

Appendix C-1

Historical Resources Technical Report

HISTORICAL RESOURCES TECHNICAL REPORT FOR THE 6th STREET AND VICTORIA AVENUE WAREHOUSE PROJECT CITY OF HIGHLAND, CALIFORNIA

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
APE	Area of Potential Effects
APN	Assessor's Parcel Number
CEQA	California Environmental Quality Act
CHRIS	California Historical Resources Information Center
City	City of Highland
CRHR	California Register of Historical Resources
DPR 523 Forms	Department of Parks and Recreation 523 Forms
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
NWIC	Northwest Information Center

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Executive Summary

The purpose of this report is to determine if the 6th Street and Victoria Avenue Warehouse Project (proposed Project) in the City of Highland, San Bernardino County, California would impact any historical resources pursuant to the California Environmental Quality Act (CEQA). The proposed Project would construct a one-story warehouse building of approximately 307,445-square-feet, and require the demolition of the three existing residential structures on an approximately 12.3-acre site (Project site).

Patriot Development Partners retained Dudek to complete this historical resources technical report to identify all historical resources (if any) on the Project site to determine whether the proposed Project would result in a significant impact to historical resources under CEQA. None of the buildings on the Project site are currently listed under any national, state, or local landmark or historic district programs. Three of the parcels on the Project site contains buildings that are more than 45 years of age and required evaluation as potential historical resources.

This report includes the results of an intensive survey of the Project site by a qualified architectural historian; building development and archival research; development of an appropriate historic context for the evaluation of the Project site; and recordation and evaluation of three single-family residential properties over 45 years old for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Highland designation criteria and integrity requirements. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources and all applicable local guidelines and regulations.

Dudek recorded and evaluated three (3) residential properties over 45 years old located within the Project site:

- Parcel 1, 7834 Victoria Avenue (APN 1192-281-10)
- Parcel 2, 26432 6th Street (APN 1192-281-11)
- Parcel 3, 7809 Grape Street (APN 1192-281-13)

The remaining three properties within the Project site, Parcel 4 (APN 1192-281-09), Parcel 5 (APN 1192-281-12), and Parcel 6 (APN 1192-281-14) were researched using historic aerial photography and was determined to contain no built environment resources over 45 years old.

As a result of Dudek's extensive archival research, field survey, and property evaluations of significance, no historical resources were identified within the Project site. Nor were any adjacent resources identified that could be indirectly impacted by proposed project activities. The finding under CEQA is No Impact. As the proposed Project would have no impact on historical resources, no further study is required.

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1 Introduction

Dudek was retained by Patriot Development Partners to complete a historical resources evaluation report for the 6th Street and Victoria Avenue Warehouse Project (Project) in the City of Highland, California. This report includes the results of an intensive survey of the Project site by a qualified architectural historian; building development and archival research; development of an appropriate historic context for the Project site; and recordation and evaluation of three single-family residential properties over 45 years old for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Highland designation criteria and integrity requirements. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources.

1.1 Project Location and Description

Project Location and Project Site Description

The Project site is located within the southern portion of the City of Highland, San Bernardino County, California (Figure 1. Project Location) and is bound by 6th Street to the south, Grape Street to the west, Cypress Street, open lots, and single-family residences to the north, and Victoria Avenue to the east. The approximately 12.3-acre (net area) Project site is located on the northwest corner of 6th Street and Victoria Avenue. The Project site consists of three parcels developed with residential buildings (Parcels 1-3) (subject properties) and three vacant parcels (Parcels 4-6) as shown below and on Figure 2. Site Map.

Table 1. Parcels Located in the Proposed Project Site

Parcel	Address	APN
1	7834 Victoria Avenue	1192-281-10
2	26432 6 th Street	1192-281-11
3	7809 Grape Street	1192-281-13
4	Vacant lot	1192-281-09
5	Vacant lot	1192-281-12
6	Vacant lot	1192-281-14

Project Description

The proposed Project would involve the development of one-story warehouse building of approximately 307,445-square-feet, and the demolition of the three existing residential structures on an approximately 12.3-acre site. The warehouse building would be composed of approximately 297,445 square feet of warehouse space and 10,000 square feet of mezzanine/office space. Other additions include the installation of 129 passenger parking stalls and 32 dock-high door parking stalls as well as changes to surrounding landscaping.

