario city directories are no longer available. (see Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

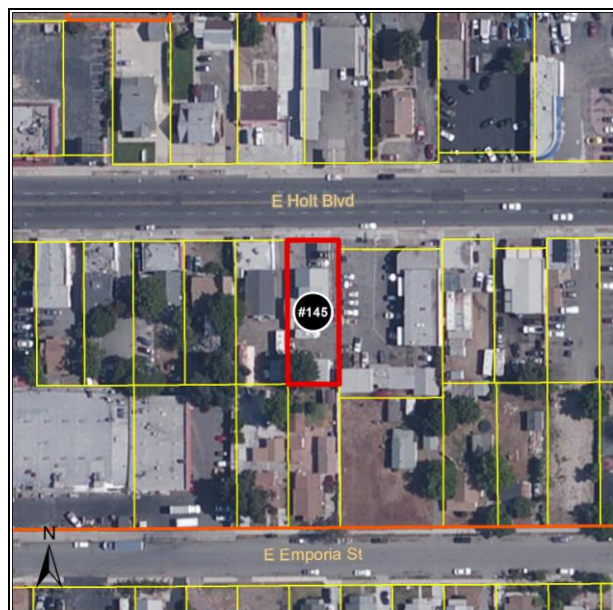
Historicalaerials.com; Pomona and Ontario City Directories; US Federal Census, 1920, 1930, and 1940; World War I and II Registration Cards.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: November 4, 2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: \_\_\_\_\_

Page 3 of 3

**\*P3a. Description Continued:**

each with four grouped windows. Surrounding the building is a non-historic concrete block wall. On the property's western edge is a long cement driveway that appears to have been original but has subsequently been fenced off; a second driveway is located on the parcel's eastern elevation and leads to a detached wood frame building that likely served as a garage; it does not appear to be contemporary to circa 1920.

**\*B10. Significance Continued:**

Under Criterion A, research did not reveal that the property has any direct association with events that have made a significant contribution to the broad patterns of local, state or national history. Further research did not reveal a close association with any significant people in local, state, or national history. Therefore, the property does not meet Criterion B. Under Criterion C, the original Bungalow residence and the surrounding has been altered over time to accommodate non-residential uses. Though historical aerial photos ranging from 1938 to 2012 show no substantive changes have been made to the footprint of the building, the modifications to the original setting, including removal of landscaping and lawn for a concrete pad used as parking spaces, application of newer materials to the roof and siding, construction of concrete walls, and other non-historic changes, have collectively compromised the integrity of the building and so it no longer can reflect the distinctive characteristics of a type, period, or method of construction. Nor does it appear to represent the work of a master or possess high artistic values. Finally, under Criterion D, the property would not be expected to yield information that would be deemed important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 146

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_ B.M.

c. Address 766 E. Holt Boulevard City Ontario Zip 9176

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_ mE/ \_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-101-11-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story commercial property of wood-frame and concrete construction has an "L" plan and is surmounted with a flat roof. The south façade has aluminum frame showcase windows (now covered) and a glass door entrance positioned at a diagonal angle and a canopy extension; in addition to office space, the building complex has multiple mechanics bays and a carport shed to accommodate autos. The primary wall surfaces have additional office windows and personnel doors. The parcel is devoid of landscaping and has an asphalt surface lot. A metal fence and gate with brick veneer piers three feet in height is located on a portion of the north property line. A free-standing pole sign advertises the current business operation.

\*P3b. Resource Attributes: (List attributes and codes) \_\_\_\_\_

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) \_\_\_\_\_

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1950s

\*P7. Owner and Address:

Roger Alan Griffith

1389 N Tulare,

Upland, CA 91786

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons.

3200 E Guasti Road,

Ontario, CA 91761

\*P9. Date Recorded:

November 3, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California November 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 146 \*NRHP Status Code 6Z

Page 2 of 3

B1. Historic Name: None

B2. Common Name: Griffith's Radiator Service

B3. Original Use: Automotive B4. Present Use: Automotive

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The permit record for the property is absent, but it appears the buildings date to the 1950s and 1960s, though a portion of one building appears to have once been residential.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 766 E. Holt Boulevard does not appear to be eligible for listing in the National Register of Historic Places. It was first became a property devoted to automotive-related business somewhere in the period between 1951 and 1959, with historic aerial photos and city directories indicating the property to have been residential in nature prior to that time; however, those earlier building elements are now visible as part of the present building complex. Possibly because of street address changes, the earliest commercial tenants were not identified and no permits are on record for this address. The current and previous business enterprises specialized in repair of automotive radiators and the like, and records from the 1960s and 1970s indicate the property during that era was a car dealership ("Heartland Auto Sales"). While automotive history in Ontario is a significant theme, research did not reveal that this property is closely associated with any significant events at the local, state or national level, or that this parcel is a good representative of that theme. Therefore, it does not appear eligible under Criterion A. No individuals associated with the property were found to be important in the past, so the property does not appear eligible under Criterion B. The property does not appear to embody the distinctive characteristics of a type, period or method of construction, or represent the work of a master; therefore, it does not meet Criterion C. (see Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

Historicalaerials.com; Ontario City Directories; *Pomona Progress-Bulletin*, December 13, 1967, June 19, 1975

B13. Remarks:

\*B14. Evaluator: Monica Corpuz

\*Date of Evaluation: November 3, 2016

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 766 E Holt Blvd

Page 3 of 3

**\*B10. Significance Continued:**

Given its nature and age, the property is not likely to be able to yield information important to history, and therefore it does not meet Criterion D.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.



**State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
RHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map reference No. 147

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 1619 E. Holt Boulevard City Ontario Zip 91764

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_ mE/ \_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 0110-081-06-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one story commercial building is L-shaped in plan. It stands on a concrete foundation and is of concrete and stucco construction. The primary façade rises above a canopy to form a parapet which effectively hides from view the front-gabled roof behind it. The business name and address have been placed on the parapet. The primary façade has two glass personnel doors separated by a pilaster and both are flanked by rectangular floor to ceiling single-pane storefront windows, all of which appear not to be original. Neither the eastern or western elevations have any door openings or fenestration. A secondary utilitarian building is located in the rear of the parcel, accessed historically via an asphalt driveway on the parcel's west side.

\*P3b. Resource Attributes: (List attributes and codes) HP.6 1-3 story commercial building

\*P4. Resources Present: x Building   
Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

\*P6. Date Constructed/Age and  
Source: x Historic  Prehistoric  
 Both

c. 1950 - City Directories

\*P7. Owner and Address:

Joe & Cheryl Combee Rev Trust  
9350 Valley View,  
Alta Loma, CA 91701

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons.  
3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded:

November 3, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section  
106 Compliance, P-Project.

\*P11. Report Citation: (Cite survey

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California November 2016.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 147 \*NRHP Status Code 6Z  
 Page 2 of 2

B1. Historic Name: \_\_\_\_\_  
 B2. Common Name: None  
 B3. Original Use: Commercial B4. Present Use: Commercial -

\*B5. Architectural Style: \_\_\_\_\_  
 \*B6. Construction History: (Construction date, alterations, and date of alterations) \_\_\_\_\_

No permits could be identified for this property. Alterations include the sliding glass doors and windows on the building's primary facade.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building located at 1619 E. Holt Boulevard does not appear to be eligible for the National Register of Historic Places. Constructed in c. 1950, the building is first identified as Johnston Auto Trim in the 1951 Ontario City Directory (aerial photos and city directories indicate a vacant parcel in 1948 and 1949, respectively). The business was owned and operated by Edward O. Johnston of Ontario and William T. Gann of Alta Loma. Very little information was found on the original local business, or later enterprises, including Combee Electric, a hardware store, and Concrete Protection Services, a concrete restoration and sealing business. Under Criterion A the property does not appear to have an association with events that have made a significant contribution to the broad patterns of local, state or national history. Nor did research reveal that the building is associated with any significant individual in the past. Therefore it does not meet Criterion B. The building's front façade has been modernized with new windows and doors and with the compromised architectural integrity, the property does not embody the distinctive characteristics of a style, period, type or method of construction. Nor does it appear to be the work of a master. Therefore, it does not meet Criterion C. Under Criterion D, the property would not be expected to yield information that would be deemed important in history. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

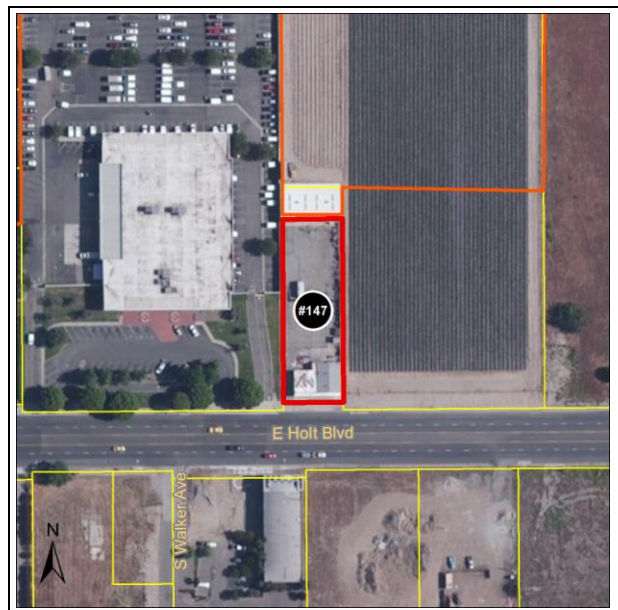
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 Parcelquest.com; Historicaerials.com; San Bernardino County Assessor's Office; Ontario City Directories.

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Monica Corpuz  
 \*Date of Evaluation: November 7, 2016

(This space reserved for official comments.)



State of California The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 148

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_ B.M.

c. Address 1156 W. Holt Boulevard City Ontario Zip 91762

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_ mE/ \_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1010-522-17-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one story commercial building is rectangular in plan and is topped with a flat roof. The building stands on a concrete foundation and appears constructed of reinforced concrete. The primary (street-facing) façade is symmetrically oriented with a central single glass personnel door and which is flanked by a pair of narrow vertical showroom windows. The west elevation is dominated by a series three automotive mechanics bays with wood doors. The eastern elevation has a flat surface with three pilasters and has no fenestration. A small area devoted to surface parking area is located on the south edge of the parcel, and there also is a non-historic free-standing pole sign.

\*P3b. Resource Attributes: (List attributes and codes) HP.6 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1946

\*P7. Owner and Address:

Larry James Sarinana  
15377 Thistle Street  
East Fontana, CA 92336

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons.  
3200 E. Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded:

November 3, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California November 2016.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_ Map Reference No. 148 \_\_\_\_\_ \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Commercial B4. Present Use: Commercial

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

No permits were identified for this building. Given its different functions over time, from a restaurant to an automotive facility, the building has experienced various alterations over time, including the addition of garage bays and a renovated primary façade, though aerial photos show its basic footprint has remained unchanged since 1946.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 1156 W. Holt Boulevard does not appear eligible for listing in the National Register of Historic Places. Built in 1946, it began as the Rainbow Refrigeration Co., but had become La Casita Café by 1951, owned by restaurateurs Jim R. and Fannie V. Martinez, which it remained through at least the middle 1950s; they resided in a rear house (street number 1154). The building had become the Advance Muffler and Tire Shop, owned by Jim Galatioto, by the early 1970s. Under Criterion A the property does not appear to be associated with events that made a significant contribution to the broad patterns of local, state or national history. Nor did research reveal that the building is associated with any significant individual in the past. Therefore it does not meet Criterion B. The property does not embody the distinctive characteristics of a style, period, type or method of construction. Nor does it appear to be the work of a master. Therefore, it does not meet Criterion C. Nor is the building the type that would yield information important to history, so is not eligible under Criterion D. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

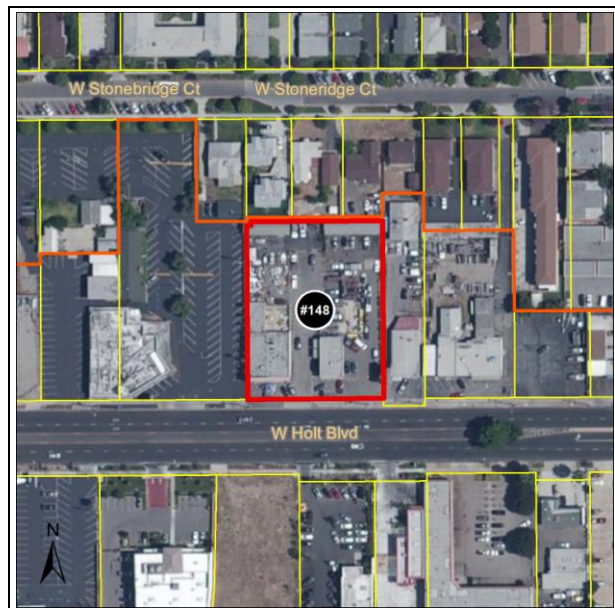
Parcelquest.com; Historicaerials.com; San Bernardino County Assessor's Office; Ontario City Directories; *Chino Champion*, November 25, 1954, June 9, 1955, July 11, 1977; *San Bernardino County Sun*, July 19, 1973.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz

\*Date of Evaluation: November 7, 2016

(This space reserved for official comments.)



State of California & The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 149

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_\_\_ B.M.

c. Address 1515 W. Holt Boulevard City Ontario Zip 91762

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1011-111-20-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This 1.68 acre parcel supports a warehouse built in a rectangular plan and is constructed of concrete. The building has an asymmetrical appearance, with a shed roof extension over the primary entrance; the front façade has two doors of different width and a pair of large raised windows as well as a string of three smaller single pane windows. The roof appears to be slightly vaulted. Reflecting its function, the building has a series of loading docks and bays on the east elevations. The building is set back from the street to allow devotion a large expanse of the parcel for parking. The warehouse had originally been 30,000 sq. ft. but two separate expansions, both after 1972, added approximately 2000 sq ft.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:  Building  
 Structure  Object  Site  District   
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1958

\*P7. Owner and Address:

CM Holding Inc.  
1541 Brooks Street,  
Ontario, CA 91762

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons, 3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded: November 4,  
2016

\*P10. Survey Type: (Describe)  
Intensive Surevy, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California October 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California & The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 149 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Furniture Warehouse B4. Present Use: Recycling Center

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The warehouse building was constructed in 1958. Aerial photographs show it was slightly expanded on the west elevation after 1972 and slightly on the east elevation after 1980.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The large warehouse at 1515 W. Holt does not appear to be eligible for listing in the National Register of Historic Places. The property began in 1958 as "LYC-U-Sales" a discount department store selling furniture, household appliances and televisions. It had become the Discount Furniture Center by 1961, and in 1965, the Metz Furniture Co. moved in. In the late 1960s and early 1970s, the building had become the Havasu Camper Factory. By the latter 1970s into 1980, the building first housed "The Woodworks" and then "A Walk in the Woods," both stores specializing in natural wood furniture. None of these varied business functions suggest an association with important events at the local, state or national level, and therefore it does not meet criterion A. Research did not reveal the building to be associated with any persons important in the past, and therefore it is not eligible under Criterion B. The property does not embody the distinctive characteristics of a style, period, type or method of construction and does not represent the work of a master architect. Therefore, it does not appear to meet Criterion C. Under Criterion D, the building would not be expected to yield information important in history.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

Historicaerials.com; *San Bernardino County Sun*, June 20, 1958, July 8, 1961, May 15, 1965, August 20, 1969, May 3, 1980, June 27, 1981; *Ontario Daily Report*, September 29, 1977

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: November 4, 2016

(This space reserved for official comments.)



State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Map Reference No. 150

**P1. Other Identifier:** \_\_\_\_\_

**\*P2. Location:**  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 1265 W. Holt Boulevard City Ontario Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_ mE/ \_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1011-121-17-0000

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story commercial building that appears to be made up of three distinct parts. The first part of the building is rectangular shaped with an open gable roof with soffits along the entire perimeter and rafters extending from the northern elevation. The exterior facades are clad in brick veneer. The northern faced is nearly completely covered by floor to ceiling storefront windows. The expanse of the eastern elevation is primarily encompassed by three rectangular fixed windows, including glass personnel doors. The second part of the building is a rectangular portion attached to the western elevation. This portion is surmounted by a flat roof; a north-facing façade has one single pane window and is covered in a faux gem stone veneer. The western façade consists of one fixed window and a door. (See continuation sheet.)

**\*P3b. Resource Attributes:** (List attributes and codes) HP6 1-3 story commercial building

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**\*P4. Resources Present:**  Building  
 Structure  Object  Site  District   
Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) \_\_\_\_\_

\*P6. Date **Constructed/Age** and **Source:**  Historic  Prehistoric  
 Both

c. 1966

**\*P7. Owner and Address:**

Pirseh LLC  
1265 W Holt Boulevard,  
Ontario, CA 91762

**\*P8. Recorded by:** (Name, affiliation, and address)

Monica Corpuz, Parsons.  
3200 E. Guasti Road,  
Ontario, CA 91761

**\*P9. Date Recorded:**

November 3, 2016

**\*P10. Survey Type:** (Describe)

Intensive Survey, Section  
106 Compliance, P-Project.

**\*P11. Report Citation:** (Cite survey

report and other sources, or enter "none.")

Historical Resources Evaluation report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California November 2016

**\*Attachments:**  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California & The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 150 \*NRHP Status Code 6Z  
 Page 2 of 3

B1. Historic Name: W.W. Waters Nursery  
 B2. Common Name: Auto Land  
 B3. Original Use: Commercial - Nursery B4. Present Use: Commercial - Auto Sales

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 A comparison of historic aerial photographs dating from the years 1966 and 1980 indicates this building was substantially reconfigured between these two time periods.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building located at 1265 W. Holt Boulevard does not appear to be eligible for the National Register of Historic Places. This parcel was originally part of the Waters and Sons nursery property (see form for the property at 1263 W. Holt Boulevard), a property which had become Dr. Steve's Builder's World Nursery by the mid-1980s. The parcel was later converted to a car dealership. Historical research conducted on this property did not identify an association with events that have made significant contributions to the broad patterns of local, state or national history. Therefore, it does not appear eligible under Criterion A. Research did not identify any important people from the past to have been associated with the property. Therefore, it does not appear eligible under Criterion B. The precise date of the building is unknown, and it looks like the larger main building may have incorporated one or more older building components. Nevertheless, under Criterion C, the building does not embody the distinctive characteristics of a type, period, or method of construction. Nor does it appear to represent the work of a master or possess high artistic values. Nor is the building the type that would yield information important to history, so is not eligible under Criterion D. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 Historicaerials.com; Parcequest.com; San Bernardino County Assessor's office; City of Ontario Building Permits; *Ontario Daily Report*, October 16, 1970; *Chino Champion*, October 31, 1986.

B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: Monica Corpuz

\*Date of Evaluation: November 4, 2016

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: \_\_\_\_\_

Page 3 of 3

### P3a. Description Continued:

The third attached building segment is also rectangular in plan; it is perpendicular with the other two building portions and is sheathed in stucco. Its north elevation reflects a combination of commercial fixed single pane window types.

State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 151

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 609 E. Holt Boulevard City Ontario Zip 9176

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1048-524-16-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story wood-frame building is in a rectangular plan and has a stucco exterior; a concrete block portion attached to the southern elevation is of newer construction. The roofline has a short parapet lined with edge flashing on the west, south and eastern perimeters with clay roofing tiles; the roof extends out to create a small overhang that is supported by four square wooden columns, all of which appears to contemporary in nature. Behind this is the older front-gabled shingled roof. There is no fenestration on the northern or southern elevations; the western façade contain two square fixed windows, on the north side of the eastern façade is a sliding window with a security grille. The eastern elevation incorporates two sets of paneled French doors that are not considered historic. A solid wooden door is located on the northern façade.