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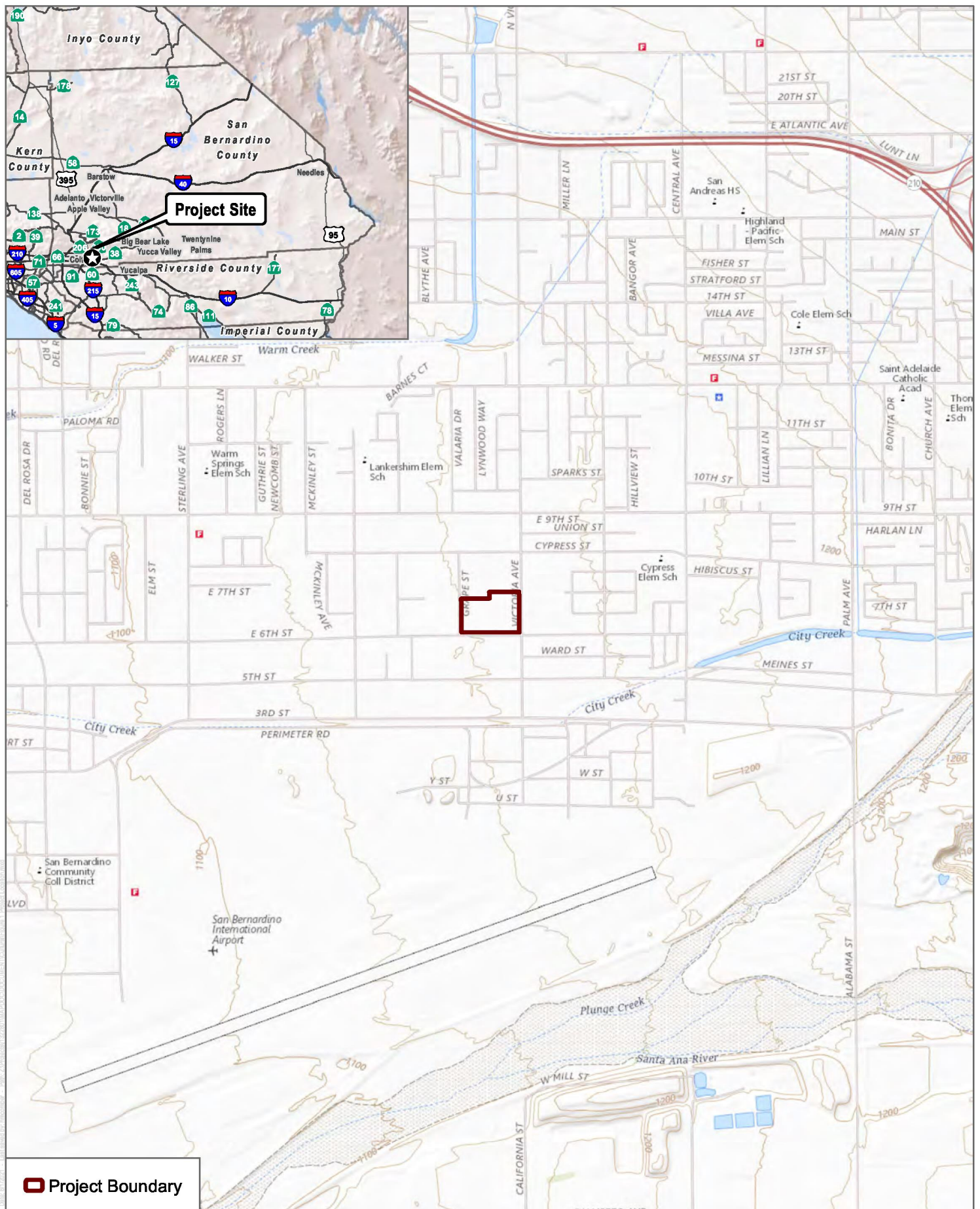
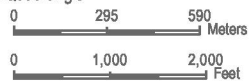