\*P3b. Resource Attributes: (List attributes and codes) HP6 1-3 Story commercial building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1930

\*P7. Owner and Address:

Ronald A. Kipper  
3419 Via Lido,  
Newport Beach, CA 92663

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons.  
3200 E Guasti Road,  
Ontario, CA 91761

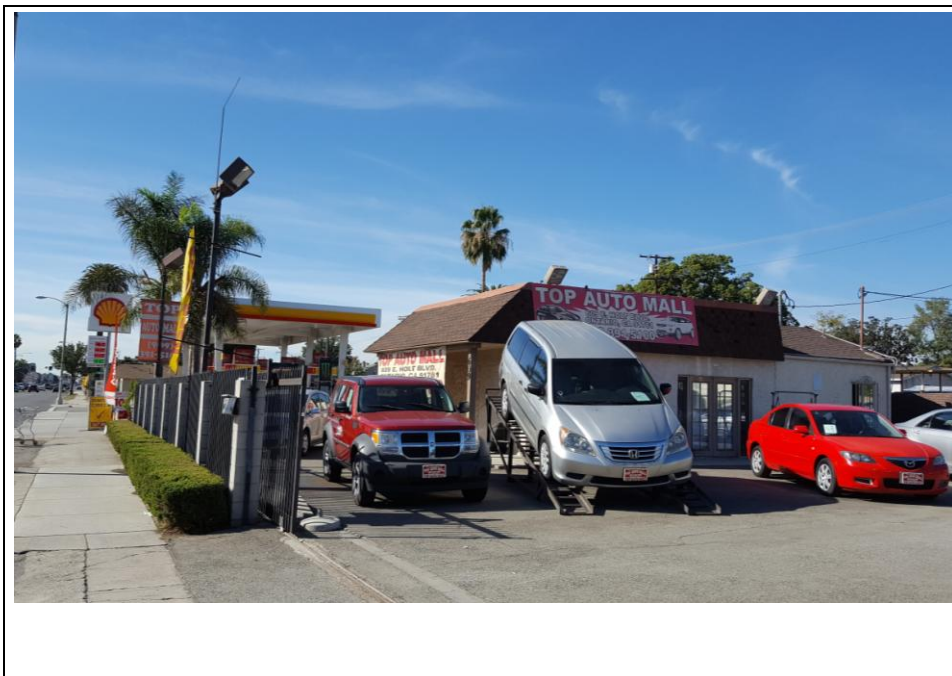
\*P9. Date Recorded:

November 3, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")



Historic Resource Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California November 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 151 \*NRHP Status Code 6Z  
 Page 2 of 2

B1. Historic Name: Tiger Cafe  
 B2. Common Name: None  
 B3. Original Use: Commercial Restaurant B4. Present Use: Commercial - Auto Sales

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Constructed in 1930, aerials indicate the building's footprint expanded over time, and a permit to remodel it in 2001 appears to have further altered its 1930s-1940s era character.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 609 E. Holt Boulevard does not appear eligible for the National Register of Historic Places. It opened as the Tiger Café in 1930, operated by William L. Flynn (spouse: Virginia) through the mid-1940s, when the ownership transferred to an Oklahoman native, Tom F. Frakes (spouse: Vivian), who bought and expanded the Tiger Café in the latter 1940s and managed it until his death in 1972. The building then became a power tool shop, and still later, an auto sales lot. Research did not reveal the building has an association with events that made a significant contribution to the broad patterns of local, state or national history, and therefore, it does not appear eligible under Criterion A. None of the individuals linked with the property appear to have been important in the past, and therefore, it is not eligible under Criterion B. Under Criterion C, the building does not embody the distinctive characteristics of a type, period, or method of construction, especially when the substantial changes to the building's original architecture are considered. Finally, under Criterion D, the property would not be expected to yield information that would be deemed important in history. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

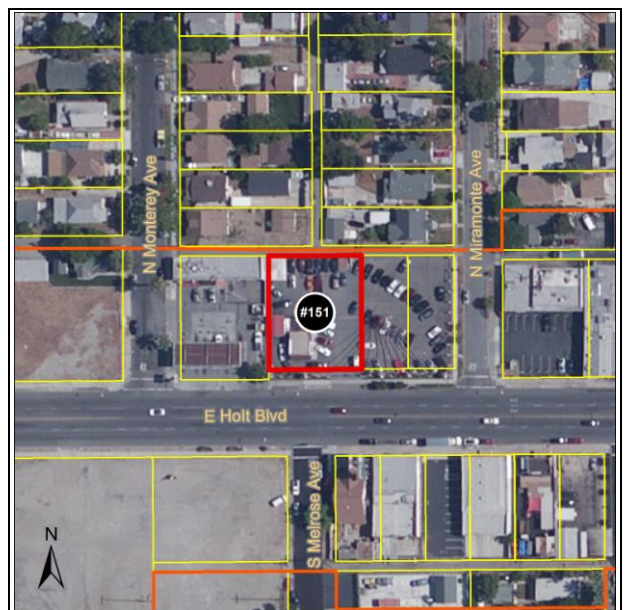
\*B12. References:

[www.historicaerials.com](http://www.historicaerials.com); City of Ontario Building Permits; *San Bernardino County Sun*, May 4, 1932, December 7, 1934, May 15, 1948, October 2, 1951, June 21, 1955, *Pomona Progress Bulletin*, April 27, 1972; September 12, 1985; U.S. Federal Census, 1930, 1940; Ontario City Directories.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz  
 \*Date of Evaluation: November 4, 2016

(This space reserved for official comments.)



State of California & The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 6Z

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 152

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_\_\_ B.M.

c. Address 1067 E. Holt Boulevard City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_ mE/ \_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 104848101

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This parcel contains 38 spaces used for mobile (manufactured) housing units dating to various years, along with two small wood-frame residential cottages from circa 1930s-1940s, and another wood-frame building north of it of an unknown nature, but possibly a laundry room, dating to c. 1946. The property has a paved asphalt driveway that forms a "U" shape. The property has mature landscaping in the form of plants and trees. A non-historic concrete block wall topped with a cyclone fence separates the parcel from the public sidewalk. A free-standing sign near the front entrance announcing "Sky Villa Trailer Park" appears to date to c. 1970s.

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) \_\_\_\_\_

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1957

\*P7. Owner and Address:

Parcel ownership is by individual mobile unit space

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz, Parsons.

3200 E Guasti Road, Ontario, CA 91761

\*P9. Date Recorded: November 9, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Los Angeles Counties, California November 2016.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 153

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_\_\_ B.M.

c. Address 1409 W. Holt Boulevard City Ontario Zip 91762

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_ mE/ \_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1011-111-05-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property consists of two buildings, both oriented north-south, the largest an elongated one-story reinforced concrete building rectangular in plan, topped by a flat roof with slight overhang. Located immediately south and attached to a small office, the garage portion structure contains 6 wide mechanics bays. The garage portion has no fenestration or doors on its western elevation. The office portion has a low-pitch roof and features fixed windows on three sides and a personnel door on both the northern and eastern elevations, the latter reached by a concrete step. A brick planter wraps around the office on three sides. Directly across from the office to the east is a second one-story rectangular concrete structure consisting of 3 garage bays whose outer block wall surface is characterized by a slightly raised diamond pattern. Its flat roof has metal framework that formerly held a sign.



\*P3b. Resource Attributes: (List attributes and codes) HP.6 1-3 story commercial building

\*P4. Resources Present:  Building  
 Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1955

\*P7. Owner and Address:

Pane Ita Inc  
10264 Bellflower Street,  
Oak Hills, CA 92344

\*P8. Recorded by: (Name, affiliation, and address)

Monica Corpuz, Parsons.  
3200 E Guasti Road,  
Ontario, CA 91761

\*P9. Date Recorded:

November 3, 2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California November 2016.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 153 \*NRHP Status Code 6Z  
 Page 2 of 2

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Commercial - B4. Present Use: Commercial - Automotive

\*B5. Architectural Style: \_\_\_\_\_  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)

Records indicate that one building, a combination office-garage dates to 1955; a second smaller garage structure located to its east was constructed between the years 1959 and 1964.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The 1409 W. Holt Boulevard property appears to be ineligible for listing in the National Register of Historic Places. One building, a combination office-garage dates to 1955; a second smaller garage structure as constructed between 1959 and 1967. The photographic evidence suggests the property may have initially and into the latter 1950s primarily serviced big wheel trucks but in the 1960s it had become Dick's Tire and Muffler Center, and by 1970, Ontario Tire and Muffler. Today it is a business that specializes in vehicle air emissions. There does not appear to be an identified direct link between the property and any important patterns or events occurring at the local, state or national level. Thus, it does not meet Criterion A. Nor did research reveal that the property is closely associated with any significant past individual. Therefore it does not meet Criterion B. The property's two automotive-oriented buildings reflect a common architectural style, or nor either embody the distinctive characteristics of a style, period, type or method of construction. Nor does either building appear to be the work of a master. Therefore, it does not meet Criterion C. Finally, under Criterion D, the property would not be expected to yield information that would be deemed important in history. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

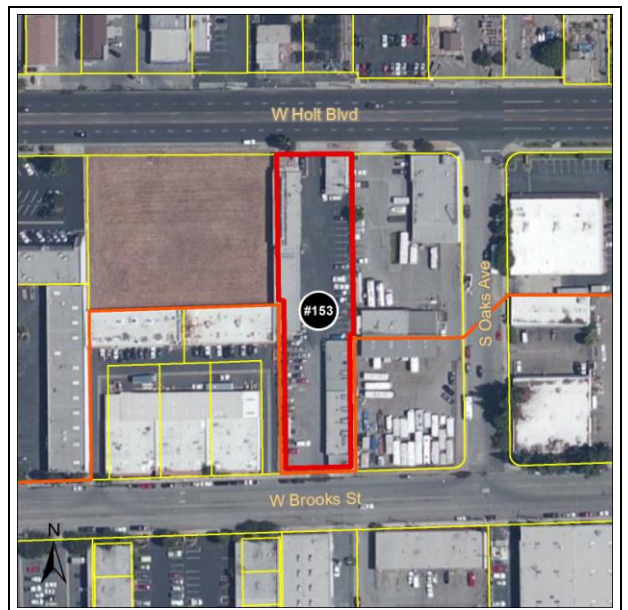
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 Parcelquest.com; Historicaerials.com; San Bernardino County Assessor's Office; *San Bernardino County Sun*, October 6, 1967, May 16, 1969; *Ontario Daily Report*, July 8, 1970.

B13. Remarks:

\*B14. Evaluator: Monica Corpuz  
 \*Date of Evaluation: November 7, 2016

(This space reserved for official comments.)



State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other  
Review Code

Reviewer

Date

Listings

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Map Reference No. 154

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_; \_\_\_ of \_\_\_ of Sec \_\_\_; \_\_\_\_\_ B.M.

c. Address 1230 E. Nocta Street City Ontario Zip 91764

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_ mE/ \_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 0110-061-22-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property consists of a 2.6 acre parcel, largely asphalted, with concrete pads for placement of 39 manufactured housing units, the majority of which were constructed in the years between 1959-1980; there may be a few mobile home units that date back to the late 1940s when the trailer park was first established, but that could not be conclusively determined. The trailer park property was enlarged on its eastern border during two different time periods, and the historic access via Holt Avenue was eventually (after 1977) rerouted to come by way of Nocta Street, thus in the process the property acquired a new street address. The property has some limited landscaping in the form of trees, but it is evident in photographs that many trees that once stood on the property have subsequently been removed.

\*P3b. Resource Attributes: (List attributes and codes) Hp.3 Multiple family property

\*P4. Resources Present:  Building

Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

c. 1947 (aerial photographs)

\*P7. Owner and Address:

Kim Kyung Sam & Kathy Jonghai  
REV TR

5311 Bridge Wood Drive

La Palma CA 90623

\*P8. Recorded by: (Name, affiliation, and address) Monica Corpuz,  
Parsons. 3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded: November 7,  
2016

\*P10. Survey Type: (Describe)

Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California November 2016

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_ Map Reference No. 154 \*NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: Walnut Trailer Park

B2. Common Name: Star Trailer Park

B3. Original Use: Trailer Park B4. Present Use: Trailer Park

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Aerial photos indicate this trailer park property was established between the years 1946 and 1948. Between 1959 and 1980 it more than doubled in size and number of housing units.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: N/A b. Builder: N/A

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_  
N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The parcel at 1230 E. Nocta Street does not began for the National Register of Historic Places. It began in c. 1947 as the Walnut Trailer Park under the ownership of Missouri-born John H. Kirk, then in his late 60s. The trailer park was one of more than a dozen that then straddled A Street [State Route 99] in Ontario. The property was advertised for sale in 1954 and it is likely the new owner then changed its name to Star Trailer Park. Aerial photos show the park's layout changed over time, with expansions to the east between 1959 and 1966, and again before 1980; the same visual evidence also suggests that few, if any, of the original trailer units remain as newer, larger manufactured homes replaced them. Though scholarly interest in trailer parks has grown in recent years, this particular property does not appear to be a noteworthy example when compared to others in the State, including trailer park properties in Santa Monica and Santa Barbara. Therefore, 1230 E. Nocta Street does not appear eligible under Criterion A. No one known to be associated with the property appears to have been an important person in the past and so it does not appear eligible under Criterion B. The property does not appear to possess architectural or any landscape design merit, and therefore does not meet Criterion C. Given its nature and age, the property is not likely to yield information important to history and therefore does meet Criterion D. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and is not considered a historical resource for the purposes of CEQA.

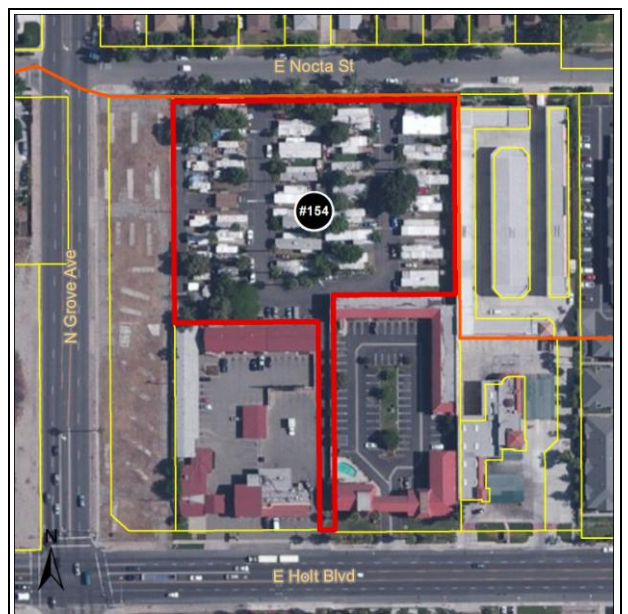
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 Ontario City Directories; U.S. Federal Census; *San Bernardino County Sun*, September 29, 1954, June 18, 1961, November 12, 1964; [www.historiclaerials.com](http://www.historiclaerials.com).

B13. Remarks:

\*B14. Evaluator: Monica Corpuz, Parsons  
 \*Date of Evaluation: 11/7/2016

(This space reserved for official comments.)



**State of California The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other Listings  
Review Code

Reviewer

Date

Page 1 of 19 \*Resource Name or #: (Assigned by recorder) Holt Avenue/Holt Boulevard (Map Reference #155)

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino/Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Ontario and San Dimas Date \_\_\_\_\_

c. Address: N/A City Ontario, Montclair, and Pomona Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_ mE/ \_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The segment of Holt Avenue/Holt Boulevard that stretches from Pomona, Los Angeles County to Ontario, San Bernardino County is approximately 7 miles in length (from Garey Avenue east to Vineyard Avenue) and has an asphalt surface with concrete base. The segment mostly consists of six travel lanes, 120-foot curb to curb depending on location. The road appears today mostly as a standard arterial/conventional city street (see photo below and in the continuation sheets) The roadway encompassing Holt Avenue/Holt Boulevard began as part of a local county road system, and later became a state highway (see Continuation sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP37. Highway

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Holt Ave. at Clark Ave., Pomona, CA. 2007. View west.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

c. 1915; 1934.

\*P7. Owner and Address:

Cities of Ontario, Montclair and Pomona, CA

\*P8. Recorded by: (Name, affiliation, and address)

Greg King  
Parsons  
3200 E Guasti Road,  
Ontario CA 91761

\*P9. Date Recorded:

December 11, 2017

\*P10. Survey Type: (Describe)

Section 106 Compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources  
Evaluation Report for the  
West Valley Connector  
Project, San Bernardino and  
Los Angeles Counties,  
California December 2017

\*Attachments:  NONE  Location

Map  Continuation Sheets

Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling  
Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) Holt Avenue/Holt Boulevard \*NRHP Status Code 6Z  
Page 2 of 19

B1. Historic Name: Holt Avenue/Holt Boulevard/A Street (former U.S. Route 99 segment)

B2. Common Name: \_\_\_\_\_

B3. Original Use: roadway B4. Present Use: roadway

\*B5. Architectural Style: N/A

\*B6. Construction History: (Construction date, alterations, and date of alterations)

The road dates back to the late nineteenth century, and likely earlier. See B10; the roadway was widened and rehabilitated over the various years, before, during and after served as a state highway and U.S. Route 99, between c. 1915 and 1955.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\*B10. Significance: Theme Tourism; Commerce and trade Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

By the early 1900s, especially with the advent of the affordable mass-produced Model T by Henry Ford beginning in 1906, automobiles gave unprecedented mobility to Californians who took to the road faster than anywhere else in the nation. Rather than viewed as merely practical, cars were used for a new and growing hobby: auto tourism, buoyed by the establishment of the Automobile Association of Southern California in 1900. As ownership increased, so too did the public begin to demand that new and improved roadways be built (the Goods Road Movement it was called) to accommodate autos.

In California, cities were initially responsible for local road upkeep within their municipal boundaries, with the areas outside city boundaries falling to counties and the State of California to create or maintain. Proposals were made that the state pay for roads used by the increasing through vehicle traffic, both from rising tourism and an increase in vehicles used to move the state's agricultural products, long a (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

**\*B12. References:**

See footnotes embedded in B10 and bibliography in Continuation Sheet.

(Sketch Map with north arrow required.)

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: 12/11/2017

(This space reserved for official comments.)

## CONTINUATION SHEET

Property Name: Holt Avenue/Holt Boulevard

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### \*P3a. Description:

and part of U.S. Route 99, a highway system that eventually stretched north-south from the border with Mexico to Oregon; however, only the seven-mile segment known as Holt Avenue/Holt Boulevard between the cities of Pomona and Ontario is the focus of this evaluation.

### \*B10. Significance:

mainstay of the economy.<sup>1</sup> In 1909, voters approved the first highway bond act to fund a paved two-lane state highway system between county seats, with the first state highway opening in 1912 near Burlingame, San Mateo County, California. An additional state bond act was passed by voters in 1915.<sup>2</sup> In a map illustrating the state highway system in 1918 (see Figure 1 below), and produced by the predecessor agency of Caltrans, the California Highway Commission, the east-west road connecting Pomona and Ontario, and Ontario to Riverside is delineated by a thick bold line, the map legend indicating it was a bond-issue road with the road pavement either completed, or under contract. In the areas of Pomona and Ontario, today's Holt Avenue and Holt Boulevard, respectively, were the alignment for a portion of this state financed road.

The road that would eventually come to be called Holt Avenue/Boulevard can be traced back to at least as far back to the late nineteenth century, evidenced by not only by some of the still-standing residences that fronted the road during that time, but the fact that road is also easily discernable in a USGS quadrangle map from 1897 covering the area (historicaerials.com, accessed December 5, 2017).<sup>3</sup> Therefore, while Holt Avenue/Boulevard itself predated the state highway system (within Ontario, the state highway was called A Street until renamed Holt Boulevard in 1954; it was already called Holt Avenue in Pomona by the early 1930s), it was incorporated as part of a larger effort when the state launched its program of filling in the roadway gaps that largely existed between the cities, in this case, Pomona, Ontario, and to the southeast, Riverside.

By 1923-24, Holt Avenue/Boulevard [and the roadway leading from either side of it] was considered part of the "Pikes Peak - Ocean to Ocean Highway [PPOO]," alignment, a transcontinental route, at least on paper. Formally organized in 1914 in St. Joseph, Missouri, the Pikes Peak Ocean to Ocean Highway Association was dedicated to promoting improvement and use of a national road (though not federally financed) from New York City to San Francisco during the early motoring age. In the California portion of the PPOO Highway, the route alignment had been designated to come west from Reno, Nevada, and go through the Feather River Canyon, and then through Portola, Quincy, Oroville, Marysville, Sacramento, Davis, Benicia, Martinez, Berkeley,

<sup>1</sup> Nelson, Kevin. *Wheels of Change from Zero to 600 M.P.H.: The Amazing Story of California and the Automobile*. Berkeley, CA: Heyday Books, 2009.

<sup>2</sup> Caltrans, *Learning from the Past: A Historical Perspective of the Relationship between Factors affecting Transportation and State Transportation Policy and Implications for the Future*. Sacramento, CA: Prepared by the Division of Transportation Planning, 1990.

<sup>3</sup> www.historicaerials.com, accessed December 5, 2017.