FIGURE 1

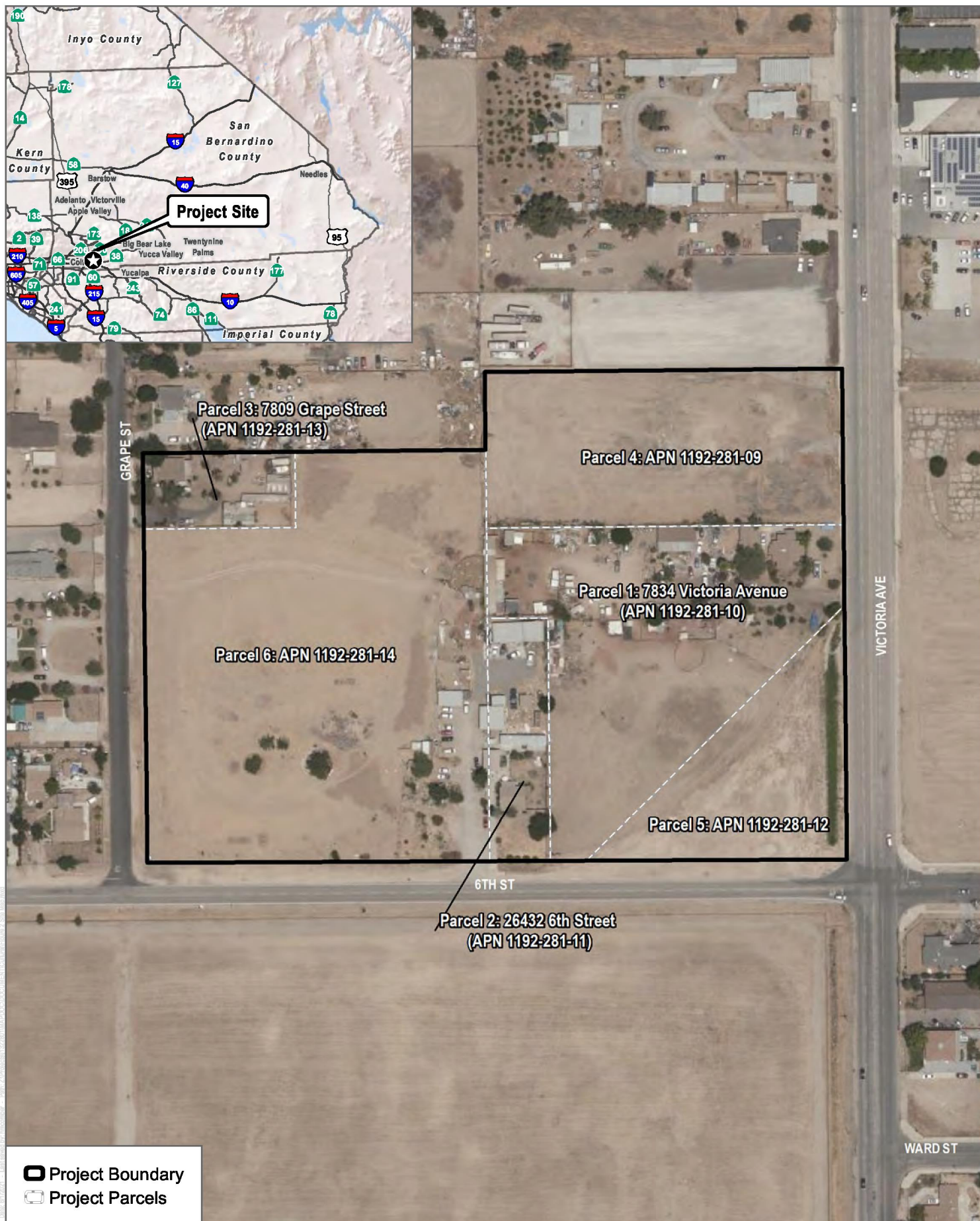
Project Location

6th and Highland Warehouse

SOURCE: USGS National Map Redlands Quadrangle
Township 1S | Range 3W | Section 6



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SOURCE: Bing Maps

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0 20 40 Meters
 0 80 160 Feet

FIGURE 2

Site Map

6th and Highland Warehouse

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1.2 Project Personnel

Dudek Architectural Historian Nicole Frank, MSHP completed the property significance evaluation, preparation of the technical report, and State of California Department of Parks and Recreation Series 523 Forms (DPR forms). The intensive survey was completed by Dudek Architectural Historian, Kate Kaiser, MSHP. All work products were reviewed for quality assurance/quality control by Senior Architectural Historian Allison Lyons, MSHP and Historic Built Environment Lead Sarah Corder, MFA. All authors meet the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for architectural history. Preparer's qualifications are located in Appendix A.

1.3 Regulatory Setting

Federal

National Register of Historic Places

While there is no federal nexus for this project, the subject properties were evaluated in consideration of NRHP designation criteria. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody 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; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, "How to Apply the National Register Criteria," as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (Andrus and Shrimpton 2002). NRHP guidance further asserts that

properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be “exceptionally important” (criteria consideration to be considered for listing).

State

California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”

- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California Public Resources Code Section 21083.2[a], [b], and [c]).

California Public Resources Code Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (California Public Resources Code Section 21074(c), 21083.2(h)), further consideration of significant impacts is required. CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

California State Assembly Bill 52

Assembly Bill (AB) 52 of 2014 amended PRC Section 5097.94 and added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 established that TCRs must be considered under CEQA and also provided for additional Native American consultation requirements for the lead agency. Section 21074 describes a TCR as a site, feature, place, cultural landscape, sacred place, or object that is considered of cultural value to a California Native American Tribe and that is either:

- On or determined to be eligible for the California Register of Historical Resources or a local historic register; or
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1.

AB 52 formalizes the lead agency–tribal consultation process, requiring the lead agency to initiate consultation with California Native American groups that are traditionally and culturally affiliated with the project site, including tribes that may not be federally recognized. Lead agencies are required to begin consultation prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report.

Section 1 (a)(9) of AB 52 establishes that “a substantial adverse change to a tribal cultural resource has a significant effect on the environment.” Effects on TCRs should be considered under CEQA. Section 6 of AB 52 adds Section 21080.3.2 to the PRC, which states that parties may propose mitigation measures “capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource.” Further, if a California Native American tribe requests consultation regarding project alternatives, mitigation measures, or significant effects to tribal cultural resources, the consultation shall include those topics (PRC Section 21080.3.2[a]). The environmental document and the mitigation monitoring and reporting program (where applicable) shall include any mitigation measures that are adopted (PRC Section 21082.3[a]).

Local

The City of Highland

Historic and Cultural Preservation Ordinance (Chapter 16.32)

The City of Highland Cultural Resource Designation Criteria are listed under the Historic and Cultural Preservation Ordinance, adopted in 2021. This ordinance also defines the establishment and duties of a historic and cultural preservation board consisting of five uncompensated voting members appointed by the city council. The city council and City of Highland has found and determined:

- A. That the character and history of the city are reflected in its cultural, historical, and architectural heritage;
- B. That these historical and cultural foundations should be preserved as living parts of community life and development to build an understanding of the city’s past, so that future generations may have a genuine opportunity to appreciate, enjoy, and understand the rich heritage of the city;
- C. That, in the face of ever increasing pressures of modernization and urbanization, city landmarks, neighborhoods, and other areas of historical and cultural interest are threatened with demolition;
- D. That pursuant to the provisions of the National Historic Preservation Act of 1966, as amended, the city of Highland joins with private concerns, the state of California, and the United States Congress to develop preservation programs and activities to give maximum encouragement to agencies and individuals undertaking preservation of the city’s unique architectural, historical, aesthetic, and cultural heritage.
- E. The purpose of this chapter is to promote the public health, safety, and general welfare and:
 - 1. To safeguard the city’s unique cultural heritage as embodied and reflected in the city’s architectural history and patterns of cultural development;
 - 2. To encourage and facilitate public knowledge, understanding, and appreciation of the city’s historic past and unique sense of place;

3. To preserve diverse architectural styles, patterns of development, and design preferences reflecting phases of the city's history and to encourage complementary contemporary design and construction and inspire a more livable urban environment;
4. To enhance property values and to increase economic and financial benefits to the city and its inhabitants through the exploration of creative financial incentives for preservation;
5. To protect and enhance the city's attraction to tourists and visitors thereby stimulating business and industry;
6. To identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land uses;
7. To integrate the preservation of cultural resources into public and private land use management and development processes;
8. To stabilize neighborhoods through the preservation of cultural resources and establishment of historic districts and conservation zones;
9. To encourage public participation in identifying and preserving historical and architectural resources thereby increasing community pride in the city's cultural heritage;
10. To acknowledge the historic preservation plan "Old Town" as a tool for preservation of the unique character of the city's Highland Historic District. (Ord. 270 § 6, 2001; Ord. 171 § 8.10, 1994)

16.32.050 Cultural resource designation criteria.

For the purposes of this chapter, an improvement, natural feature, or site may be nominated as a cultural resource by the historic and cultural preservation board pursuant to HMC 16.32.060 if it meets the criteria for listing on the National Register of Historic Places or the following:

- A. It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- B. It is identified with persons or events significant in local, state, or national history;
- C. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- D. It is representative of the work of a notable builder, designer, or architect;
- E. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;
- F. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Highland;

- G. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;
- H. It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.
- I. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.
- J. It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type of specimen. (Ord. 171 § 8.50, 1994)

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2 Background Research

2.1 Study Area

Dudek established a study area for the proposed Project. The study area corresponds to the Project site. The study area is limited to the six parcels comprising the Project site. Parcels beyond this study area were not included because the Project would have no potential to impact directly, indirectly, or cumulatively historical resources beyond those on the Project site. The buildings and streets immediately surrounding the Project site create a geographic and visual separation.