## CONTINUATION SHEET

Property Name: Holt Avenue/Holt Boulevard

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Oakland, and finally, terminating in San Francisco (by ferry; the San Francisco-Oakland Bay Bridge was not built until 1936). To aid drivers, the organization used red and white markers, with the black letters and acronym, "P.P.O.O." <sup>4</sup>

Yet, in California, nothing was specifically engineered or constructed because of the designation. Between 1923 and 1924, the PPOO Highway's transcontinental route terminus in California was shifted south to Los Angeles; as such the road would now traverse San Bernardino County on its way to Los Angeles. It apparently largely overlapped the route of the National Old Trails Road in California, just as it had originally overlapped the Lincoln Highway when it had terminated in the northern part of the state. But there was no road infrastructure specifically constructed in California as part of the PPOO Highway. The organization merely promoted an alignment weaving together pre-existing roadways in California for the motoring public to use, including the portion that passed through Ontario. With the federal support, designation, and engineering of U.S. Route 66, beginning in 1926 (now Foothill Boulevard); the PPOO Highway, especially in California, appears to have been easily eclipsed but was still referenced into the early 1930s. <sup>5</sup>

When it was first designated in late 1926, U.S. Highway 99 ran parallel with the National Old Trails Road/U.S. Route 66 from San Bernardino to Pasadena to Los Angeles, with the road then heading north on to San Fernando and eventually, and now famously, beyond Los Angeles County in a twisting road over the Grapevine near places like Lebec. <sup>6</sup> U.S. Route 99 was signed in 1928. This alignment remained through 1933. The state highway encompassing Holt Avenue/Boulevard was eventually brought into the U.S. Highway system, initially concurrently carrying both U.S. 60 and U.S. 70 in the corridor segment by 1932, from San Bernardino to Pomona, on its way to Los Angeles. Then no later than by 1936, it was re-designated as U.S. 99 (and concurrent U.S. 70). The highway was routed through the communities of El Monte and West Covina (today's Valley Boulevard) to Pomona, Ontario, and points eastward. <sup>7</sup>

According to a one study, "By 1920, Holt Boulevard had been transformed from a 2-lane scenic road lined with citrus trees and grand Victorian homes into a modern 4-lane highway." <sup>8</sup> This does not appear to be entirely accurate, as historical evidence indicates the roadway had not yet become a 4-lane highway by that early date in Ontario or other segments even closer to Los Angeles, where the traffic was heavier. In an article from the year 1926 on the Ontario to Riverside portion of the state highway (highways were not yet numbered or signed), an engineer noted that the road had just been widened

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<sup>4</sup> [www.ppoo.org](http://www.ppoo.org), accessed December 5, 2017 and [www.fhwa.dot.gov/infrastructure/pikes.cfm](http://www.fhwa.dot.gov/infrastructure/pikes.cfm), accessed December 5, 2017. The organization did not use an apostrophe in spelling "Pike's".

<sup>5</sup> *San Bernardino County Sun*, March 26, 1932.

<sup>6</sup> *San Bernardino County Sun*, September 16, 1926. The Ridge Route was placed in the National Register in 1997.

<sup>7</sup> Provost, Stephen H. *Highway 99: The History of California's Main Street*. Fresno, CA: Craven Street Books, 2017)

<sup>8</sup> City of Ontario, Planning Department, "Holt Boulevard Historic Property Survey Report for the Pike's Peak Ocean to Ocean Highway in Ontario," Undated.

## CONTINUATION SHEET

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from fifteen-feet to twenty-feet with asphaltic concrete pavement, and with an additional graded shoulder.<sup>9</sup> A 1929 photo of Holt in Pomona (see Figure 2) portrays a wide boulevard which served as a state highway. Holt Boulevard/A Street was 58 feet wide in most places in 1935, with a plan to expand other road portions still at 50 feet wide to 58 feet to conform with the rest of the adjacent thoroughfare.<sup>10</sup> The nineteen-mile segment of the state highway heading west from Pomona to Monterey Park was three lanes, with another lane added in 1936-37. The segment from Pomona to Ontario was widened in 1938<sup>11</sup>

By 1939, the state highway was a segment of a sixty-mile state highway section traversing from Pomona east through Ontario, the east-west roadway oriented in a southeast direction towards Beaumont, Riverside County once it headed east from Ontario. It was described at that time as an "a wide concrete roadbed" which "runs smoothly over miles of flatland, bordered by far-stretching orange groves and acres and acres of close-cropped grape vines."<sup>12</sup> (Federal Writers' Project, 1939).

Particularly in the area between Pomona and Ontario, land uses abutting the state highway alignment evolved from sporadic commercial businesses and residences that fronted the roadway, which were themselves often surrounded by acres and acres of citrus groves in the pre-World War II years.

Based on a review of historic U.S.G.S. Quad Maps, the properties bordering the state highway had a denser concentration in Pomona than they did on the portion which passed through Ontario's portion in the 1920s and 1930s. Indeed, the north-south running Euclid Avenue in Ontario had a greater number of establishments and had more business establishment and was the spine of Ontario's and Upland's business area and served as the primary business street for the daily activities of the citizens of Ontario (banks, department stores and theatres, for example, were concentrated on that avenue). The state highway (A Street) appears to have attracted a greater number of overnight motels, restaurants, and auto and truck-oriented land uses, especially by the 1940s, as a reflection of its function as both a conventional local street and well as serving as a state highway, and part of its combined role as U.S. Highway 99, the Holt Boulevard/Avenue corridor carried interstate and intra-regional traffic, particularly agricultural products of the Imperial and Pomona Valley headed to Los Angeles; therefore, the highway had a growing mix of both passenger cars and trucks.

A review of aerial photos from 1948 continue to show the predominance of citrus groves abutting Holt Boulevard. In 1948, Ontario financed a widening

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<sup>9</sup> California Department of Public Works, "Reconnected Pavement Connecting Ontario and Riverside," Sacramento: *California Highways*, July 1926.

<sup>10</sup> *Los Angeles Times*, March 9, 1935; *San Bernardino County Sun*, April 26, 1935, September 25, 1936.

<sup>11</sup> *Pomona Progress-Bulletin*, April 22, 1938. [www.historical.aerials.com](http://www.historical.aerials.com), accessed December 5, 2017.

<sup>12</sup> Federal Writers' Project of the Works Project Administration for the State of California. 1939. *A Guide to the Golden State*. New York: Hastings House, Publishers, 1939.

## CONTINUATION SHEET

Property Name: Holt Avenue/Holt Boulevard

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on the north side of Holt Boulevard by 8½ feet.<sup>13</sup> However, moving ahead in time, to 1959, most land uses shown bordering Holt have by now experienced intensified development and nestled among single-family residences are a larger number of businesses serving automotive and truck service purposes, such as commercial car or truck sales lots, automotive repair garages, tire stores, gasoline stations, and the like. This trend continued into the 1960s. Many of the abutting parcels in the Holt Avenue/Holt Boulevard corridor, however, went through a redevelopment within the past fifty years, as more than half of the parcels have buildings on them that date to after 1968.

With the advent of the California freeway system, engineering plans were unfurled by the forerunner of Caltrans, the California State Division of Highways, even before the end of World War II, to remove the through heavy vehicular traffic that clogged Holt Avenue in Pomona and Holt Boulevard in Ontario and other towns by means of construction of the San Bernardino Freeway, with an alignment to the north, located in between Route 66 and Route 99. Construction on the freeway began in 1946, and most of the work was completed within the Pomona and Ontario city limits by November 1954, a thirteen mile stretch, the longest segment of a freeway ever opened to that point.<sup>14</sup> As a result, Holt Boulevard was decommissioned as a state highway and many local businesses that had once flourished and relied on regional traffic passing by their establishment may have had a more challenging time surviving economically. In 1954, Ontario changed the name of A Street to Holt Boulevard to match the county designations, as the thoroughfare was already known as Holt Avenue east through the unincorporated stretch of roadway in the area now part of the City of Montclair and Pomona. Starting in the 1960s, U.S. Highway 99 was gradually decommissioned and I-10 replaced it between Indio and Los Angeles.

### Applying NHRP Criteria

As discussed, Holt Avenue/Boulevard traces its beginning to its existence as a county road from the nineteenth century up until the State of California incorporated it into their nascent system in the second decade of the twentieth century. By the early 1920s, the roadway, built by the state and local governments, was considered a segment of the Pikes Peak - Ocean to Ocean Highway, or simply referred to as the "Ocean to Ocean Highway" in official records.<sup>15</sup> But that was largely a distinction in name only, as the Ocean to Ocean highway designation did not result in changes to the roadway nor was it part of the system as it was initially created. The route was tended to connect road systems already in existence. FHWA historian Richard F. Weingroff, who has extensively studied the PPOO Highway, including its meandering path, wrote this, "The highway that couldn't make up its mind would soon disappear from national awareness."<sup>16</sup> Therefore, it does not appear this historical aspect contributes largely to the significance of Holt Avenue/Boulevard because it was mostly an honorific association in the years

<sup>13</sup> *San Bernardino County Sun*, June 5, August 1, 1948.

<sup>14</sup> *San Bernardino County Sun*, November 14, 1954.

<sup>15</sup> County Official Book of Records 943, Page 265. March 7, 1934.

<sup>16</sup> [www.ppo.org](http://www.ppo.org) accessed December 5, 2017 and [www.fhwa.dot.gov/infrastructure/pikes.cfm](http://www.fhwa.dot.gov/infrastructure/pikes.cfm) accessed December 5, 2017.

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1922-1923 in this geographical area, and it was just five years before Route 66 was officially designated by the federal government, an east-west alignment located to the north in the project area, and which soon certainly stole any thunder and initiative the PPOO Highway may have had.

As the Ocean to Ocean Highway became part of the federally-designated U.S. Highway 99 (though technically a state highway) by the early 1930s, however, it appears to have gained greater traffic on the eve of World War II, and in the years immediately following. Yet, that success, also led to congestion (see Figure 4), and which also ultimately sowed the seeds for its eventual bypass with another road constructed, just as the popularity of Route 66 helped induce a new highway alignment. With an alignment placed physically in between U.S. Route 99 and Route 66, the freeway that would come to be called the San Bernardino Freeway, and still even later Interstate 10, was planned in the 1940s, opening for traffic in the Ontario-Pomona area in the mid-1950s.<sup>17</sup>

Part of the challenge in evaluating the significance of the former U.S. Route 99 segment now part of Holt Avenue/Boulevard is what it is not. It is not the nearby and more vastly popular U.S. Route 66, which casts a large shadow over it. In nearly every type of comparison, Route 66 is by far the more important of the two highways in the region. Route 66 had a greater number of restaurants, diners, motels, tourist courts, gas stations, auto repair, and other tourist and auto businesses. Route 99 in this section of eastern San Bernardino County and western Los Angeles County largely paralleled Route 66, but never achieved the prominence of the latter route, nor did it inspire songs or TV series, or end up as iconic images on everything from the walls of the Museum of Modern art to thousands of t-shirts" as did Route 66.<sup>18</sup>

Yet, it would be hard to dismiss U.S. Route 99, as it was also clearly a significant resource from a state and regional historical context, particularly the main route to Riverside, and 70 miles from Ontario, the link to the Palm Springs area, which already by the 1930s was becoming a favored place of Hollywood celebrities and those associated with the film and entertainment industry. Indeed, U.S. Route 99 in California was recognized as historically significant and important to the development of the state with the passage of an Assembly Concurrent Resolution (ACR) in 1993. More recently, Caltrans developed a statewide thematic framework which helps to assess highways within their historic context.<sup>19</sup> An argument can be made this road segment as part of a larger U.S. Route 99 system made a significant contribution to the local development of the communities it traversed and helped boost the emergence of this region of Southern California and is

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<sup>17</sup> Laird, George L., et. al. "New Freeway: Romona-99 Project through Pomona, Claremont, Ontario and Upland Now Completed." *California Highways and Public Works*. November-December 1954.

<sup>18</sup> Roland, Carol and Heather Goodson, Chad Moffett and Christina Slattery. *National Register of Historic Places Multiple Property Documentation Form for U.S. Highway 66 in California*. April 22, 2011. Prepared by Mead and Hunt, Inc.

<sup>19</sup> Caltrans, *A Historical Context and Methodology for Evaluating Trails, Roads, and Highways in California*. Sacramento, CA: Prepared by the Division of Environmental Analysis, 2016.



## CONTINUATION SHEET

Property Name: Holt Avenue/Holt Boulevard

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therefore associated with important broad patterns of history as they relate to auto tourism and the development of trade and commerce. As such, it appears the road meets Criterion A of the National Register of Historic Places at the local and state level of significance in the period from circa 1932 to until the middle 1950s when the San Bernardino Freeway opened and Holt once again became a more local entity, for the first time since the second decade of the twentieth-century.

Research did not reveal that the Holt Avenue/Boulevard segment of the highway is associated with any significant individuals. Therefore, it does not appear eligible for listing under Criterion B.

Under Criterion C, it does not embody the distinctive characteristics of a type, period, region, or method of construction. There are no apparent roadway or engineering features that were discussed among engineers in professional journals such as *California Highways and Public Works*. Unlike Route 66, which introduced several major innovations in highway design and methods of construction, the same could not be said for this segment of Route 99. Nothing about the method of construction or design appears to have been pioneering and therefore it does not appear this segment of former U.S. Route 99, i.e., Holt Avenue from Geary Avenue, Pomona to Holt Boulevard with its intersection with Vineyard Avenue, Ontario, is eligible for listing in the National Register under Criterion C as a contributor to a larger system.

Criterion D was not considered in this evaluation because it generally applies to archaeological resources.

Once significance has been established for a historic property when it is evaluated within its context, the next step is to determine whether the resource possesses sufficient integrity for the time period, which in this case is considered the early 1930s through the mid-1950s, when it served as U.S. Highway 99. It has been widened many times, as discussed earlier. While highways always evolve, especially as design and safety standards improve, some segments of roads convey their historicity even with changing time, such as the Pasadena Freeway (Arroyo Seco) or Route 66, to name two nearby NRHP-listed road systems. Holt Avenue/Boulevard retains its integrity in terms of its historic location, but little else. The property does not retain its integrity of setting, because no particular time frame dominates the urban landscapes through which it traverses, as can be seen in the photographs of the roadway contained in the continuation sheets. The predominance of manufacturing and commercial land uses, the majority of which emerged after the period Holt served as a state highway and U.S. Route 99, has altered the feeling of this roadway stretch that once served as a state highway and U.S. Route 99. The integrity of Holt Avenue/Boulevard's setting has been compromised because of these changes. The road still functions as it has historically; but the integrity of materials and workmanship have been diminished. Some associated roadside commercial and retail establishments, however, such as gas stations, mechanics garages, tire stores, etc., may contribute to the route's setting, feeling and association, but the myriad of property types from the different time eras stretched out over several miles does not make for a unified theme. The road does not possess a historic feeling or association, per se; it appears to most viewers primarily as a

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conventional boulevard found in virtually every California city through which a former state highway ran. This segment of former U.S. Route 99 appears to have less integrity than other historic highways within the region, including Route 66. Therefore, though while judged to significant, the Holt Avenue/Boulevard segment between Pomona and Ontario does not appear to possess sufficient integrity to be considered a contributor to a potential historic linear district or historic landscape consisting of historic Route 99.

Holt Avenue/Holt Boulevard has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it is not considered a historical resource for the purposes of CEQA.

## CONTINUATION SHEET

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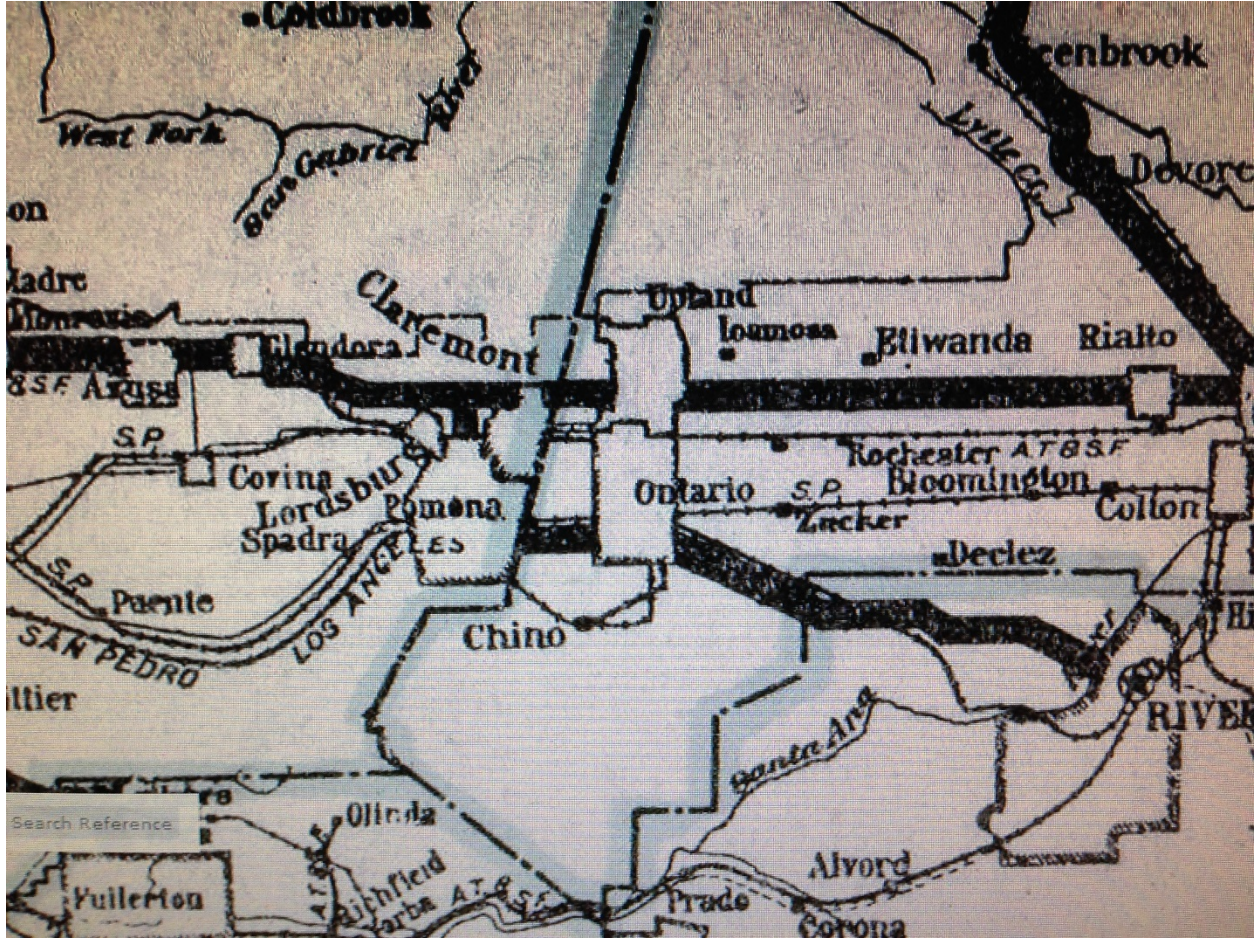


Figure 1: "Road Map of the State of California," 1918; Pomona and Ontario in center.

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**Figure 2: Holt Avenue, Pomona, CA 1929. Source: Automobile Club of Southern California.**

## CONTINUATION SHEET

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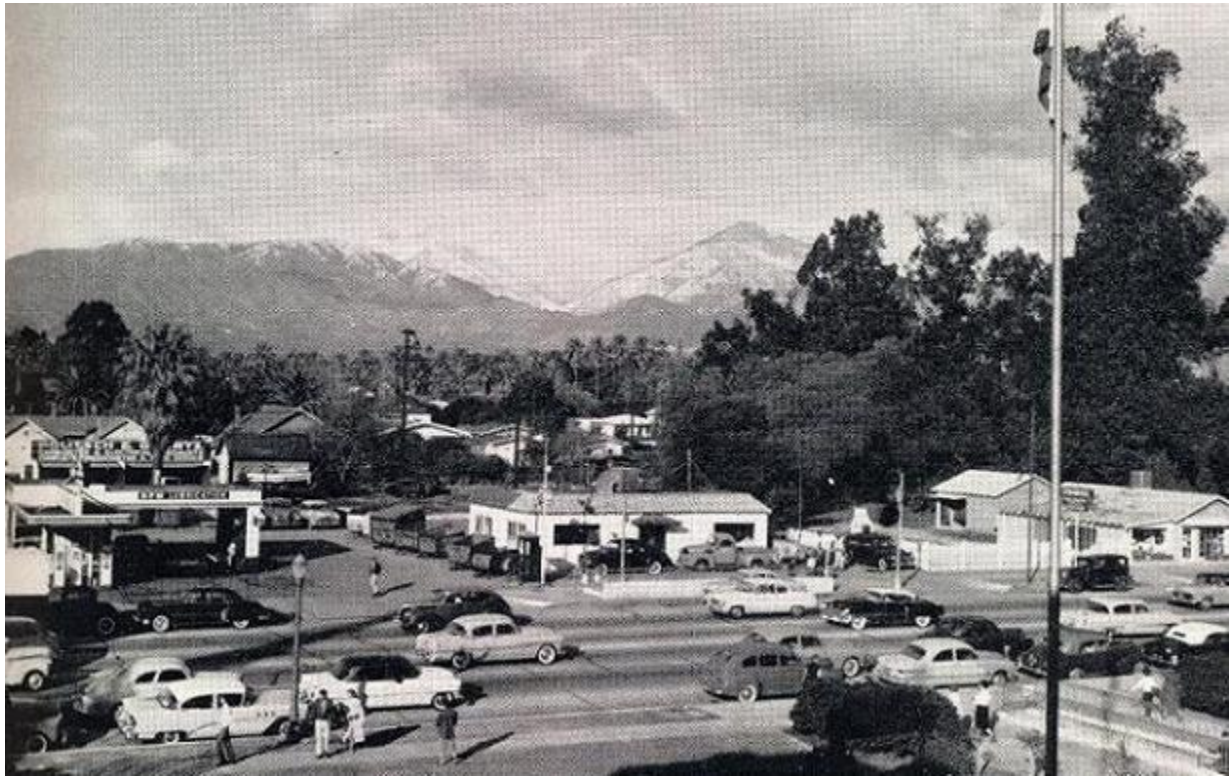


**Figure 3: Holt Avenue/US 99 near Gordon Street. Pomona, CA., circa 1950. View southeast. Source: Common Wikimedia.org**

## CONTINUATION SHEET

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**Figure 4: East Holt Avenue, between Caswell and San Antonio Avenues, Pomona, 1955. View northeast. Source: Pomona High School Yearbook.**

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Figure 5: Rand McNally and Co., “Los Angeles Calif. and Vicinity” (1959), inset, with Holt Avenue, A Street, and U.S. Routes 70/99, 60 and 66, and the still new San Bernardino Freeway.