2.2 Built Environment Resource Directory

The Built Environment Resource Directory (BERD) files provide information, organized by county, regarding non-archaeological resources in the Office of Historic Preservation's (OHP) inventory. The OHP inventory contains information only for built environment resources that have been processed through the office. This includes resources reviewed for eligibility for the NRHP and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs. The BERD replaces the former Historic Properties Directory (HPD) that previously provided evaluation status information for resources processed through the OHP.

Dudek accessed the San Bernardino BERD from OHP on March 30, 2021. All properties within the Project site were searched in the online BERD. As a result, none of the properties located within the study area are listed within BERD and therefore have not been previously evaluated.

2.3 Building Development and Archival Research

Building development and archival research were conducted for the Project site in an effort to establish a thorough and accurate historic context for the evaluations of significance, and to confirm the building development history of the Project site and associated parcels.

San Bernardino County Assessor

Dudek obtained the PIMS (Property Information Management System) report for the Project site on March 19, 2021, which provided information about construction dates and current owners for the subject properties discussed in this report. Using this information, Dudek was able to research a chain of ownership for the property extending back

to 1996 for 7834 Victoria Avenue (Parcel 1), 1997 for 26432 6th Street (Parcel 2), and 1981 for 7809 Grape Street (Parcel 3).

ParcelQuest

On June 2, 2021, ParcelQuest was used to access San Bernardino County Assessor information about the parcels located within the Project site. Information regarding dates of construction and current owner name(s), if noted, were used in preparation of the evaluations of significance and historic context.

San Bernardino County Digital Library

Dudek borrowed several books and researched historical photographs available from the San Bernardino County Digital Library. All available information obtained from the library was used in preparation of the historic context and evaluations of significance for the subject properties.

Historical Newspaper Review

Dudek reviewed historical newspapers from Highland and surrounding cities in an effort to understand the development of the City of Highland, the Project site, and the subject properties at 7834 Victoria Avenue (APN 1192-281-10), 26432 6th Street (APN 1192-281-11), and 7809 Grape Street (APN 1192-281-13). These documents were used in the preparation of *Section 3: Cultural Setting* of this report.

Sanborn Fire Insurance Maps

A review of historical Sanborn Map Company fire insurance maps covering the City of Highland and City of San Bernardino was conducted as part of the archival research effort for the Project site from the following years: 1885, 1887, 1888, 1889, 1891, 1894, 1906, 1907, 1918, 1930, 1950, and 1951. The subject properties do not fall within the mapped area of the two Cities or within the City limits in any of the historic editions. Maps were reviewed for both the City of Highland and the City of San Bernardino to ensure that any potential map with the proposed Project site was reviewed (Sanborn Map Company 1930).

Historical Aerial Photographs

As part of the archival research effort, a review was conducted of historical aerial photographs from the following years: 1930, 1938, 1959, 1966, 1968, 1980, 1994, 2002, 2005, 2009, 2010, 2012, 2014, and 2016. Section 3.3 History of the Project Site, Table 2 discusses the development of the area surrounding the Project site based on this review (NETR 2021; UCSB 2021).

3 Cultural Setting

3.1 Historic Period Overview

Post-contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1822), Mexican Period (1822–1848), and American Period (1848–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American Period when California became a territory of the United States. This section is included to provide relevant context and allow for a better understanding of the development of the area surrounding the proposed Project site.

Spanish Period (1769–1822)

Spanish explorers conducted sailing expeditions along the coast of Southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríguez Cabrillo stopped in 1542 at present-day San Diego Bay. With his crew, Cabrillo explored the shorelines of present-day Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno's crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location its long-standing name. The Spanish crown laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California's Historic period, occurring just after the king of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring Southern California, Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823 (Bancroft 1885; Gumprecht 1999).

Mission San Gabriel Arcángel, in San Gabriel Valley (modern day Alhambra), was established in 1771 as the fourth mission. Though the original 1771 mission was destroyed in a flash flood, a new mission was built in 1776 and el Pueblo de Nuestra Señora la Reina de Los Ángeles, further west, was established in 1781 to support this mission. The mission, like many other Spanish occupations, used Spanish military forces to compel the local Tongva population into the mission's service, baptizing them as neophytes and renaming them the Gabrieliños. The San Gabriel Mission lands extended from Los Angeles east as far as San Bernardino de Sena Estancia (1810), and the San Bernardino Valley. This includes present-day Rancho Cucamonga, which was one of the primary ranchos under Mission San Gabriel Arcángel control (Mertz 1976: 8). The Tongva village at Kuukaamonga (Red Hill; purported to mean "sandy place" Mertz 1976: 7) persisted through this period and its name was first recorded in 1785 by the

missionaries at Mission San Gabriel Arcángel. In the same mission baptismal register, the Tongva and Serrano village names of Cucamonga, Cucamobit, and Cucamabuit, etc., occurred 102 times for the period 1785-1813 (Chattel 2010; Heizer 1978).

Despite early European and Spanish contact in 1771, many Serrano remained relatively autonomous until the mid-to late-1800s. However, there is indication that Serrano peoples closest to the missions of San Fernando and San Gabriel were more heavily missionized and removed from their villages en masse between the years 1819 and 1834 (Bean and Smith 1978a; Warren 1984; Jessica Mauck, personal communication 2019). Today, the San Manuel Band of Mission Indians is Serrano, while Morongo includes Serrano and Cahuilla peoples, and the Serrano Nation is comprised of Serrano peoples.

Mexican Period (1822–1848)

A major emphasis during the Spanish Period in California was the construction of missions and associated presidios to convert the Native American population to Christianity and integrated communal enterprise. Incentives were also provided to bring settlers to pueblos or towns, but just three pueblos were established during the Spanish Period, only two of which were successful and grew into California cities (San José and Los Angeles). Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955; Kyle et al 2002).

Extensive land grants were established in the interior during the Mexican period, in part to increase the population inland from the more settled coastal areas where the Spanish first concentrated their colonization efforts. The subject property, and the majority of the City of Highland fell within Rancho San Bernardino, an *asistencia* which had been created by Mission San Gabriel in 1819, just a few years before independence. After Mexico's Secularization Act of 1833, all Mission lands were secularized and removed from the control of the church and given to political figures, friends, and members of the military. In 1842, Governor Juan B. Alvarado awarded the 35,509 acres of San Bernardino and Yucaipa Valleys to Don Antonio Maria Lugo for his three sons: José del Carmen Lugo, José Maria Lugo, Vicente Lugo, and José del Carmen's friend, Diego Sepulveda. The Lugo sons grazed cattle extensively in the area, turning their family industry to beef and cattle hides (Bancroft 1885; Brown and Boyd 1922; Dallas 1955).

During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary Southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of non-native inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who had no associated immunities (Dallas 1955).

American Period (1848–Present)

War in 1846 between Mexico and the United States precipitated the Battle of Chino, a clash between resident *Californios* and Americans in the Highland area. The Mexican–American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American period. California officially became a state in 1850.

Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the Southern California economy through 1850s. The Gold Rush began in 1848, and with the influx of people seeking gold, cattle were desired not just for their hides but also as a source of meat and other goods. During the 1850s cattle boom, rancho *vaqueros* drove large herds from Southern to Northern California to feed that region's burgeoning mining and commercial boom. The cattle boom ended for Southern California as neighboring states and territories drove herds to Northern California at reduced prices. Operation of the huge ranchos became increasingly difficult, and droughts severely reduced their productivity (Cleland 2005).

3.2 Historical Overview of City of Highland

Highland's settlement began in 1856 when John Henry Cram and six of his eight sons established a settlement known as Cramville, located in the northeast of modern The Village Lakes subdivision at 5th and Orange Streets. Cram and his family were the first known white settlers in the area. Cram and fellow settler Frederick Van Leuven constructed a ditch in 1858 to bring water from the Santa Ana River to their lands in East Highland. The ditch ran from City Creek into the present site of Highland. In 1857, Henry Rabel, a German immigrant, purchased forty acres along what is now Base Line Street, west of Victoria Avenue. Rabel purchased 80 additional acres in 1859, which became Rabel Springs, named for the large pond and natural thermal wells located on the land. Rabel capitalized on the medicinal quality of the springs and constructed bath houses and an eleven-room hotel for tourists. The area became popular as a recreation spot and in 1887 Harlem Springs was developed east of Victoria Avenue. Harlem Springs included a swimming pool, bath houses, an entertainment hall, and picnic grounds. This led to multiple civic improvements including the area's first county road in 1860, Santa Ana Canyon Road (now West 5th Street) (Beattie 1994, 2004; SBPL 2021).