## CONTINUATION SHEET

Property Name: Holt Avenue/Holt Boulevard

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### B12. References:

Caltrans

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Switzer, B. A.

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## CONTINUATION SHEET

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### Additional Photographs:

**Figure 6:** Photograph Description:  
Looking west to Holt Blvd, West of Euclid  
Ave., Ontario, CA. July 15, 2007. Source:  
AA Roads.com



**Figure 7:** Photograph Description: View  
west, Holt Blvd., Ontario, CA. July 15,  
2007. Source: AA Roads.com



### Additional Photographs:

## CONTINUATION SHEET

Property Name: Holt Avenue/Holt Boulevard

Page 17 of 19

### Additional Photographs:

**Figure 8:** Photograph Description: View of Holt Blvd., west of Mountain Ave., Ontario. View west. July 15, 2007. Source: AA Roads.com



**Figure 9:** Photograph Description: View west showing Holt Blvd., west of Fern Ave., Ontario, CA. July 15, 2007. Source: AA Roads.com



## CONTINUATION SHEET

Property Name: Holt Avenue/Holt Boulevard

Page 18 of 19

### Additional Photographs:

**Figure 10:** Photograph Description: View west showing Holt Blvd. at intersection with Vine St., Ontario, CA. July 15, 2007. Source: AA Roads.com



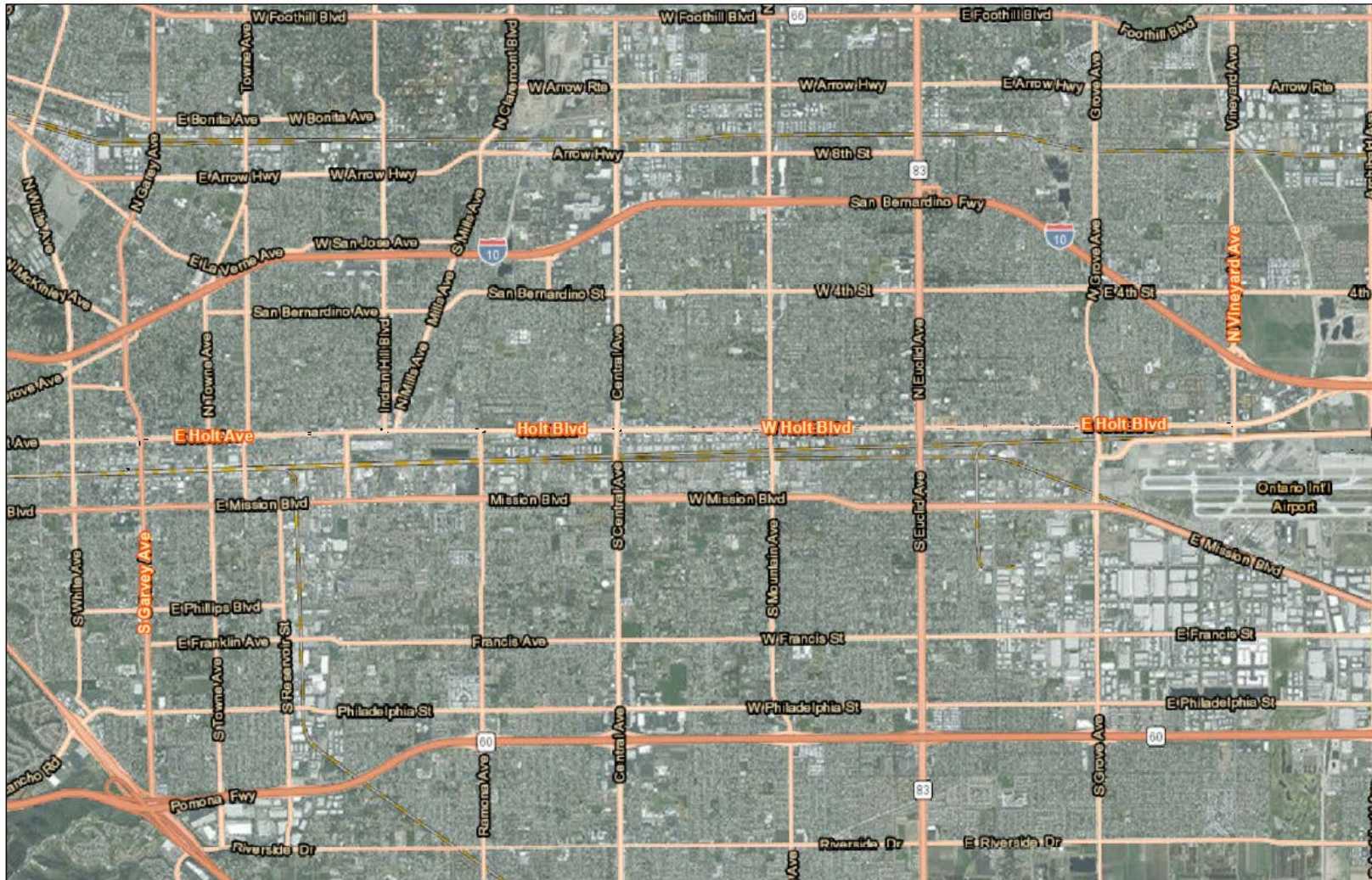
**Figure 11:** Photograph Description: View west showing neon sign for property at 724 W. Holt Blvd., Ontario, CA. July 15, 2007. Source: AA Roads.com



## CONTINUATION SHEET

Property Name: Holt Avenue/Holt Boulevard

Page 19 of 19



### Holt Avenue/Holt Boulevard

Garvey Avenue - Vineyard Avenue

Source: Parsons  
Map Created On: 12/18/2017

0 1 2 Miles



State of California X The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other  
Review Code

Reviewer

Date

Listings

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 156

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; B.M.

c. Address 862 Woodlawn Street City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1099-462-07-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This corner parcel contains a one-story single-family residence of wood-frame and stucco construction. It is rectangular in plan and is capped by a low-pitched, cross-hipped roof, clad with asphalt shingle. A brick chimney is visible on the northeast quadrant of the roof. On the north facing façade, concrete steps lead to a partial-width porch which is sheltered under the main roof of the house and is supported by a single wood post. The entrance is located on the porch and consists of a plain, flush set wood door. A metal security door is present. There is a large picture window with ribbons of fixed vertical panes along with two small vinyl sliding windows on the façade. These windows appear to be replacements. The residence is set back from the street and a curved concrete path connects the sidewalk to the primary entrance. A concrete driveway is located on the west side leading to a rear detached garage. The property has a front lawn, shrubs and mature trees.



\*P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

\*P4. Resources Present:  Building  
 Structure  Object  Site  District  
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) view to the south

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1956

\*P7. Owner and Address:

The Jimenez Family, 862 Woodlawn Street, Ontario, CA. 91761

\*P8. Recorded by: (Name, affiliation, and address) Jill Vescei, Parsons. 2201 Dupont Circle Irvine CA 92612

\*P9. Date Recorded: Mar. 5, 2018

\*P10. Survey Type: (Describe)

Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California X The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 156 \*NRHP Status Code 6Z  
 Page 2 of 2

B1. Historic Name: \_\_\_\_\_  
 B2. Common Name: None  
 B3. Original Use: SF Residential B4. Present Use: SF Residential

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The building was constructed in 1957. It appears that the back porch was enclosed many years ago. Some of the original windows have been replaced with the vinyl type.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This residential property at 862 Woodlawn Street does not appear to meet the criteria for listing in the National Register of Historic Places. Although it is associated with general trends in residential development in Ontario in the mid-twentieth century, houses on this stretch of Woodlawn Street were built individually from the late 1940s through the early 1960s and were not part of a developer-sponsored postwar housing tract. The property is not known to be directly associated with events that have made a significant contribution to the history of Ontario, the region, California, or the nation and therefore does not appear to meet Criterion A. This property does not appear to be eligible under Criterion B because it does not have a known association with significant individuals. Though the residence maintains a good degree of integrity, with the only notable changes being the installation of vinyl windows, and likely a porch enclosure, the property does not embody the distinctive characteristics of a style, period, type or method of construction and nor does it represent the work of a master or possess high artistic values. Thus, it does not appear to meet Criterion C. It does not appear to be eligible under Criterion D, as it does not appear to be able to yield information important to history. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it is not considered a historical resource for the purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 Historicaerials.com; RealtyTrac.com

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: March 7, 2018

(This space reserved for official comments.)



**State of California X The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code** 6Z

Other  
Review Code

Reviewer

Date

Listings

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 157

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_;  of \_\_\_\_\_ of Sec \_\_\_\_\_; B.M.

c. Address 1304 S. Bon View Avenue City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-462-09-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story single-family house of wood-frame and stucco construction is capped by a low-pitched cross-hipped roof clad with asphalt composition shingles. The primary entrance is accessed by a concrete stoop with one step and is partially recessed. A concrete apron is present on the south and east sides. The primary façade has a large, vinyl picture window and two small horizontal sliders. On the south elevation two elevated sliding windows are present. All of the windows are flush mounted and appear to be replacements of original windows. The house is slightly set back from the street, with a metal fence on the east and south property borders. A concrete block wall with brick caps forms the north parcel boundary. A concrete driveway on the south side of the parcel leads to a rear detached garage. Landscaping consists of a front lawn, several palm trees, and a few small bushes.

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single family property



\*P4. Resources Present: X Building  
 Structure  Object  Site  District  
 Element of District  Other  
(Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) view to the west

\*P6. Date Constructed/Age and Source: X Historic  Prehistoric  
 Both

1957

\*P7. Owner and Address:

Antonio and Elvia Perez,  
1304 S. Bon View Ave.,  
Ontario, CA. 91761

\*P8. Recorded by: (Name, affiliation, and address) Jill Vescei,  
Parsons. 2201 Dupont Circle  
Irvine CA 92612

\*P9. Date Recorded: Mar. 6, 2018

\*P10. Survey Type: (Describe)  
Intensive Survey, Section  
106 Compliance, P-Project

\*P11. Report Citation: (Cite survey

report and other sources, or enter "none.")

Historical Resources Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California.

\*Attachments:  NONE  Location Map X Continuation Sheet X Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: None  
B3. Original Use: SF Residential B4. Present Use: SF Residential

\*B5. Architectural Style: Minimum Tradition

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
The building was constructed in 1957. The original windows have been replaced with vinyl. Historic aerials show an original pathway that extended from the sidewalk through the center of the front lawn area to the front porch was removed after 1980.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The residential property at 1304 S. Bon View Avenue does not appear to meet the eligibility criteria for listing in the National Register of Historic Places. Although it is associated with general trends in residential development in Ontario in the mid-twentieth century, the property was not part of a developer-initiated housing tract development and is not known to be directly associated with any events that have made a significant contribution to local, state, or national history, and therefore it does not appear to meet Criterion A. Nor does the property appear to be eligible under Criterion B because it does not have any known associations with significant individuals in the past. The first owners of the house appear to have been the Del Rio family, of whom little is known. The residence reflects the Minimum Tradition architectural style, but it is not a noteworthy example, and nor does it represent the work of a master or possess high artistic values. Thus, it does not appear to meet Criterion C. It does not appear to be eligible under Criterion D, as it does not have the potential to yield information important to history. In addition, there is no historic district potential in the area. The property retains a fair degree of integrity. This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it is not considered a historical resource for the purposes of CEQA.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
Historicaerials.com; San Bernardino County Sun, August 16, 1960; Realtytrac.com

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: March 7, 2018

(This space reserved for official comments.)





**State of California X The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code 6Z**

Other  
Review Code

Reviewer

Date

Listings

Page 1 of 9 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 158

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_; B.M. \_\_\_\_\_

c. Address 1501-1515-1525 S. Bon View Avenue City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1050-131-05-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This parcel contains a cluster of buildings that once functioned as an elementary school and campus (1958-2005). The former school site is now comprised of three separate addresses: 1501, 1515 and 1525 S. Bon View Avenue. Different Ontario-Montclair School District services are currently being provided at each address. 1501 houses the Baldy View Regional Occupation Program (ROP), a consortium of career and technical training programs for high school students and adults; 1515 serves as the Robert Hardy Center, which provides mental health counseling for District students, and 1525 is the Nadine Griff-(see Continuation sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP15 Educational Buildings

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (view, date, accession #) View northeast, 2018

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
1958

\*P7. Owner and Address: Ontario-Montclair School District, 950 West D Street, Ontario, CA. 91762

\*P8. Recorded by: (Name, affiliation, and address) Jill Vesci, Parsons. 2201 Dupont Circle Irvine CA 92612

\*P9. Date Recorded: Mar. 5, 2018

\*P10. Survey Type: (Describe) Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historical Resources

Evaluation Report for the West Valley Connector Project, San Bernardino and Los Angeles Counties, California.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California X The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 158 \*NRHP Status Code 6Z  
 Page 2 of 8

B1. Historic Name: Bon View Elementary School  
 B2. Common Name: Mt. Baldy ROP; Robert Hardy Center; Nadine Griff Mack Nutrition Center  
 B3. Original Use: Elementary School B4. Present Use: Trade School; Counseling Center; food plant

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Construction of the original elementary school and kindergarten began in late 1957 with the school opened for classes in September 1958. The school expanded on the southwest portion of the parcel with an additional classroom building in 1967. Aerial photos indicate two buildings were placed on the site after it stopped functioning as an elementary school in 1995; it then functioned as a education, counseling and training center; in 1997, a large facility for making meals for students District-wide was constructed. A prominent row of trees in the rear of the school property, planted on the school grounds in its early years, were removed after 1994.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: N.E. Berry Construction Co.

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In September 1957, the Ontario School District (now the Ontario-Montclair School District), which was founded in 1884, received a permit from the City of Ontario to construct a new elementary school in the southern portion of the city on land that heretofore been used as a cabbage patch. When the school opened in June 1958, Hugh West was named as its first principal. The school was in operation until 1995 when it opened a new facility and campus approximately one-half mile to the south, at 2121 Bon View Avenue. The Ontario-Montclair School District continues to maintain the property for a variety of functions related to education, high school and adult training, mental health counseling, and preparation of breakfast and lunch meals for students in the District. It is as an (see Continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:  
 Historicaerials.com; See other references contained within the footnotes in the Continuation sheets.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: March 6, 2018

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1501-1515-1525 S. Bon View Avenue, Ontario, CA

Page 3 of 8

### P3a. Description Continued:

-Mack Nutrition Center, an assembly and packaging center for the breakfast and lunches daily distributed systemwide to students enrolled in District schools.

Each of the original classroom and administrative-related buildings dating to the school's establishment in 1958 remain on site. These include five one-story, rectangular in plan, classroom buildings (160 ft. x 40 ft.), which are oriented side by side in an east-west direction, with a concrete sidewalk path connecting the buildings at the back end (east side). In addition to the 5 classroom buildings, there is a smaller building with a cantilevered roof overhang which projects slightly further west than the five other buildings and is visible on the west facade. This building is located fourth in the series of parallel buildings from north to south and served as the school's administrative offices. All appear to be of post and beam construction, which allows for an open floor plan. The classroom buildings sit on poured concrete foundations and are clad in stucco and capped with low-pitched gable roofs. The buildings have wide overhanging eaves and cantilevered canopies which provide cover over the exterior circulation. There are generous expanses of windows on the original classroom buildings including bands of steel framed, multi-light windows in awning and hopper casements, clerestories, and fixed panels which are set flush to the outer walls. The buildings are devoid of ornamentation. The spaces between the buildings function as courtyards that currently have picnic tables. These spaces were likely used as assembly and dining areas when it was operating as an elementary school. The property features a crescent-shape asphalt driveway and parking lot immediately west of these buildings. A building that contains six classrooms was built near the southwest edge of the campus in 1967. In 1997, after it no longer functioned as a school, a 33,000-sq. ft. complex containing a cooking and freezing facility, a warehouse and administrative offices was built in the southeast portion of the parcel. A truck loading dock is sited on the south end of the warehouse structure. An additional building of an unknown nature was placed near the middle of the campus as part of the Robert Hardy Professional Development Center in 2009-10.

### B10. Significance Continued:

elementary school that the property originally functioned as in the historic period, and for which it is evaluated herewith applying the National Register of Historic Places criteria.<sup>1</sup>

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<sup>1</sup>San Bernardino County Sun, September 18, 1957; South Ontario News, July 7, 1988; Ontario Daily Record, April 18, 1973; Chino Valley News, June 1, 1983; South Ontario News, July 2, 1986.

## CONTINUATION SHEET

Property Name: 1501-1515-1525 S. Bon View Avenue, Ontario, CA

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There was no named architect for the elementary school campus which opened its doors officially on June 1, 1958, and likely the school was constructed from standard plans. The construction contractor for the school was Nathaniel E. Berry whose construction company, based in Ontario, was awarded the low-bid contract for \$383,000. The District had originally anticipated a cost of \$550,000. The Berry Construction Company specialized in and built schools in San Bernardino County (and to a much lesser extent Los Angeles County) for four decades (1950s-1990s); they constructed other local public buildings, as well, including municipal buildings and participated in Ontario International Airport expansions, among others.<sup>2</sup>

At the time, Ontario's population was expanding at a tremendous rate with the explosion of the postwar baby boom and now more and more kids reaching the age in which they needed to go to school. And the Ontario School District was working quickly to address community needs. Whereas the District had 15 elementary schools in April 1957, with construction, this had grown to 20 schools by October 1958, with enrollment numbering 11,300 students systemwide. Upon its opening for classes in September 1958, the Bon View school contained sixteen classrooms and two kindergarten rooms, and was designed to support 490 students. A building containing an additional six classrooms was constructed on the southwest portion of the campus in 1967, with portable classrooms added for the 1986-87 school year.<sup>3</sup>

The Bon View School was not built as part of a planned residential community, as was sometimes the case with other schools of the era. When the school opened in 1958, the area surrounding the school was still semi-rural, consisting of mostly farms and some scattered single-family residences; but the Ontario City Council approved a plan in 1960 allowing for the creation of the Ontario Industrial Park and creation of an assessment district in the southern areas of the city as way to stimulate the local economy and take advantage of large swathes of mostly open land within close proximity to nearby freeways, a railroad spur line, and the Ontario International Airport. As a result, within the next several years, as the City allowed former agricultural lands to be converted to industrial sites, several manufacturing facilities were constructed and opened near the school.<sup>4</sup>

In 1985 and 1986, some teachers and parents began to demand that the school relocate due to the presence of foul chemical odors from nearby manufacturing properties. The District had tests conducted, and though no conclusive evidence

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<sup>2</sup> *San Bernardino County Sun*, July 19, September 18, 1957; *Chino Hills Champion*, May 27, 2000; The B.E. McMurray Construction Co. was the successor to the Berry Construction Co.

<sup>3</sup> *San Bernardino County Sun*, September 18, 1957, September 16, 1967; *South Ontario News*, July 2, 1986.

<sup>4</sup> *San Bernardino County Sun*, November 25, 1959, August 3, November 10, 1960, February 10, 1961, June 29, 1962, November 18, 1963, July 3, 1965.

## CONTINUATION SHEET

Property Name: 1501-1515-1525 S. Bon View Avenue, Ontario, CA

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emerged that a health problem existed, many continued to feel the school should move. There were other deficiencies. The school campus had no auditorium or indoor student dining area, so assemblies were required to be held outside. And while the weather was often ideal, at other times Ontario experienced blistering heat. Yet, classrooms did not have air conditioning. At that time, however, there were not sufficient funds in the School District's budget to relocate and build a new school.<sup>5</sup>

By the early 1990s, however, the school, now with about 800-pupils, in addition to problems noted earlier, no longer met federal noise standards due to jet take-offs from nearby Ontario International Airport. Rather than upgrade Bon View school, the School District took the opportunity to leverage money the Federal Aviation Administration was willing to allocate for noise mitigation, and together with a combination of local and state funds, constructed a new campus a half-mile away at a cost of approximately \$7 million dollars.<sup>6</sup> The "new" Bon View school opened in July 1995, and the District began to use the former elementary school site for other functions, as noted earlier.

In consideration of Criterion A of the National Register of Historic Places, a school built at the mid-twentieth century may be significant for its association with pioneering curriculum, school integration, federal funding, or local trends in community planning and development, among others. However, there was no evidence from the research that was conducted that significant educational, social history, or planning themes were associated with the Bon View School to any considerable extent. The property does not appear to be directly linked with any events that have made a significant contribution to the broad patterns of history at the local, state or national level and therefore it does not appear to meet Criterion A of the National Register.

Research provided no evidence that the parcel containing the former Bon View School is associated with individuals who have made significant contributions to local, state or national history. As such, the property does not appear to meet Criterion B of the National Register.

Schools dating from the mid-twentieth century may have the potential for eligibility under National Register Criterion C for architecture if they embody the distinctive characteristics of a type, period, or method of construction of mid-century school design, reflect innovations in design and layout, including the use of new materials, construction methods, or technology, or are the work of a master architect. The former Bon View School exhibits some of the prevailing mid-century ideas regarding design common to schools in California. It was designed in the fashion of the Mid-Century Modern style, with its

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<sup>5</sup> *South Ontario News*, February 5, 1986; *San Bernardino County Sun*, February 16, 1986, March 5, 1994.

<sup>6</sup> *South Ontario News*, July 27, 1994; [www:omsd.net/bonview](http://www:omsd.net/bonview).

## CONTINUATION SHEET

Property Name: 1501-1515-1525 S. Bon View Avenue, Ontario, CA

Page 6 of 8

emphasis on simple, geometric volumes, and the incorporation of outdoor space as courtyards, lawns, and outdoor play areas. The former Bon View School campus was somewhat Spartan in appearance, design and construction, and thus offers a minor example of this style compared to many others located throughout the Southland; indeed, a better example of the style as reflected in a nearby school can be found with Hawthorne Elementary at 705 E. Hawthorne Street, Ontario (also built in 1958).<sup>7</sup> As such, the property on S. Bon View Avenue does not appear to meet Criterion C of the National Register.

The former Bon View School site is not likely to yield important information to history at the local, state or national level. Therefore, it does not appear the property meets Criterion D of the National Register.

In sum, the former school site property, 1501-1515-1525 S. Bon View Avenue, does not appear to meet any of the four National Register Criteria. In addition, there does not appear to be any potential for the school site to be part of a historic district.

Lastly, the property maintains integrity of location, materials, workmanship, feeling and association; however, there has been a slight compromise from the original campus spatial design and overall setting with the introduction of two buildings, especially the large food assembly building and warehouse, constructed on the parcel in 1997 after its tenure as an elementary school.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it is not considered a historical resource for the purposes of CEQA.

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<sup>7</sup> See SWCA Environmental Consultants, *Los Angeles Unified School District Design Guidelines and Treatment Approaches for Historic Schools*, prepared for the Los Angeles School District, January 2015 and Abigail Christman, *National Register of Historic Places Multiple Property Documentation for Colorado Mid-Century Schools, 1945-1970*, October 2016. *San Bernardino County Sun*, January 15, March 1, 1958.

## CONTINUATION SHEET

Property Name: 1501-1515-1525 S. Bon View Avenue, Ontario, CA  
Page 7 of 8



1515 S. Bon View Ave., Robert Hardy Center. View northeast.  
March 2018.



1525 S. Bon View Ave. Nadine Griff-Mack Nutrition Center.  
View south. March 2018.

## CONTINUATION SHEET

Property Name: 1501-1515-1525 S. Bon View Avenue, Ontario, CA  
Page  8  of  8



1525 S. Bon View Ave. Nadine Griff-Mack Nutrition Center warehouse and loading dock. View southeast. March 2018.



1501 S. Bon View Ave. Baldy View ROP. Detail of classroom window system and cantilevered roof eaves. South extent. March 2018.



State of California X The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code 6Z**

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 8 \*Resource Name or #: (Assigned by recorder) \_\_\_\_\_ Map Reference No. 159

**P1. Other Identifier:** \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_; B.M.

c. Address 1333 S. Bon View Avenue City Ontario Zip 91761

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_\_\_ mE/ \_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN: 1049-421-01-0000 and 1049-421-02-0000

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This industrial property of two consolidated parcels of 9.4 acres size contains light industrial, warehouse, machine shop and office spaces. Two of the three original buildings dating to the establishment of a mobile home/recreational vehicle (RV) factory on the site in 1964 remain, but both with expansions. For purposes of this evaluation, we have identified a structure as Building 1, dating to 1964; it has corrugated metal siding and is on a poured concrete slab foundation. It has a low-pitched front gable roof. It is attached to a more modernized stucco-sided portion (updated within last decade) with office space and whose primary façade faces west to South Bon View Avenue and has a surface (see Continuation sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP8 Industrial Buildings

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (view, date, accession #) View west

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both  
1964

\*P7. Owner and Address:  
City of Ontario, 303 E. B Street, Ontario, CA. 91864

\*P8. Recorded by: (Name, affiliation, and address) Kristina Lindgren, Paleo Solutions. 911 S. Primrose Ave., Monrovia, Ca. 91016

\*P9. Date Recorded: Feb. 28, 2018

\*P10. Survey Type: Intensive Survey, Section 106 Compliance, P-Project

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")  
Historical Resources Evaluation Report for the West Valley Connector

Project, San Bernardino and Los Angeles Counties, California.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California X The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) Map Reference No. 159 \*NRHP Status Code 6Z  
 Page 2 of 8

B1. Historic Name: Fleetwood Enterprises, Inc./Keystone Products, Inc.  
 B2. Common Name: City of Ontario Municipal Utilities  
 B3. Original Use: manufacturing B4. Present Use: corporation yard and customer service center

\*B5. Architectural Style: \_\_\_\_\_

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Two industrial buildings were constructed on the parcel in 1964; both were expanded between the years 1966 and 1980, particularly the one in the rear (east) portion of the parcel which has nearly tripled in size. The City modified the façade of the street-facing building within the past ten years. Aerial photographs show a one-story industrial-commercial building, also likely built in 1964) which previously stood near the front of the property, was demolished in 2009-2010.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
 Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

The parcel located at 1333 S. Bon View Avenue, owned by the City of Ontario, and used both as a municipal utilities corporation yard and customer services center, was originally developed as part of the Ontario Industrial Park, a plan approved by the Ontario City Council in 1960 to stimulate the local economy and take advantage of large swathes of land within close proximity to nearby freeways, a railroad spur line, and the Ontario International Airport. In late 1963, Montclair Mobile Homes announced they were going to construct a \$350,000 plant on the nearly 10-acre site in early 1964. The property was subsequently acquired by Fleetwood Enterprises, Inc., a national company based in Riverside. The company had been founded by John C. Crean (1925-2007) in the early 1950s in Compton. With his successful venture, Crean would go on to become a multi-millionaire and noted philanthropist as Fleetwood Enterprises eventually became the world-wide leader in the production of manufactured housing, mobile homes, and recreational vehicles (RVs), with over 60 plants in 17 states and Canada, including the Ontario facility on S. Bon View Avenue which (See Continuation Sheet)

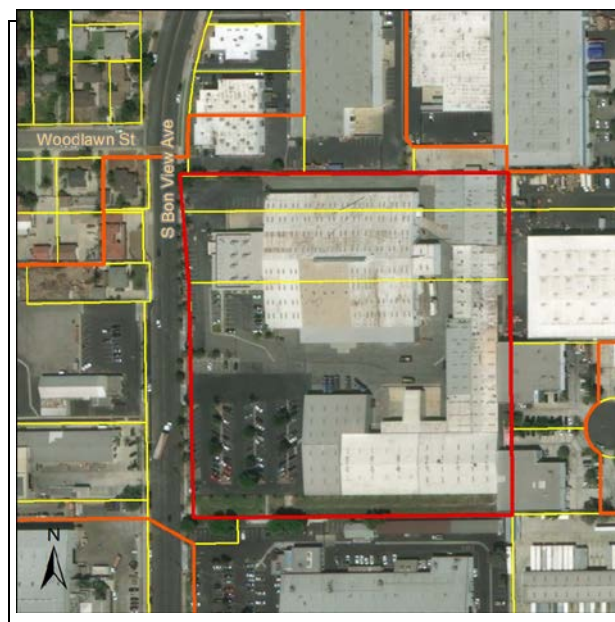
\*B12. References:  
 Historicaerials.com; See other references contained within the footnotes in the Continuation Sheets.

B13. Remarks:

\*B14. Evaluator: Greg King, Parsons

\*Date of Evaluation: March 8, 2018

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 1333 S. Bon View Avenue, Ontario, CA

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### P3a. Description Continued:

parking lot for visitors. Building 1 has a small "pop out" addition that is attached to the center of the rear (east) elevation. The south elevation features open bays with numerous roll up doors on each elevation. Building 2, which is in a long, L-shape, like Building 1, dates its origins to 1964. It is setback to the rear and located to the east and south of Building 1. Aerial photographs show the rectangular middle portion to be original to the mid-1960s, with expansion on both building ends, such that, by 1980 it had grown to be nearly triple in size from its original dimensions. It has corrugated metal siding and a poured-concrete slab foundation with a low-pitched gable roof. The southwest end of the building was an addition made between 1994 and 2002. The north elevation of the southern "L" portion of building 2 features poured-concrete loading docks. A one-story industrial commercial building present on the parcel by 1966 (and likely dating its construction to 1964) once stood south of Building 1, near S. Bon View Avenue (see photo in Continuation sheet); it was demolished in the 2009-2010 period.

### B10. Significance Continued:

Specialized in RV production. However, high consumer interest rates and a severe oil shortage and concomitant increase in gas prices led to a depressed market for the purchase of RVs by American consumers during the late 1970s. With plummeting sales, Fleetwood Enterprises, Inc. was forced to lay-off hundreds of workers nationally and close and sell off several of its facilities. In May 1979, the company announced it would close three of its RV factories, including the one located in Ontario, CA.<sup>1</sup>

In addition to the RV manufacturing plant, beginning in 1968, a portion of the plant had been used by Keystone Products, Inc., a manufacturer of custom automotive wheels, or "mags" in common lexicon. The historical evidence suggests that the business operated at the S. Bon View Avenue location until 1986, when no further mention of their activities at the site are mentioned. The creation of custom automotive wheels for "hot rods" was especially popular in Southern California in the late 1950s and early 1960s, and their manufacture had earlier histories traced to Hollywood, Long Beach, and Gardena, among other cities, and preceded any manufacture at the Ontario plant.<sup>2</sup>

With an opportunity to acquire a vacant parcel, yet one already-improved with

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<sup>1</sup> *San Bernardino County Sun*, November 25, 1959, June 29, 1962, December 22, 1963, May 4, 1979, December 7, 1979, April 16, 1980, August 26, 1982. *RV Business*, July 30, 2010, August 19, 2013. Fleetwood Enterprises, Inc. filed for bankruptcy in 2009 and both its recreational vehicle and manufactured housing divisions were purchased by different companies.

<sup>2</sup> *San Bernardino County Sun*, August 21, October 23, 1983; April 1, 1984; December 31, 1985; April 8, 1986; Chino Valley News, March 23, 1983; [www.hotrod.com/articles](http://www.hotrod.com/articles)

## CONTINUATION SHEET

Property Name: 1333 S. Bon View Avenue, Ontario, CA

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buildings, the City of Ontario purchased a portion of the former RV manufacturing plant to augment their old and crowded municipal corporate yard at 608 Main Street, Ontario, with a ribbon-cutting event held at the new property on South Bon View Avenue on April 6, 1982. Another portion of the parcel was apparently either sold or leased in 1982 to Lanpar, Inc., under the ownership of Nick Lanphier, which used a portion of the former RV factory to manufacture household furniture from oak, and other similar activities. The business enterprise appears to have operated on the site until approximately 2010.<sup>3</sup>

Over time, the City moved several more of its functions to the former manufacturing plant. The facility currently handles various functions related to utilities, including water, sewer and solid waste management, including collection of household hazardous waste and recycling, as well as a customer services center.<sup>4</sup>

The property does not appear to meet any of the National Register of Historic Places criteria. The property in its various manufacturing functions does not appear to be directly linked with any events that have made a significant contribution to the broad patterns of history at the local, state or national level and therefore it does not appear to meet Criterion A of the National Register.

Research has not provided any evidence that the parcel is directly associated with specific individuals who have made significant contributions to local, state or national history. As such, the property does not appear to meet the Criterion B of the National Register.

The buildings on the site date their origins to 1964 and are of utilitarian nature, a common property type which reflect the industrial manufacturing functions for which they originally and variously served. Even had they not been modified, the buildings would not be said to embody the distinctive characteristics of a type, period, or method of construction, or are the work of a master architect. Therefore, it does not appear the property would be eligible for the National Register under Criterion C

The site is not likely to yield important information which could contribute to our understanding of history because it is not a principal source to gain information pertaining to industrial development in the mid-1960s at a local, state or national level. Therefore, it does not appear the property meets Criterion D of the National Register. In addition, there does not appear to be any potential for the site to be part of a potential historic district.

<sup>3</sup> *San Bernardino County Sun*, July 12, 1967, *South Ontario News*, April 7, 1982; [www.fineoak.com](http://www.fineoak.com); *Los Angeles Times*, March 30, 2003; [www.environment.netronline.com](http://www.environment.netronline.com).

<sup>4</sup> [www.ontarioca.gov/municipal-utilities](http://www.ontarioca.gov/municipal-utilities);

## CONTINUATION SHEET

Property Name: 1333 S. Bon View Avenue, Ontario, CA

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Lastly, the property has been greatly expanded and altered within the past fifty years, such that compromises affecting the integrity of materials, workmanship, design, setting, feeling and association have occurred.

This property has also been evaluated in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it is not considered a historical resource for the purposes of CEQA.

## CONTINUATION SHEET

Property Name: 1333 S. Bon View Avenue, Ontario, CA  
Page 6 of 8



1533 S. Bon View Ave. View northeast of Building #2, showing original manufacturing shed portion from 1964 in center of photograph, with a later extension to its left (north). February 2018.



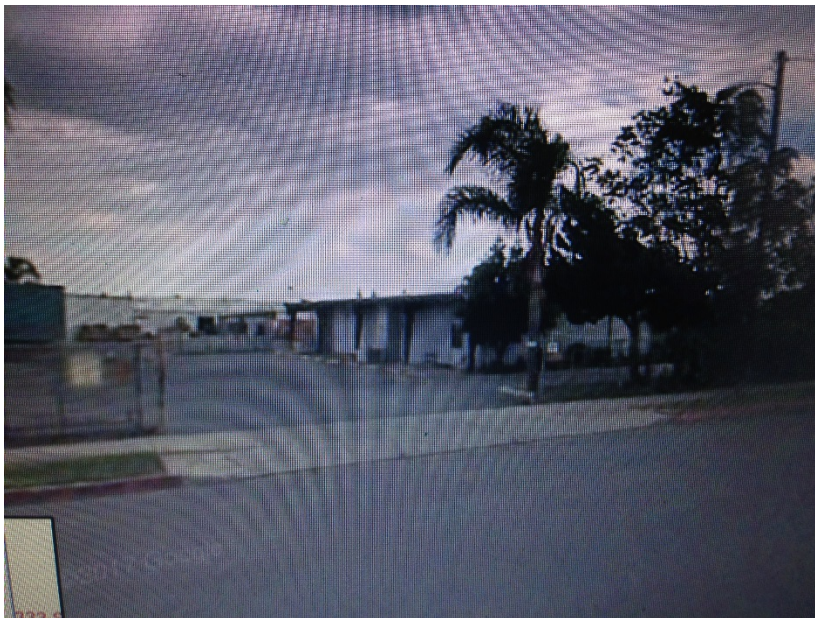
1533 S. Bon View Ave. View northwest Building #1. February 2018.

## CONTINUATION SHEET

Property Name: 1333 S. Bon View Avenue, Ontario, CA  
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1533 S. Bon View Ave. View southwest Building #1. February 2018.



1533 S. Bon View Ave. View southeast. This building dating from c. 1964, was demolished between 2009-2010. October 2007. Courtesy of Google, Inc.

## CONTINUATION SHEET

Property Name: 1333 S. Bon View Avenue, Ontario, CA

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1533 S. Bon View Ave. View east of Building 1 façade. September 2017.  
Courtesy of Google, Inc.



## **APPENDIX C – CORRESPONDENCE**



HISTORICAL SOCIETY CORRESPONDENCE

### Record of Historical Society Outreach Activities

Historical Group/Individual	Date/ Method of Contact	Date (s) of Replies Rec'd Response?	Contact Initials	Date/Method of Contact	Date (s) of Replies Rec'd Response?	Contact Initials
San Bernardino Historical Society Steve Shaw, President P.O. Box 875 San Bernardino, CA 92402 sbpioneer@yahoo.com (909) 864-6179 or (909) 856-3229	May 13, 2016, letter mailed	No response	MWC	April 27, 2018, letter mailed		GK
Ontario Heritage Petrina Delman, President 224 N. Euclid Ave, Ontario, CA 91762 info@ontarioheritage.org or <a href="mailto:petrina.delman@ontarioheritage.org">petrina.delman@ontarioheritage.org</a> (909) 984-6558	May 13, 2016 emailed	Response received from Diana Ayala, Senior Planner at the City of Ontario asking us to update their mailing address.	MWC	April 27, 2018, letter mailed		GK
Fontana Historical Society Marybeth Snider, President 16830 Spring St, Fontana, CA 92335 <a href="mailto:fontanahistoricalociety1906@gmail.com">fontanahistoricalociety1906@gmail.com</a> (909) 350-3539	May 13, 2016, letter mailed	No response	MWC	April 27, 2018, letter mailed		GK
Historical Society of Pomona Valley Deborah Clifford, President 585 East Holt Avenue Pomona, CA 91767 <a href="mailto:Pomonahistorical@verizon.net">Pomonahistorical@verizon.net</a> (909)623-2198	May 13, 2016, letter mailed	No response	MWC	April 27, 2018, letter mailed		GK
The Etiwanda Historical Society Laura Barnett, President P.O. Box 363, Etiwanda, CA 91739 <a href="mailto:laura.j.barnett@gmail.com">laura.j.barnett@gmail.com</a> (909) 899-8432	May 13, 2016, letter mailed	No response	MWC	April 27, 2018, letter mailed		GK
Museum of History and Art, Ontario Director John Worden 225 S Euclid Ave, Ontario, CA 91762 (909) 395-2510	May 13, 2016, letter mailed	No response	MWC	April 27, 2018, letter mailed		GK
Historical Society of Southern California Amy Essington, Executive Director P.O. Box 50019 Long Beach, CA 90815 <a href="mailto:hssc@thehssc.org">hssc@thehssc.org</a> (323) 222-0546	May 13, 2016, letter mailed	No response	MWC	April 27, 2018, letter mailed		GK

May 13, 2016

John Worden  
Director  
Museum of History and Art, Ontario  
225 S Euclid Ave  
Ontario, CA 91762

Re: West Valley Connector Corridor Project, Cities of Fontana, Montclair, Ontario, Pomona and Rancho Cucamonga

Dear Mr. Worden,

Omnitrans is proposing the West Valley Connector Corridor Project, which is a proposed 25-mile-long Bus Rapid Transit (BRT) project located primarily along Holt Boulevard/Avenue and Foothill Boulevard that would connect the cities of Fontana, Montclair, Ontario, Pomona, and Rancho Cucamonga. The proposed project includes approximately 48 stations at 27 locations/major intersections along with associated improvements. Attached for your reference are the Project Location Map and the Project Vicinity Map.

Omnitrans has retained Parsons to assist, and to help to prepare the required environmental analysis. As part of our effort to identify cultural resources within the project area, potentially interested parties are being consulted regarding any significant historic built-environment resources (buildings/structures) that may be affected by the proposed Project. We have reviewed national, state, and local historic property inventories, and historians and architectural historians have been working in the study area evaluating historic architectural properties for this project.

Your ideas and concerns provide us invaluable information for the proper identification and treatment of those potential resources, which we would like to incorporate into our study. If you or your organization have any comments, issues, and/or concerns relating to historic resources within the project area, please respond in writing to the address provided below or by email within the next thirty days.

Please contact me if you require further information. Thank you for your assistance.