The area that became Highland was developed as separate settlements. This included Messina in 1873 at Base Line and Palm Avenues. Messina's location was approximately the midpoint of the emerging towns and as a result became the commercial center. Buildings were constructed for private businesses, soon followed by a Post Office and grocery store. The first school district was formed in Cram in 1869 and with its rising population, Messina formed a district named Highland soon after. This was the first formal use of the name Highland. Prior to this the whole area was referred to as the Highlands because of the altitude and proximity to the San Bernardino Mountain foothills. In 1885, the Santa Fe Railroad (California Southern Railway) constructed a new line through the Cajon Pass, connecting San Bernardino to the rest of the state. Rail line expansion began soon after with prominent men in Redlands raising \$42,750 to purchase rights-of-way and depot grounds connecting San Bernardino to Redlands, which was soon expanded to Mentone. Local railroad officials thought a loop from Mentone back to San Bernardino would be most efficient by way of present-day Highland. Though not officially incorporated as the city, the name Highland was used for the train depot and became the preferred identifier for the community. In January 1892, the loop of the "Kite Shaped Track" was finished as a 158-mile-long figure eight from the Santa Fe yards in Los Angeles east to Mentone and back (Figure 3). The line offered both freight and passenger services and opened San Bernardino County for more land development and settlement (Beattie 1994, 2004).



Figure 3. The first Highland Depot, built in 1891, circa 1910 (Photo from the collection of Mark Landis, The Sun)

The presence of the railroad not only brought more people to the area but new industries and commercial opportunities as well. By the early 1880s agriculture development was increasing with the planting of citrus orchards throughout Highland and San Bernardino County. Citrus was considered a high value crop and required well-drained upland soils. This led to the construction of the North Fork Ditch in 1881, which diverged from the Cram and Van Leuven Ditch and ran west along the mountains. The dependable water supply stimulated agricultural development and production. Citrus groves were present in the area starting in 1857, but it was not until the Washington navel orange was introduced in 1873 that it became the leading industry. Between 1881 and 1892, over a thousand acres of citrus were planted in Highland (Figure 4). The railroad also brought the fruit packing and lumber industries to the area, while the area remained dependent on the citrus industry (McAvoy 2000).



Figure 4. East Highlands Citrus Association, Highland Grove Brand label, circa 1900-1940
(UC Riverside Special Collections and University Archives)

At the turn-of-the-century, Highland's growth had accelerated with the construction of a library, community hall, packing houses, a new business building on Palm Avenue, and many new residences. Highland and downtown San Bernardino were connected in 1903 with the establishment of the Bernardino Valley Traction Company's electric railway line. The local economy remained dependent on the citrus industry and as a result fluctuated based on how well the industry did. In 1913, a freeze hit Southern California killing many citrus trees and resulting in an economic standstill for several years.

The 1920s brought multiple changes to the town, including the construction of more packing houses and the Zimmerman Addition, which added the area north of the Santa Fe right-of-way to the city boundary. A series of disasters hit the area in the 1930s including multiple fires, which destroyed packing houses and the Highland Orange Association building. Highland's identity as a closely-knit citrus community began to change due to outside influences. The popularity of the automobile led to less people utilizing the railroads for passenger travel. In July 1936, the Pacific Electric discontinued passenger service on the Highland branch line (McAvoy 2000).

The 1940s brought a period of change to the area, including suburbanization with citrus groves being replaced by housing tracts. As the United States entered World War II, the U.S. Army Air Corps established a training center just south of the City in 1941. Following the attack on Pearl Harbor, the training center's role shifted to being a fighter plane mobilization point to defend the City of Los Angeles in the event of an attack. In 1942, the training center was named San Bernardino Army Airfield. After the war, in 1950, it was renamed Norton Air Force Base.

After World War II, a postwar population boom affected not only Highland but much of the Los Angeles Basin, resulting in citrus packing houses closing because of losing their supporting orchards to suburban development. Packing houses were converted to light industrial uses as housing tracks replaced the groves. The Pacific Electrical Railway discontinued service in 1953 resulting in the removal of their tracks. The Santa Fe Railroad soon followed with the abandonment of its Highland line in the early 1980s.