Sincerely, Monica Corpuz  
Archaeologist, MA, RPA  
3200 E. Guasti Road, Suite 200  
Ontario, California 91761  
Phone: (909) 218-3567  
Fax: (909) 218-3605  
Monica.Corpuz@parsons.com

Attachment: Project Location Map, Project Vicinity Map



Figure 1: Project Location Map

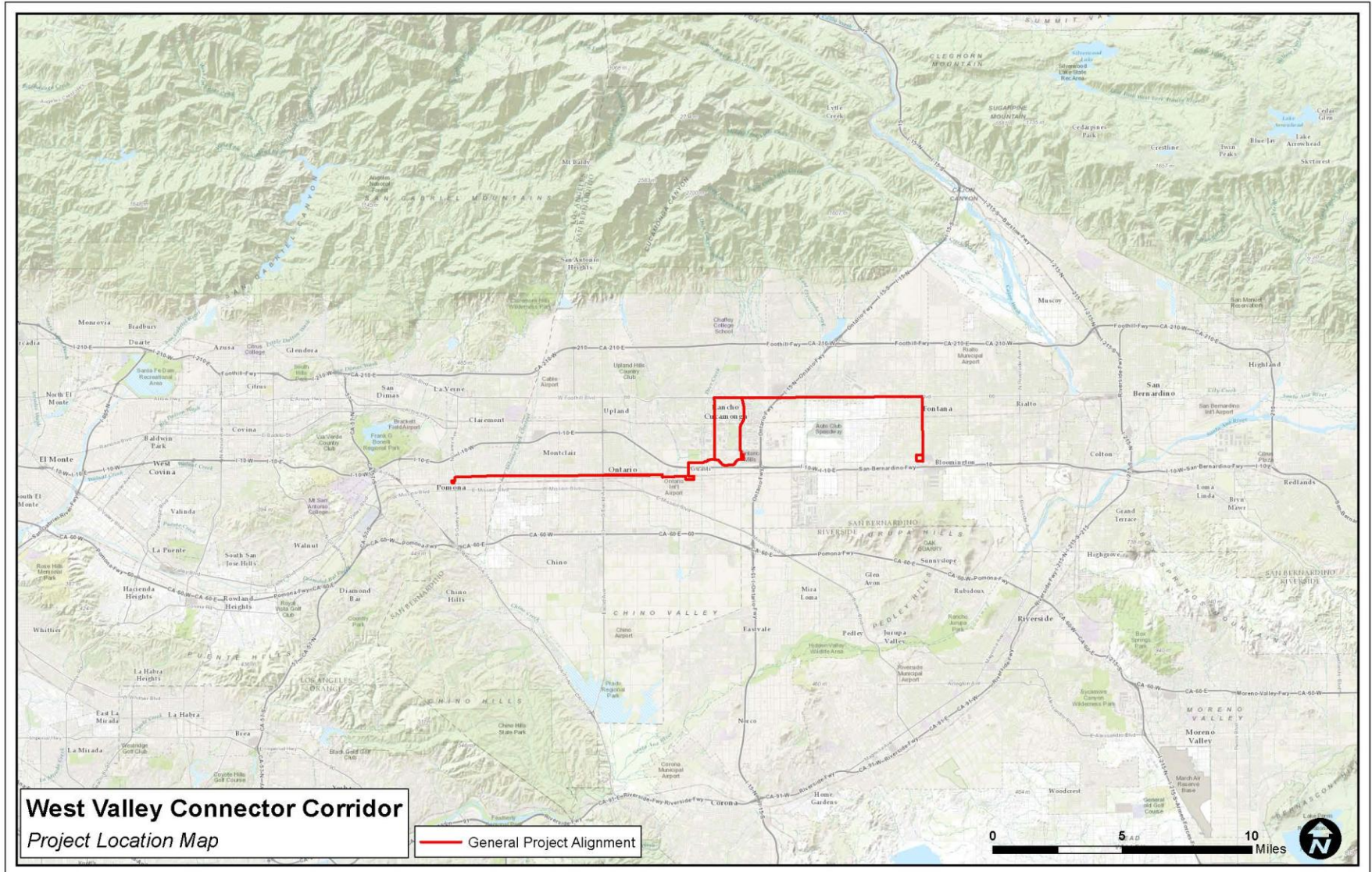
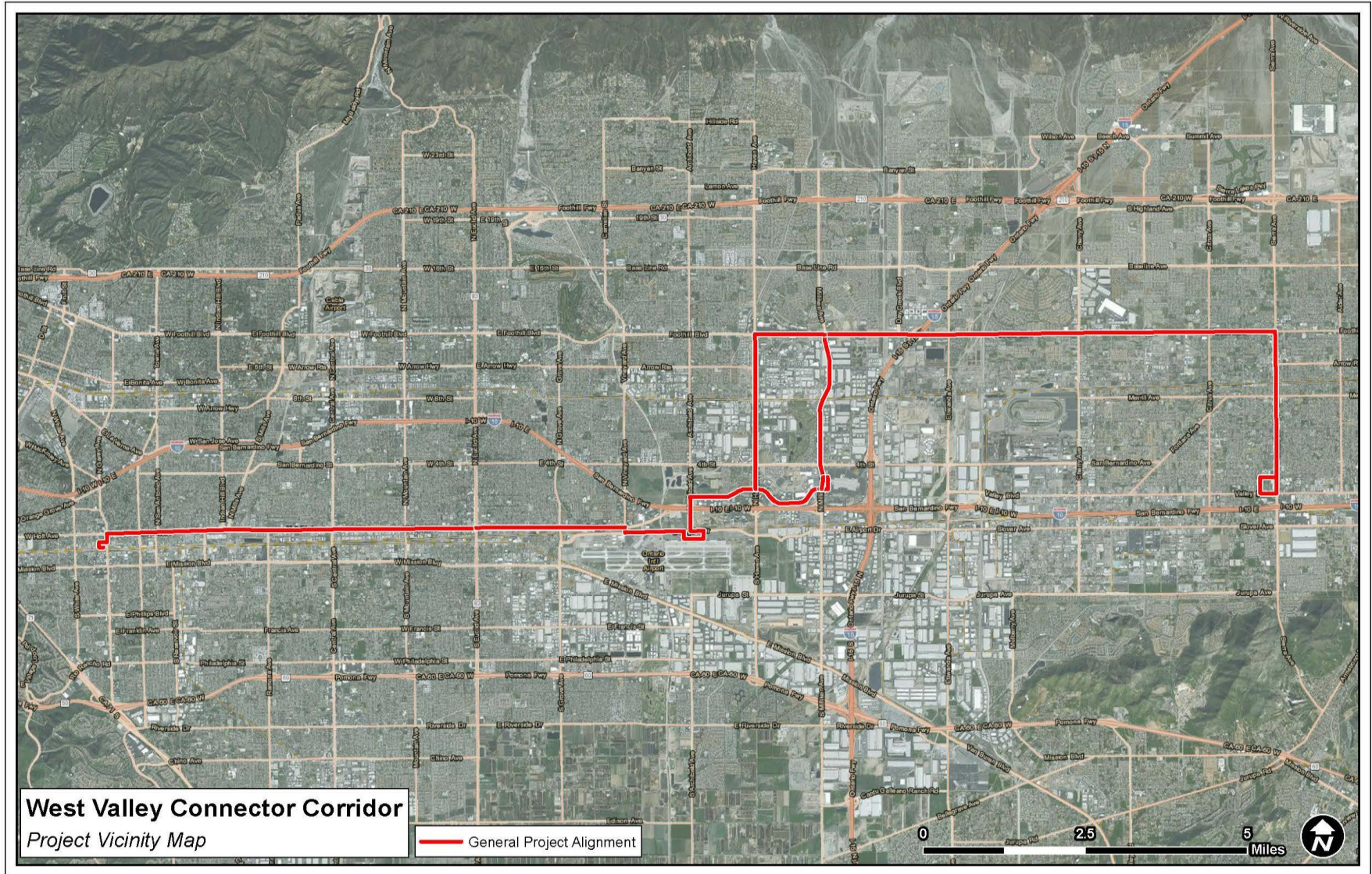


Figure 2: Project Vicinity Map



**From:** Corpuz, Monica  
**To:** "[Diane Ayala](#)"  
**Cc:** "[Petrina Delman](#)"; [Richard Delman](#)  
**Subject:** RE: FYI - West Valley Connector Project  
**Date:** Tuesday, May 17, 2016 8:51:00 AM  
**Attachments:** [Ontario Heritage Letter .pdf](#)

---

Hi all,

After I reread your email it occurred to me that the wrong date was on your letter. These were sent out on Friday and definitely not in March. We have resent the correct letter (with the correct date) to Ontario Heritage at the address provided, and I have also attached it to this email. I apologize for the confusion and inconvenience.

Thank you,

Monica Corpuz, M.A. RPA  
**PARSONS**  
Ontario Phone: (909) 218-3567  
Pasadena Phone: (626) 440-2461  
[Monica.Corpuz@parsons.com](mailto:Monica.Corpuz@parsons.com)

---

**From:** Diane Ayala [<mailto:DAyala@ontarioca.gov>]  
**Sent:** Monday, May 16, 2016 9:08 AM  
**To:** Corpuz, Monica  
**Cc:** 'Petrina Delman'; Richard Delman  
**Subject:** FW: FYI - West Valley Connector Project

Hi Monica,

Please update Ontario Heritage mailing address to the P.O. Box below. They just received the notice that was sent back to them in March.

Thank you, Diane

**Diane Ayala, Senior Planner**

City of Ontario  
Planning Department  
303 East B Street  
Ontario, CA 91764  
(909) 395-2428  
[dayala@ontarioca.gov](mailto:dayala@ontarioca.gov)

---

**From:** [info@ontarioheritage.org](mailto:info@ontarioheritage.org) [<mailto:info@ontarioheritage.org>]  
**Sent:** Friday, May 13, 2016 1:18 PM  
**To:** Richard Delman; Diane Ayala  
**Subject:** FWD: FYI - West Valley Connector Project

Hi Richard and Diane:



Please see the attached information Ontario Heritage received by email today. Their letter is dated March 13, 2016 but they mailed it to an incorrect address which is why I never received their letter.

Sincerely,  
Petrina


## Ontario Heritage


PO Box 1  
Ontario, CA 91762  
909.984.6558



[www.ontarioheritage.org](http://www.ontarioheritage.org)[ontarioheritage.org]

Sign up for our  
[Ontario Heritage Updates](http://OntarioHeritageUpdates.eepurl.com)[eepurl.com]

 [@Ontario Heritage](https://twitter.com/OntarioHeritage)[twitter.com]

 [Ontario Heritage Facebook](https://facebook.com/OntarioHeritage)[facebook.com]

----- Original Message -----

Subject: West Valley Connector Project

From: "Corpuz, Monica" <[Monica.Corpuz@parsons.com](mailto:Monica.Corpuz@parsons.com)>

Date: Fri, May 13, 2016 10:19 am

To: "[info@ontarioheritage.org](mailto:info@ontarioheritage.org)" <[info@ontarioheritage.org](mailto:info@ontarioheritage.org)>, "[petrina.delman@ontarioheritage.org](mailto:petrina.delman@ontarioheritage.org)" <[petrina.delman@ontarioheritage.org](mailto:petrina.delman@ontarioheritage.org)>

Dear Ms. Delman,

Please see attached for a letter that requests input from the Ontario Heritage Society regarding a planned project in the region.

Thank you!

Monica Corpuz, M.A. RPA

**PARSONS**

Ontario Phone: (909) 218-3567

Pasadena Phone: (626) 440-2461

[Monica.Corpuz@parsons.com](mailto:Monica.Corpuz@parsons.com)

April 27, 2018

Mr. Steve Shaw  
President  
San Bernardino Historical Society  
P.O. Box 875  
San Bernardino, CA 92402

Re: West Valley Connector Project, Cities of Pomona, Montclair, Ontario, Rancho Cucamonga, and Fontana

Dear Mr. Shaw,

The San Bernardino County Transportation Authority (SBCTA), in cooperation with Omnitrans and the cities of Pomona, Montclair, Ontario, Rancho Cucamonga, and Fontana, proposes construction of the West Valley Connector (WVC) Project, a 35-mile-long Bus Rapid Transit (BRT) project. SBCTA intends to construct the WVC, which will then be operated by Omnitrans. The project is subject to state and federal environmental review requirements because it involves the use of federal funds from the Federal Transit Administration (FTA). SBCTA is the lead agency under the California Environmental Quality Act (CEQA), and FTA is the lead agency under the National Environmental Policy Act (NEPA).

On May 13, 2016, Parsons, on behalf of Omnitrans (the former CEQA Lead Agency of the proposed project) sent an initial notification letter to your organization regarding this proposed project. Since then, there have been some modifications to the proposed project. This letter provides an updated description of the WVC Project, a summary of the results of cultural resources identification efforts that have been conducted thus far, and includes an invitation to consult on the Project under the provisions of Section 106 (36 CFR § 800) of the National Historic Preservation Act (NHPA).

Parsons has been retained to help prepare the Project's required environmental analysis, including cultural resources studies and to consult with potentially interested parties on behalf of FTA and SBCTA regarding any significant historic built-environment resources (buildings/structures) that may be affected by the proposed Project. Our team's cultural resources staff have reviewed national, state, and local historic property inventories, conducted background research at local historical repositories and libraries, and conducted field surveys to property identify historic architectural and archaeological properties for their potential eligibility for listing in the National Register of Historic Places (NRHP).

### ***Project Location and Setting***

The Project is located primarily along Holt Avenue/Boulevard and Foothill Boulevard and would connect the cities of Pomona, Montclair, Ontario, Rancho Cucamonga, and Fontana in the counties of Los Angeles and San Bernardino, California. The project limits extend from Main Street in the city of Pomona on the west side to Sierra Avenue in the city of Fontana on the east side and Church Street in the city of Rancho Cucamonga on the north side to Ontario International Airport on the south side (see Figures 1 and 2, attached). The proposed project area is primarily urban, and generalized land uses include low-, medium-, and medium-high-density residential, commercial, industrial, open space and recreation, transportation and utilities, agriculture, vacant, public facilities, airport, educational facilities, and offices

### ***Project Description***

The WVC Project consists of two phases. Phase I of the project would construct the “Milliken Alignment,” from the Pomona Transit Center (downtown Pomona Metrolink station) to Victoria Gardens in Rancho Cucamonga. Phase II of the project would construct the “Haven Alignment,” from Ontario International Airport to Kaiser Permanente Medical Center in Fontana (see Figure 2). The Phase I Milliken Alignment would begin construction in 2020. Phase II is intended to be constructed following completion of Phase I, depending on the availability of funding.

The WVC Project includes construction of BRT stations at up to 33 locations/major intersections and associated improvements, premium transit service, Transit Signal Priority (TSP) and queue jump lanes, dedicated lanes, and integration with other bus routes along the 35-mile-long corridor. BRT stations would be established at major intersections located approximately 0.5 to 1 mile apart (see Figure 2). To accommodate potential dedicated lanes, roadway widening and additional utilities, such as electrical and fiber-optic lines, would require permanent and temporary ROW acquisition. In addition, some areas of the project corridor may require reconfiguration, relocation, or extension of adjacent driveways, curbs, medians, sidewalks, parking lots, and local bus stops.

The Project would require up to twenty-seven (27) 60-foot-long buses operating in mixed flow and dedicated bus-only lanes from 6:00 a.m. to 8:00 p.m., Monday to Friday, with additional service hours added if future funding becomes available.

Operation of the proposed project would require construction of a new operation and maintenance (O&M) facility to maintain the bus fleet. The new O&M facility would be built on an approximate 5-acre site in Ontario. The facility would include a parking area, bus washing area, fueling area, and a personnel and storage building. As needs arise, the facility could be upgraded to include the addition of a maintenance shop and a larger administrative building. Landscaping and irrigation would be provided to enhance the comfort of employees and the appearance of the facility, and to help screen maintenance facilities and operations from offsite viewpoints within the community. Three sites are being considered for the placement of the new O&M facility (see Figure 3, attached).

### ***Summary of Cultural Resources Investigations***

To identify cultural resources that could be affected by the WVC Project, investigations have been conducted by the consultant team [Parsons and Paleo Solutions], for compliance with Section 106 of the NHPA and CEQA. These cultural resource investigations included records searches with the South Central Coastal Information Center (SCCIC), Sacred Lands File (SLF) searches with the Native American Heritage Commission (NAHC), archaeological and architectural field surveys of the area of potential effects (APE), and preparation of a Historic Properties Survey Report, Historic Resources Evaluation Report and an Archaeological Survey Report.

The initial records search at the SCCIC, conducted in 2016, resulted in the identification of 91 previously recorded cultural resources, 70 of which are outside the APE but within a 0.25-mile radius of the APE and 21 of which are located within the APE. Resources outside of the APE are primarily comprised of historic built environment resources. Out of the 21 previously recorded resources located within the APE, 2 are archaeological resources, one of which was a Craftsman bungalow that no longer exists, and the other is the National Old Trails Road/Route 66 (now Foothill Boulevard in the City of Fontana). Following the addition of the Milliken Alignment alternative to the APE, a supplemental records search was completed in October 2017; there were no additional previously documented resources identified within 0.25 mile of the added alignment. On February 21, 2018, another records search was completed for the proposed O&M facility. The search indicated that there are no previously-recorded cultural resources within 0.25 mile of the three proposed locations for the O&M facility. Searches of the SLF were requested from the NAHC in February 2016, October 2017, and February 2018. The NAHC responded on all three occasions and reported negative results.

An intensive pedestrian survey of all accessible areas for archaeological resources in the APE was conducted in July 2016, September 2016, October 2017, and February 28, 2018. During this investigation, a total of 13 archaeological resources were identified within the project APE, including 2 previously recorded resources and 11 newly identified resources consisting of historic-age (i.e., 50 years old or older) structures, structural remains, and associated debris. One of the previously recorded resources and all 11 newly identified sites have been evaluated as not eligible for inclusion in the NRHP or the California Register of Historical Resources (CRHR). The previously recorded National Old Trails Road/Route 66 (P-36-002910), is listed in the NRHP and is eligible for the CRHR. Records of archeological sites and sacred sites are considered to be confidential.

With respect to the built-environment, 5 cultural resources in the APE have been previously listed in or been determined eligible for the NRHP (Southern Pacific Railroad Depot in Pomona; Lincoln Park Historic District, Pomona; Euclid Avenue/State Route [SR] 83, Upland/Ontario; National Old Trails Road/Route 66, Rancho Cucamonga/Fontana; and Malaga Underpass Bridge, Fontana). Additionally, as a result of the field investigations and research undertaken for the WVC Project, of the 163 buildings, groups of buildings, or structures formally evaluated in the APE, 4 appear to be eligible for inclusion in the NRHP (Vince's Restaurant, 1206 W. Holt Boulevard, Ontario; A.C. Moorhead House, 961 W. Holt Boulevard, Ontario; The Grinder Haven, 724 W. Holt Boulevard, Ontario; and the Jacob Lerch House, 541 E. Holt Boulevard, Ontario). The cultural resources studies to identify historic properties to date are currently under review by FTA and are then intended to be forwarded to the State Historic Preservation Officer (SHPO) for review and concurrence. Separate documentation concerning findings of project effects on

historic properties will be prepared pursuant to 36 CFR § 800.5, once the identification phase is concluded.

We welcome your input. If you or your organization have any questions, comments or concerns relating to historic properties within the project area, or would like to participate as a consulting party on this project pursuant to Section 106 (36 CFR § 800), please respond in writing to the address provided or by email within the next thirty days. Please provide a designated lead contact person for the purposes of consultation. If you have any questions or comments, please contact me at 415-203-1100 or via email at [Gregory.King@parsons.com](mailto:Gregory.King@parsons.com)



Gregory King  
Senior Historian and Project Planner

***Attachments:***

Figure 1, Project Location Map

Figure 2, Project Vicinity Map

Figure 3, Potential O&M Facility Sites

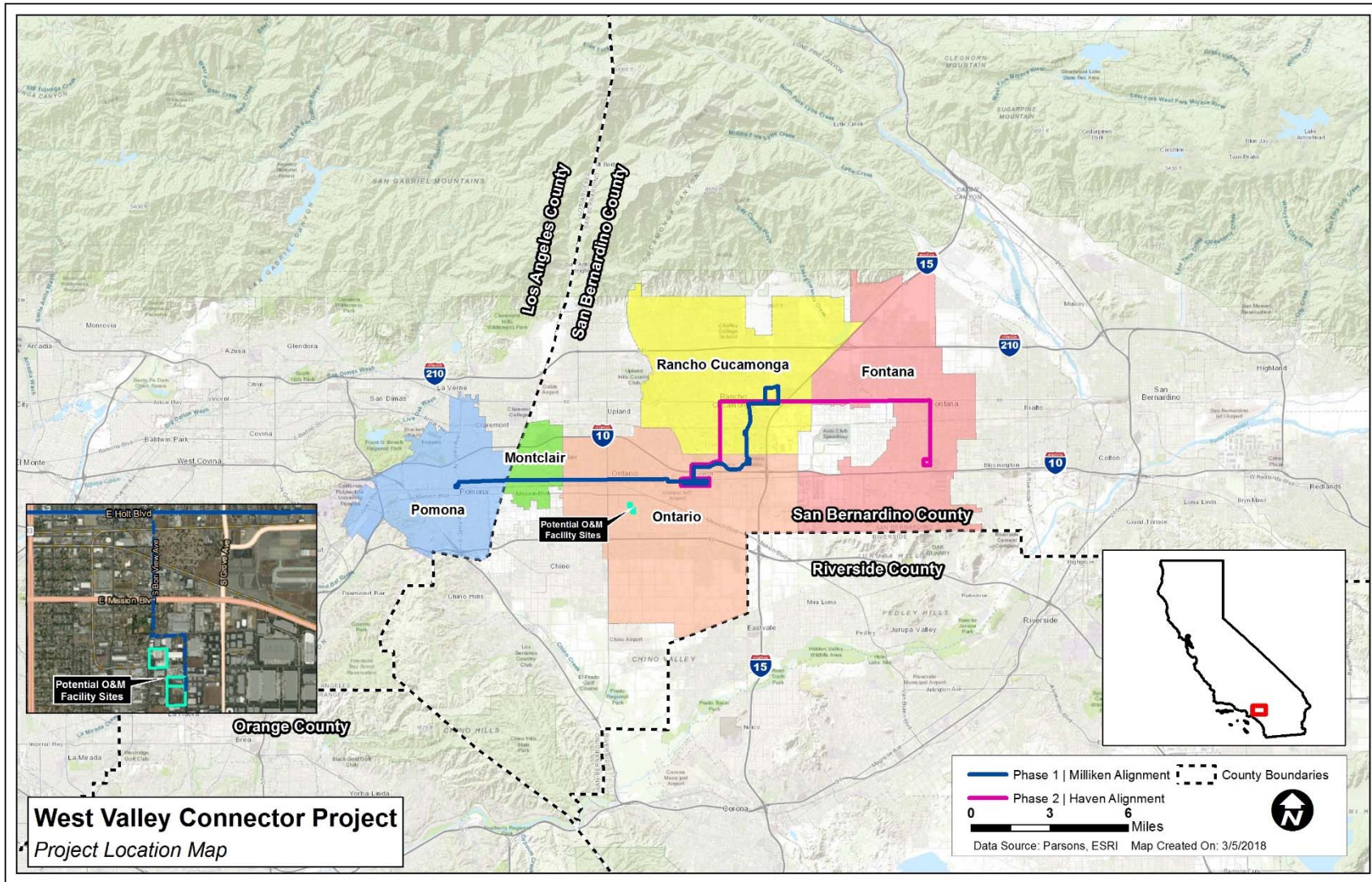


Figure 1: Project Location Map

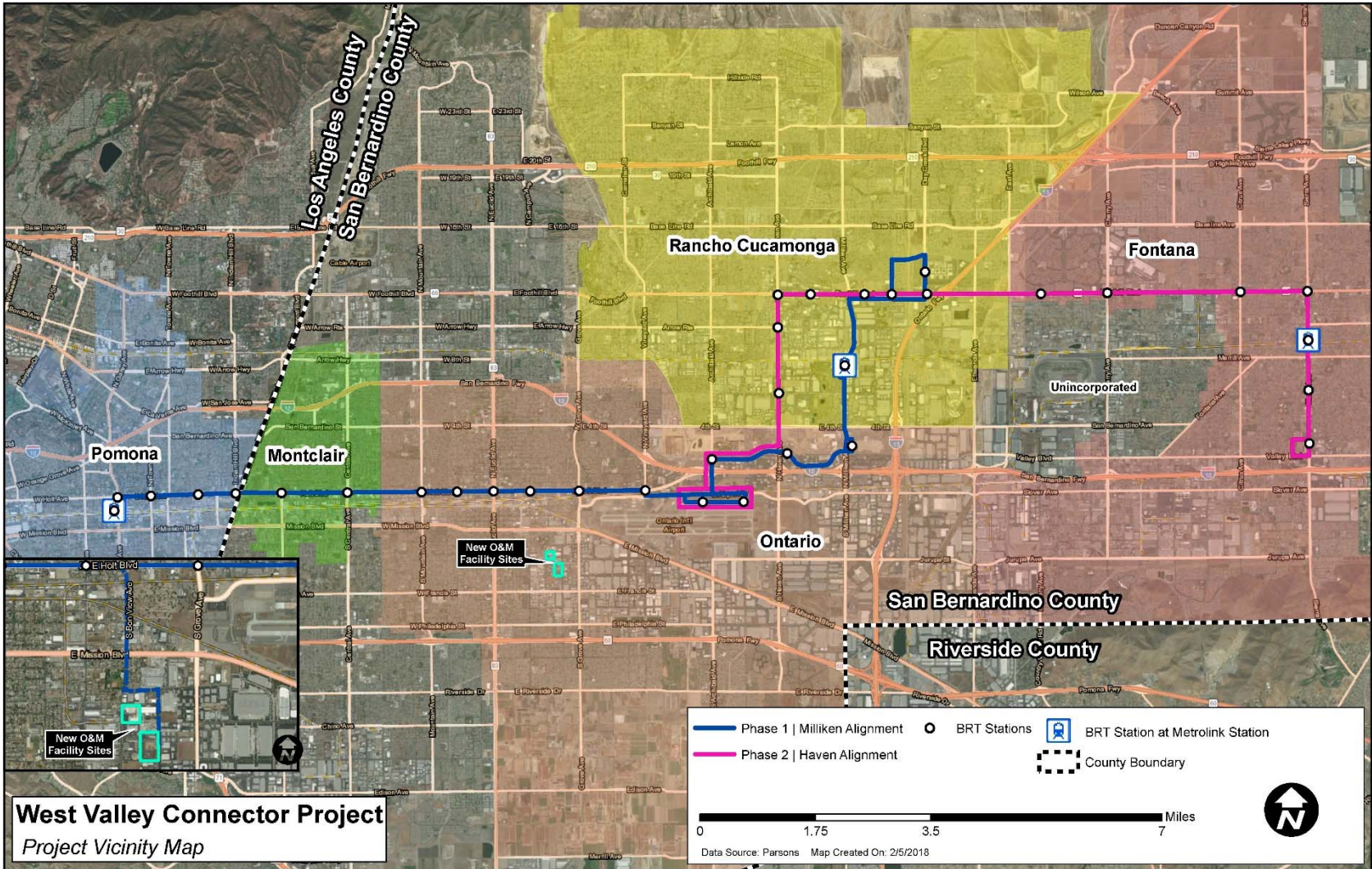


Figure 2: Project Vicinity Map

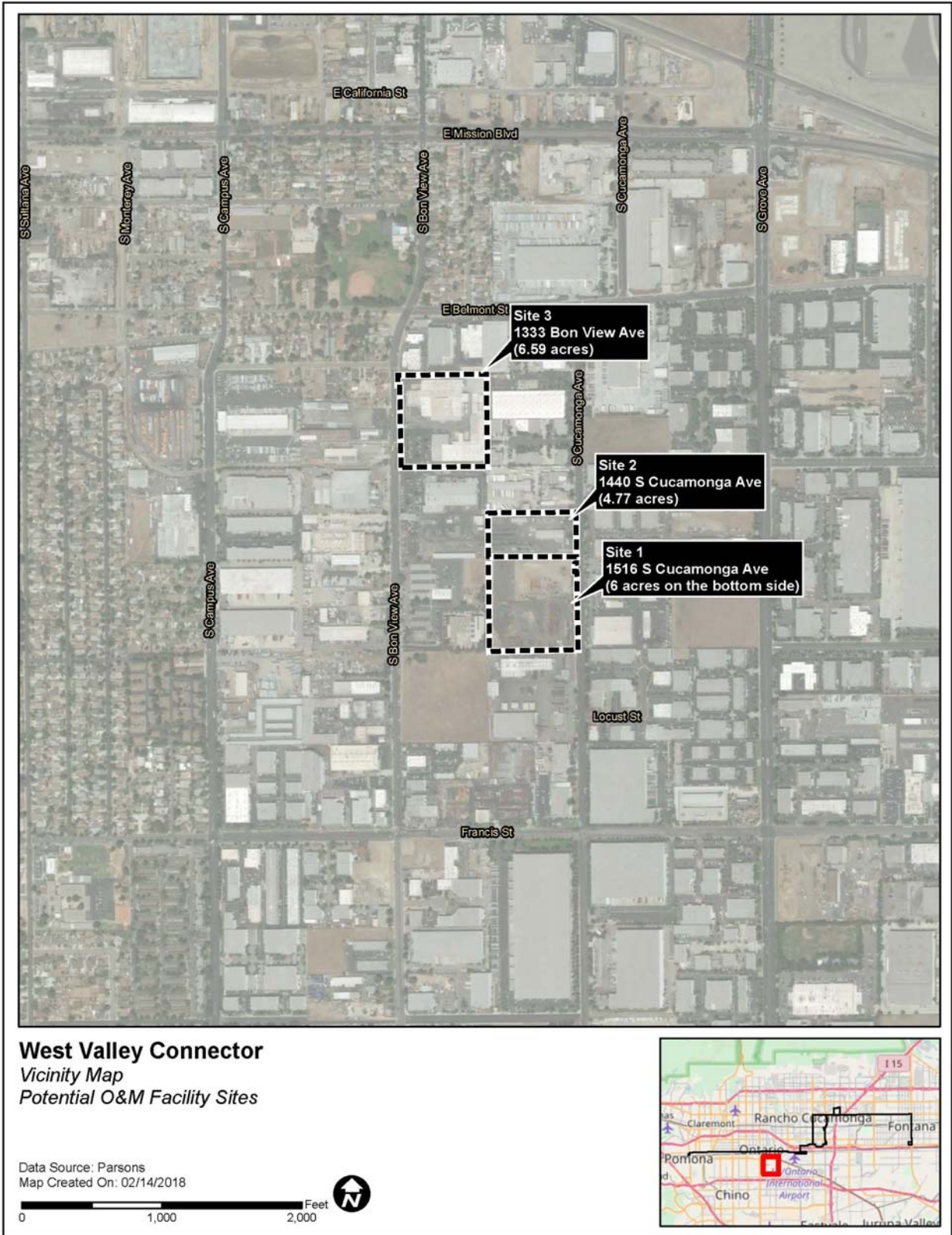


Figure 3: Potential Operations and Maintenance Facility Sites



## Kochaon, Anne

---

**From:** King, Gregory  
**Sent:** Wednesday, June 20, 2018 4:09 PM  
**To:** Kochaon, Anne  
**Subject:** FW: West Valley Connector Project, Cities of Pomona, Montclair, Ontario, Rancho Cucamonga & Fontana

---

**From:** King, Gregory  
**Sent:** Tuesday, June 05, 2018 4:02 PM  
**To:** Lumabas, Gerard <Gerard.Lumabas@parsons.com>; Kochaon, Anne  
**Subject:** FW: West Valley Connector Project, Cities of Pomona, Montclair, Ontario, Rancho Cucamonga & Fontana

Hi Gerard and Anne-

Please see attached email response to the letter we sent to Ontario Heritage as part of the Section 106 consultation for the WVC Project.

Thanks,

-Greg

---

**From:** Petrina Delman <[prdelman@msn.com](mailto:prdelman@msn.com)>  
**Sent:** Tuesday, June 05, 2018 3:51 PM  
**To:** King, Gregory <[Gregory.King@parsons.com](mailto:Gregory.King@parsons.com)>  
**Subject:** Re: West Valley Connector Project, Cities of Pomona, Montclair, Ontario, Rancho Cucamonga & Fontana

Dear Greg:

Thank you for your letter dated April 27, 2018 regarding the above-mentioned subject.  
Please be advised that Ontario Heritage has no objections to this project.

Sincerely,  
Petrina Delman, President  
Ontario Heritage  
P.O. Box 1  
Ontario, CA 91762  
Cell 909.238.5320  
Alternate 909.984.6558  
[www.ontarioheritage.org](http://www.ontarioheritage.org)  
[www.facebook.com/ontario.heritage](https://www.facebook.com/ontario.heritage)

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## SHPO CORRESPONDENCE



U.S. Department  
of Transportation  
**Federal Transit  
Administration**

REGION IX  
Arizona, California,  
Hawaii, Nevada, Guam  
American Samoa,  
Northern Mariana Islands

90 7th Street  
Suite 15-300  
San Francisco, CA 94103-6701  
415-734-9490  
415-734-9489 fax

Ms. Julianne Polanco  
State Historic Preservation Officer  
Office of State Historic Preservation  
California Department of Parks and Recreation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816  
Attention: Kathleen Forrest, State Historian

**DEC 22 2016**

Re: Subject: Section 106 Consultation for the  
West Valley Connector Bus Rapid Transit  
Project

Dear Ms. Polanco:

The Federal Transportation Agency (FTA), in coordination with Omnitrans, is initiating consultation with the California State Historic Preservation Officer (SHPO) under Section 106 of the National Historic Preservation Act, as amended (36 C.F.R. 800), for the West Valley Connector Bus Rapid Transit (BRT) Project (the Project), in Los Angeles and San Bernardino County. The Project will be a federal undertaking because the FTA will be providing financial assistance. This letter requests concurrence on the definition of the Area of Potential Effect (APE) pursuant to 36 CFR § 800.4.

### **Overview of the Proposed Project**

The Project is a proposed 33.5-mile-long transit improvement project that would connect the cities of Pomona, Montclair, Ontario, Rancho Cucamonga, and Fontana. The proposed transit route would begin at the Pomona Metrolink Transit Center station and terminate near the Kaiser Permanente Medical Center at Sierra Avenue and Marygold Avenue. The proposed project includes a combination of side- and center-running BRT stations with 3.5 miles of dedicated bus-only lanes and mixed-flow lanes. The proposed project includes up to 60 station platforms at 33 locations/major intersections and associated improvements, spaced 0.5 to 1 mile apart to facilitate higher operating speeds. Transit Signal Priority (TSP) applications and queue jump lanes would also be used at selected intersections to further facilitate faster and more reliable bus operations.

This project is shifting between the lead agencies of Omnitrans and San Bernardino Associated Governments (SANBAG), a local regional transportation planning agency. With SANBAG as the lead agency of this Small Starts project, Omnitrans will still be the operator for this BRT system.

### **Area of Potential Effects**

The proposed APE for architectural resources, including built resources, historic and cultural landscapes, as well as all areas that could be directly or indirectly affected by the proposed project.

Direct effects include physical changes to architectural resources. Indirect effects include visual effects or effects caused by noise or vibration.

The proposed APE for archaeological resources is limited to areas that could be affected by the maximum extent of project-related ground disturbance, including the areas associated with excavation, backfill and grading, construction, temporary access ways and encroachments, construction staging areas, grading, and utility trenching. In most areas, the depth of ground disturbance is expected to be roughly 6 inches.

Project design is still being finalized for the proposed 3.5 miles dedicated lanes segment along Holt Boulevard between Benson Avenue and Vine Avenue, and between Euclid Avenue and Vineyard Avenue, in the City of Ontario. The dedicated lanes segment would require road widening to accommodate the five center-running stations and dedicated bus-only lanes, which would involve excavation and trenching. A conservative approach in the delineation of the APE was taken in which all current design options were included.

The Holt Boulevard widening is 3.5 mile in length and involves disturbances within the existing pavement, sidewalk, gutter, and developed parcels to accommodate the center running stations and BRT dedicated lane. As the topography is consistently flat throughout this segment of the project, excavation would be shallow (less than 6 inches) in most areas. The maximum excavation depth for this road widening segment along Holt Boulevard would be 2.5 feet and involve trenching in the areas near the 5 new center running stations for utility relocations and installing conduit for new electrical/communication services.

In accordance with 36 CFR Part 800.4(a)(2), information about known and potential historic properties within the APE will be reviewed. Investigations will be prepared by consultants who meet the Secretary of the Interior's Professional Qualifications Standards in archaeology, history, and architectural history. The project would be constructed by 2035, and identification efforts will be focused on properties constructed before 1985.

In accordance with 36 CFR Part 800.4(a)(3), local historic groups and other stakeholders that may have an interest in the project will be contacted to gather information on historic resources within the APE. FTA will also contact and consult any identified Native American groups.

### **Findings**

In accordance with 36 CFR § 800.4, the FTA is requesting your concurrence with the APE. Enclosed you will find the Project Vicinity, Project Location, and APE maps for the project. If you have any questions, please contact Candice Hughes, FTA Environmental Protection Specialist at (213) 629-8613 and [candice.hughes@dot.gov](mailto:candice.hughes@dot.gov).

Sincerely,

  
Leslie T. Rogers  
Regional Administrator

### **Attachments:**

- A: Project Location
- B: Project Vicinity
- C: APE Map

**OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896  
SACRAMENTO, CA 94296-0001  
(916) 653-6624 Fax: (916) 653-9824  
calshpo@ohp.parks.ca.gov  
www.ohp.parks.ca.gov



January 23, 2017

In reply refer to: FTA\_2016\_1227\_001

Leslie Rogers  
Regional Administrator  
Federal Transit Administration  
90 Seventh Street  
Suite 15-300  
San Francisco, CA 94103-6701

Re: West Valley Connector Bus Rapid Transit Project, Area of Potential Effect (APE),  
Counties of Los Angeles and San Bernardino, California

Dear Mr. Rogers:

Thank you for the letter received December 27, 2016, initiating consultation for the above-referenced undertaking in order to comply with Section 106 of the National Historic Preservation Act of 1966 (NHPA) and its implementing regulation at 36 CFR Part 800. The Federal Transit Administration (FTA) included the project location, project vicinity, and APE maps with the consultation letter.

The undertaking proposes a 33.5-mile-long transit improvement project that would connect the cities of Pomona, Montclair, Ontario, Rancho Cucamonga, and Fontana. The route would begin at the Pomona Metrolink Transit Center station in Pomona, California, and terminate near the Kaiser Permanente Medical Center at Sierra Avenue and Marygold Avenue in Fontana, California. The undertaking includes a combination of side- and center-running bus rapid transit (BRT) stations with 3.5 miles of dedicated bus-only lanes and mixed flow lanes, and up to 60 station platforms at 33 locations and associated improvements.

As described in the consultation letter, the narrative description of the APE is as follows:

- The 3.5-mile area along Holt Boulevard between Benson Avenue and Vine Avenue, and between Euclid Avenue and Vineyard Avenue, in the City of Ontario

FTA has requested comments on the delineation of the APE. After reviewing the documentation, I offer the following comments:

- Please provide a complete narrative description of the APE. The description provided in the consultation package appears to be incomplete.
- Please provide the maximum vertical extent of the APE. For undertakings that include a long linear APE such as this, it is helpful when the estimated vertical extents for each of the project components that require ground disturbance are described. This information can easily be depicted in a table.

Mr. Leslie Rogers—FTA  
January 23, 2017  
Page 2 of 2

FTA\_2016\_1227\_001

- Please also clarify the methodology for delineating the architectural APE. The maps provided show some adjacent parcels included, while many are not. It is unclear why this distinction is made in the various locations.
- Provide a general list of activities required to construct the undertaking. This allows the consulting parties to understand the scope of the project and assists in determining whether the APE adequately considers potential indirect effects.

Thank you for considering historic properties in your planning process, and I look forward to continuing this consultation with you. If you have any questions, please contact Kathleen Forrest of my staff at (916) 445-7022 or e-mail at [kathleen.forrest@parks.ca.gov](mailto:kathleen.forrest@parks.ca.gov).

Sincerely,



Julianne Polanco  
State Historic Preservation Officer



**DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION**

Lisa Ann L. Mangat, Director

Julianne Polanco, State Historic Preservation Officer

1725 23rd Street, Suite 100, Sacramento, CA 95816-7100

Telephone: (916) 445-7000 FAX: (916) 445-7053

calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

November 14, 2017

In reply refer to: FTA\_2016\_1227\_001

Mr. Leslie Rogers  
Regional Administrator  
Federal Transit Administration  
90 Seventh Street  
Suite 15-300  
San Francisco, CA 94103-6701

Re: West Valley Connector Bus Rapid Transit Project, Area of Potential Effect (APE),  
Counties of Los Angeles and San Bernardino, California

Dear Mr. Rogers:

Thank you for the letter received October 27, 2017, continuing consultation with the State Historic Preservation Officer (SHPO) for the above-referenced undertaking in order to comply with Section 106 of the National Historic Preservation Act of 1966 (NHPA) and its implementing regulation at 36 CFR § 800. The Federal Transit Administration (FTA) included the project location, project vicinity, and Area of Potential Effect (APE) maps with the consultation letter.

The undertaking proposes a 35-mile-long transit improvement project that would connect the cities of Pomona, Montclair, Ontario, Rancho Cucamonga, and Fontana. The route would begin at the Pomona Metrolink Transit Center station in Pomona, California, and terminate near the Kaiser Permanente Medical Center at Sierra Avenue and Marygold Avenue in Fontana, California. The undertaking includes a combination of side- and center-running bus rapid transit (BRT) stations with 3.5 miles of dedicated bus-only lanes and mixed flow lanes, and up to 60 station platforms at 33 locations and associated improvements.

As described in the consultation package, the APE begins on the north side of Pomona Metrolink Transit Center, and travels north on Main Street, east on Monterey Avenue, north on Garey Avenue, and east onwards along Holt Boulevard through Pomona, Montclair, and Ontario. At Ontario International Airport the APE travels north on Archibald Avenue, east on G Street, continues on inland Empire Boulevard, and north on Haven Avenue through Rancho Cucamonga. The APE includes the parallel alignment of Milliken Avenue as part of the proposed Milliken Alignment. At Foothill Boulevard in Rancho Cucamonga, the APE travels east through Victoria Gardens until



Mr. Leslie Rogers  
November 14, 2017  
Page 2 of 2

FTA\_2016\_1227\_001

Sierra Avenue, where the alignment travels south through Fontana to Valley Boulevard, where it turns west. It continues north on Juniper Avenue and east on Marygold Avenue until reaching Sierra Avenue. The APE encompasses the right-of-way and parcels along the proposed side and center stations of the alignment, temporary construction easements, proposed staging areas, and parcels proposed for full or partial acquisition. The vertical APE has been identified between 2.5 and 15 feet, depending on the activity.

FTA has requested comments on the delineation of the APE and the methodology to streamline the identification and evaluation of historic properties. After reviewing the documentation, I offer the following comments:

- I agree that the APE is sufficient for the undertaking, per 36 CFR § 800.4(a)(1). Please note that while the methodology for surveying the APE may differ in parts, there is one APE for the undertaking as a whole.
- A methodology to streamline identification and evaluation was not included in the consultation package. If FTA would like to discuss an alternative identification strategy, please provide a methodology for review.

I look forward to continuing this consultation with you. If you have any questions, please contact Kathleen Forrest of my staff at (916) 445-7022 or [Kathleen.Forrest@parks.ca.gov](mailto:Kathleen.Forrest@parks.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Julianne Polanco', with a long horizontal line extending to the right.

Julianne Polanco  
State Historic Preservation Officer



U.S. Department  
of Transportation  
**Federal Transit  
Administration**

REGION IX  
Arizona, California,  
Hawaii, Nevada, Guam  
American Samoa,  
Northern Mariana Islands

90 7th Street  
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**MAR 01 2018**

Ms. Julianne Polanco  
State Historic Preservation Officer  
Office of State Historic Preservation  
California Department of Parks and Recreation  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816  
Attention: Kathleen Forrest, State Historian

Subject: Section 106 Continuing Consultation  
for the West Valley Connector Bus Rapid  
Transit Project Revised APE

OHP File: FTA\_2016\_1227\_001

Dear Ms. Polanco:

The Federal Transit Administration (FTA) and the San Bernardino County Transportation Authority (SBCTA), in coordination with Omnitrans, is continuing consultation with the California State Historic Preservation Officer (SHPO) on the West Valley Connector (WVC) Bus Rapid Transit (BRT) Project (Project) in the counties of San Bernardino and Los Angeles pursuant to our responsibilities for compliance with Section 106 of the National Historic Preservation Act (NHPA), as amended (36 CFR Part 800). FTA is the Lead Agency under the National Environmental Policy Act (NEPA). The project will be a federal undertaking because the FTA will be providing financial assistance. SBCTA is the local Lead Agency under the California Environmental Quality Act (CEQA).

Consultation on the Undertaking was initiated on December 22, 2016, with a resubmittal letter to you on October 26, 2017, which provided additional information to determine and document the Area of Potential Effects (APE), and for which concurrence was received from the SHPO on November 14, 2017. The purpose of this letter is to consult with you concerning a revision to the Undertaking's APE under 36 C.F.R. §800.4(a) and to request your concurrence. A new

operations and maintenance (O&M) facility for Omnitrans buses has been included as part of the proposed project.

## **Project Description**

The WVC Project is a 35-mile-long BRT corridor located primarily along Holt Boulevard/Avenue, Haven Avenue, Milliken Avenue, Foothill Boulevard, and Sierra Avenue that would connect the City of Pomona in Los Angeles County, and the cities of Montclair, Ontario, Rancho Cucamonga, and Fontana in San Bernardino County. The proposed Project would construct up to 60 station platforms at 33 locations/major intersections and associated improvements. Stations would be “rapid bus” style stations designed for fast boarding.

The proposed Project would be constructed in two phases, including Phase I/Milliken Alignment, from the Pomona Regional Transit Center to Victoria Gardens in Rancho Cucamonga and Phase II/Haven Alignment, from Ontario International Airport to Kaiser Permanente Medical Center in Fontana. Phase I is scheduled for operation in 2022. Construction of Phase II/Haven Alignment is scheduled to occur after the completion of Phase I when funding is available. A new operation and maintenance (O&M) facility for light maintenance activities is scheduled to be constructed during the Phase I/Milliken Alignment.

Three alternatives are being analyzed in the Environmental Assessment being prepared in compliance with the NEPA, including a No-Build Alternative and two Build Alternatives, A and B, as discussed below. Alternative B includes an approximately 3.5 miles of exclusive BRT lanes.

### **Alternative A – Full BRT with no Dedicated Bus-only Lanes**

Alternative A would include the 35-mile-long BRT corridor, comprised of the Phase I/Milliken Alignment, Phase II/Haven Alignment, and would together place 60 side-running stations at up to 33 locations/major intersections. The BRT buses would operate entirely in the mixed-flow traffic lanes. The right-of-way (ROW) limits and travel lane width vary in other segments of the corridor. Implementation of Alternative A would not require permanent ROW acquisition or temporary construction easements (TCEs).

### **Alternative B – Full BRT with 3.5 miles of Dedicated Bus-only Lanes in Ontario**

Alternative B would include the full 35-mile-long BRT corridor, comprised of the Phase I/Milliken Alignment, Phase II/Haven Alignment, 3.5 miles of dedicated bus-only lanes, and place five center-running stations and 50 side-running stations at up to 33 locations/major intersections. The dedicated lanes segment would include two mixed-flow traffic lanes and one transit lane in each direction and five center-running stations. To accommodate the dedicated lanes, roadway widening and additional utilities, such as electrical and fiber-optic lines, would require permanent ROW acquisition and TCEs. In addition, some areas would require the

reconfiguration, relocation, or extension of adjacent driveways, curbs, medians, sidewalks, parking lots, and local bus stops.

### **Proposed New O&M Facility**

Currently, Omnitrans operates and maintains its existing fleet from two major facilities: East Valley Vehicle Maintenance Facility (EVVMF), located at 1700 W. 5<sup>th</sup> Street in the City of San Bernardino and West Valley Vehicle Maintenance Facility (WVVMF), located at 4748 E. Arrow Highway in the City of Montclair. Neither facility has sufficient capacity to accommodate the additional maintenance and storage requirements of the bus fleet associated with the proposed WVC Project. The EVVMF is located on a parcel concurrently serving as Omnitrans Headquarters offices and is nestled in a built-out residential neighborhood, with no room for expansion. Likewise, the WVVMF is constricted to its parcel boundaries alternatively by a set of Metrolink rail tracks, San Antonio creek, and several privately-owned business properties. Therefore, an O&M facility is required to be constructed under both Build Alternatives A and B to provide parking and light maintenance to the new fleet.

Conceptually, the new O&M facility would be built on an approximate 5-acre site to provide Level I service bus maintenance with a capacity to be upgraded to provide Level II service maintenance.<sup>1</sup> Heavy repair functions and agency administrative functions would remain exclusively with the EVVMF in San Bernardino, which is a Level III facility. The Level I facility would include a parking area, bus washing area, fueling area, and a personnel and storage building. As needs arise, the facility could be upgraded to provide Level II service, which will include the addition of a maintenance shop and a larger administrative building. Landscaping and irrigation would be provided to enhance the comfort of employees and the appearance of the facility, and to help screen maintenance facilities and operations from offsite viewpoints within the community.

Three sites are being considered for the placement of the new O&M facility. All are owned by the City of Ontario and are located in the industrial zoned area, slightly more than a mile from the proposed BRT corridor alignment on Holt Boulevard:

---

<sup>1</sup> The American Public Transportation Association (APTA) separates bus transit operating and maintenance facilities into three types:

- Level I: A primary service facility providing running maintenance and storage. Activities include fueling, washing, fare collection, light bulb replacement, wiper-blade replacement, fuel level checks, etc.
- Level II: A secondary maintenance facility, sometimes called an inspection garage for light maintenance, e.g., engine tune-ups, lubrications, inspections, tire changing, brake repair, and minor body work, as well as unit change out. Level I activities are also included in this facility.
- Level III: A tertiary maintenance facility, one that provides all vehicle maintenance. Activities include engine and transmission rebuilding, testing, major body repairs, painting, etc. Level I and II activities are included in this facility.

- Site 1: 1516 S. Cucamonga Avenue, Ontario (APN 1050-131-03-0000). The current use of this property is public works storage yard. If selected, the O&M facility will be built at the bottom portion of the parcel encompassing an area of approximately 6.0 acres.
- Site 2: 1440 S. Cucamonga Avenue, Ontario (APN 1050-141-07-0000). The current use of this property is compressed natural gas fueling station. If selected, the O&M facility will utilize the entire parcel encompassing an area of approximately 4.8 acres.
- Site 3: 1333 S. Bon View Avenue, Ontario (APN 1049-421-01-0000). The current use of this property is municipal utility and customer service center. If selected, the O&M facility will be built at the bottom portion of the parcel encompassing an area of approximately 6.6 acres.

Buses coming to and from the new facility could use nearby access roads that directly connect to the BRT corridor such as South Campus Avenue, South Bon View Avenue, and South Grove Avenue.

### **Revised Delineation of the Area of Potential Effects to Include O&M Facility**

The only revision to the APE in which SHPO previously concurred relates to the inclusion of three City-owned sites currently under consideration for construction of the new O&M facility. No additional changes in the previously-approved APE map have occurred. The three potential sites are included in the revised APE, as discussed below, and as displayed on sheet 10 of the enclosed APE map.

The archaeological APE, defined as the geographical area where direct impacts could occur as a result of project construction, of the O&M facility would encompass the area of 6.0, 4.8, and 6.6 acres for the potential Site 1, Site 2, and Site 3, respectively. All project activities related to the construction of the proposed O&M facility, including construction staging and equipment storing areas, are anticipated to be contained within the area indicated for each site above.

In terms of the vertical APE for the O&M facility, the maximum depth of ground disturbance is estimated to be 12-feet below current ground surface, for purposes of the maintenance shop and administrative building construction. Since the site layout at each potential site has not been finalized, for the purposes of the preliminary cultural resources analysis, the entirety of each parcel site will be evaluated for a maximum 12-foot excavation below existing ground surface. The 12-foot excavation depth is based on the potential need for an elevator bank or maintenance trench. The building foundation is anticipated to be above the 12-foot depth. The utilities needed for the project will typically be built within a 2-3 foot depth. These requirements would be the same for each area.

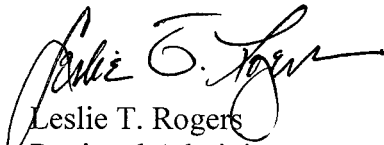
The architectural history portion of the APE for the O&M facility includes not only the direct impact area of the O&M facility as cited above as the archeological APE, but also any surrounding parcels which may contain built-environment resources and that may experience indirect impacts from construction and operation of the new O&M facility (e.g., visual, noise,

changes to setting) should historic properties exist. At this time, based on a windshield survey of the areas around the three sites, and a review of historic resources inventories, no known historic sites have been identified. Potential indirect impact areas for conducting the architectural history survey are established as one property beyond the parcel site on which the O&M facility would be constructed. The enclosed revised APE map (see sheet 10) indicates where each of the three O&M sites under consideration are located, and illustrates how the architectural history APE has been expanded around each.

Your review and concurrence in the adequacy of the revised APE for this Undertaking's identification and documentation efforts is respectfully requested under 36 C.F.R. §800.4(a).

If you have any questions or concerns, please contact Candice Hughes, Environmental Protection Specialist at (213) 629-8613, or by email at [candice.hughes@dot.gov](mailto:candice.hughes@dot.gov).

Sincerely,



Leslie T. Rogers  
Regional Administrator

Enclosures:

- 1) Project Vicinity Map
- 2) Project Location Map with alternatives and O&M sites
- 3) Potential O&M Facility Sites
- 4) Revised APE Map



**DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION**

Lisa Ann L. Mangat, Director

Julianne Polanco, State Historic Preservation Officer  
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100  
Telephone: (916) 445-7000 FAX: (916) 445-7053  
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

March 29, 2018

In reply refer to: FTA\_2016\_1227\_001

Mr. Leslie Rogers  
Regional Administrator  
Federal Transit Administration  
90 Seventh Street  
Suite 15-300  
San Francisco, CA 94103-6701

Re: West Valley Connector Bus Rapid Transit Project, Expansion of Area of Potential Effect (APE), Counties of Los Angeles and San Bernardino, California

Dear Mr. Rogers:

The State Historic Preservation Officer (SHPO) received your letter on March 5, 2018, continuing consultation on the above-referenced project to comply with Section 106 of the National Historic Preservation Act of 1966 (as amended), and its implementing regulations at 36 CFR § 800. The Federal Transit Administration (FTA) included maps of the the project location, project vicinity, project Operation and Maintenance (O&M) facility sites, and Area of Potential Effect (APE) maps with the consultation letter.

The undertaking proposes ta 35-mile-long transit improvement project that would connect the cities of Pomona, Montclair, Ontario, Rancho Cucamonga, and Fontana. The route would begin at the Pomona Metrolink Transit Center station in Pomona, California, and terminate near the Kaiser Permanente Medical Center at Sierra Avenue and Marygold Avenue in Fontana, California. The undertaking includes a combination of side- and center-running bus rapid transit (BRT) stations with 3.5 miles of dedicated bus-only lanes and mixed flow lanes, and up to 60 station platforms at 33 locations and associated improvements.

FTA previously consulted on the APE and the Office of Historic Preservation (OHP) issued comments on November 14, 2017. Since that time the APE has been expanded to include potential locations for the proposed O&M facility. The three sites are:

- 1516 S. Cucamonga Avenue, Ontario (APN 1050-131-03-0000)
- 1440 S. Cucamonga Avenue, Ontario (APN 1050-141-07-0000)
- 1333 S. Bon View Avenue, Ontario (APN 1049-421-01-0000)

Mr. Leslie Rogers  
March 29, 2018  
Page 2 of 2

FTA\_2016\_1227\_001

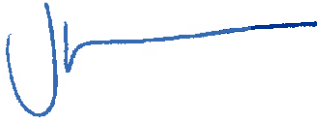
The APE includes all surrounding parcels that may contain built environment resources and may experience indirect effects from construction and operation of the new facility. All project activities related to the construction of the O&M facility, including construction staging and equipment storage areas, are anticipated to be included within the selected O&M site. The vertical APE would extend to a maximum depth of 12 feet below grade. No additional modifications were made to the APE.

FTA has requested comments on the modification of the APE. After reviewing the documentation, I offer the following comments:

- I agree that the APE is sufficient for the undertaking, per 36 CFR § 800.4(a)(1). Please note that while the methodology for surveying the APE may differ in parts, there is one APE for the undertaking as a whole.

I look forward to continuing this consultation with FTA. If you have any questions, please contact Kathleen Forrest of my staff at (916) 445-7022 or [Kathleen.Forrest@parks.ca.gov](mailto:Kathleen.Forrest@parks.ca.gov).

Sincerely,



Julianne Polanco  
State Historic Preservation Officer





**DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION**

Lisa Ann L. Mangat, Director

Julianne Polanco, State Historic Preservation Officer  
1725 23rd Street, Suite 100, Sacramento, CA 95816-7100  
Telephone: (916) 445-7000 FAX: (916) 445-7053  
calshpo.ohp@parks.ca.gov www.ohp.parks.ca.gov

June 14, 2018

In reply refer to: FTA\_2016\_1227\_001

Mr. Edward Carranza, Jr.  
Acting Regional Administrator  
Federal Transit Administration  
90 Seventh Street  
Suite 15-300  
San Francisco, CA 94103-6701

Re: West Valley Connector Bus Rapid Transit Project, Identification Efforts, Counties of Los Angeles and San Bernardino, California

Dear Mr. Carranza:

The State Historic Preservation Officer (SHPO) received your letter on May 16, 2018, continuing consultation on the above-referenced project to comply with Section 106 of the National Historic Preservation Act of 1966 (as amended), and its implementing regulations at 36 CFR § 800. The Federal Transit Administration (FTA) included the following documents with the consultation letter:

- *Historic Property Survey Report, West Valley Connector Project*, prepared for the San Bernardino County Transportation Authority (SBCTA) and Omnitrans in April, 2018
- *Historic Resources Evaluation Report, West Valley Connector Project (HRER)*, prepared by Parsons for the SBCTA and Omnitrans in April, 2018
- *Archaeological Survey Report, West Valley Connector Project (ASR)*, prepared by Parsons and PaleoSolutions for the SBCTA and Omnitrans in April, 2018

The undertaking proposes a 35-mile-long Bus Rapid Transit (BRT) corridor that would connect the cities of Pomona, Montclair, Ontario, Rancho Cucamonga, and Fontana. The route would begin at the Pomona Metrolink Transit Center station in Pomona, California, and terminate near the Kaiser Permanente Medical Center at Sierra Avenue and Marygold Avenue in Fontana, California. The undertaking includes a combination of side- and center-running bus rapid transit (BRT) stations, 3.5 miles of dedicated bus-only lanes, mixed flow lanes, and up to 60 station platforms at 33 locations and associated improvements. FTA previously consulted on the Area of Potential Effect (APE) and the Office of Historic Preservation (OHP) issued comments on November 14,

2017. The APE was expanded to include an Operations and Maintenance Facility, and OHP commented on this expansion on March 29, 2018.

Identification efforts included a records search, archival research, Sacred Lands File request, Native American consultation, and survey of the APE. Twenty-one resources were previously recorded within the APE, including two archaeological resources. One of the previously recorded archaeological resources, P-36-007144, no longer exists. The other, P-36-002910, is the National Old Trails Highway/Route 66 (now Foothill Boulevard in the cities of Fontana and Rancho Cucamonga) and is listed on the National Register of Historic Places (NRHP). Nineteen built environment resources were previously identified within the APE, five of which are listed in or considered eligible for the NRHP (P-19-189200, Southern Pacific Railroad [SPRR] Depot, Pomona; Lincoln Park Historic District, Pomona; P-36-015397, Malaga Underpass Bridge, Fontana; P-36-015982, Euclid Avenue/State Route [SR] 83, Ontario and Upland; and P-36-002910, National Old Trails Road/Route 66, Rancho Cucamonga and Fontana).

Survey of the APE identified 11 new archaeological sites within the APE, as well as 171 built environment parcels that were constructed prior to 1973. These resources were recorded and evaluated for NRHP eligibility. Four built environment properties were recommended as eligible for listing in the NRHP; the remaining parcels were recommended as ineligible. All 11 archaeological resources were also recommended as ineligible.

FTA has requested concurrence on the determinations that the no longer extant P-36-007144 and the 11 newly identified archaeological sites (Lots 1 through 11) are ineligible for inclusion in the NRHP, four built environment resources are eligible for inclusion in the NRHP, and the remaining 155 built environment resources are ineligible for listing in the NRHP. After reviewing the documentation, I offer the following comments:

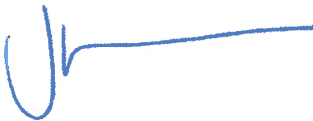
- Please explain the potential scope of work for Lots 1-11, and whether there is ground-disturbing activity planned for those areas. If the scope of work does include ground disturbing activity, the following information is required:
  - Based on the level of documentation provided, it does not appear that FTA has applied the National Register criteria (36 CFR § 63) to the archaeological resources identified on Lots 1 through 11. It also does not appear that appropriate identification efforts, such as archival research and consultation of Sanborn maps have been conducted by FTA to establish the historic use and association of these archaeological resources. At a minimum, this level of identification is necessary when evaluating historic-era archaeological resources according to National Register criteria.
  - While the buildings located on Lots 1 through 11 are no longer extant, please explain the likelihood of encountering subsurface archaeological deposits within these areas during ground disturbing construction activities. For this analysis, please also consider the vertical depth of

previous ground disturbance, depth of fill, and the vertical APE for the current undertaking. It is also recommended that as-built drawings, if available, are examined as part of this analysis.

- While the residential site at P-36-007144/CA-SBR-7144H is no longer extant, please provide documentation as to how it was determined that “construction activities associated with development of that facility [Kaiser Permanent Mental Health Office] destroyed or significantly disturbed any intact deposits.”
- Please provide information regarding the depth of artificial fill throughout the APE as discussed in Section 6.3 of the Archaeological Survey Report (ASR).
- Please provide information as to why the depths of previous disturbance discussed in Section 6.3 of the ASR are “unknown at this time.”
- Confirm whether the completed DPR 523 forms for the archaeological resources located on Lots 1 through 11 have been submitted to the appropriate Information Center for state designation.
- As discussed on page 72 of the ASR, the implementation of a Cultural Resources Monitoring and Mitigation Plan (CRMMP) should not be used instead of FTA completing the steps necessary to identify history properties (archaeological) within the APE for the purposes of Section 106.
- Based on the above comments, I cannot concur at this time FTA’s determinations of eligibility because it is not clear that identification efforts are complete, per 36 CFR § 800.4. Please submit the information above to continue consultation.

I look forward to continuing this consultation with FTA. If you have any questions, please contact Kathleen Forrest of my staff at (916) 445-7022 or [Kathleen.Forrest@parks.ca.gov](mailto:Kathleen.Forrest@parks.ca.gov).

Sincerely,



Julianne Polanco  
State Historic Preservation Officer

Cc: Sharyn LaCombe, FTA