The City of Highland was officially incorporated in 1987. The Highland Chamber of Commerce in the 1980s pushed for the formation of the City of Highland, which was incorporated on November 24, 1987. The City included 32,300 acres with a population of approximately 34,439 in 1990. In 1994, San Bernardino Army Airfield closed and was redeveloped into the San Bernardino International Airport. By 2000, Highland had been transformed from a small agrarian society to a city surrounded by a large urban area. The City's population in 2010 was recorded at 53,104 a nineteen percent increase from 2000. The City is generally divided into two regions, East Highland and Highland divided by State Route 210 and remains a blend of old and new (Beattie 1994, 2004; McAvoy 2000).

3.3 History of the Project Site

The Project site is located in the City of Highland to the west of State Route 210 in a neighborhood called Lankershim. Lankershim was named after a German-born American landowner and pioneer of California, Isaac Lankershim. In the first available aerials of the Project site, the surrounding area along Victoria Avenue and Base Line Street are dominated by widely dispersed residential properties and agricultural land. The Project site appears predominantly as open lots, agricultural land, and small homesteads. This agricultural use throughout Highland remained relatively unchanged until the 1940s, which brought a period of suburbanization with citrus groves being replaced by housing tracts to the west, north, and east of the Project site. To the south of the Project site was the development of San Bernardino International Airport. By the late 1970s, the majority of the open lots and agricultural land had been developed with residential housing tracts (Figure 5). The Project site has remained residential in use with open lots used for horseback riding (NETR 2021; UCSB 2021).

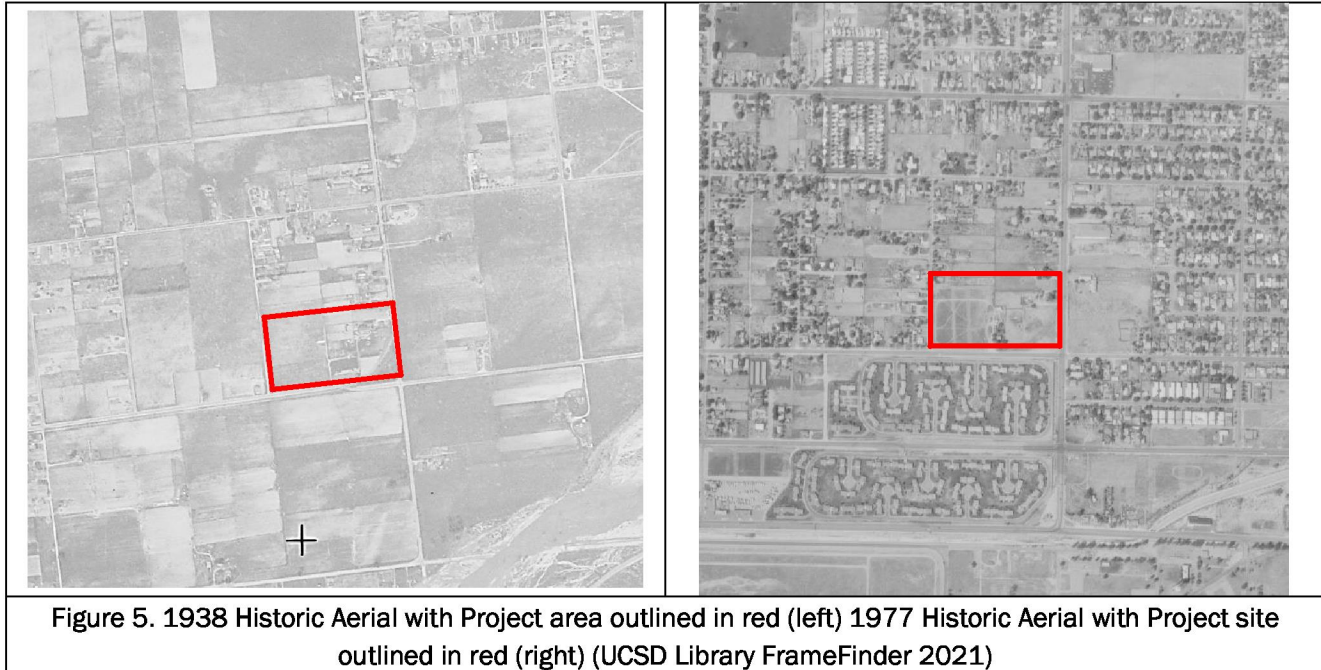
As part of the archival research effort, a review was conducted of historical aerial photographs. Table 2 discusses the overall development of the neighborhoods surrounding the Project site based on this (NETR 2021; UCSB 2021).

Table 2. Historical Aerial Photograph Review of Project Site

Photograph Year	Observations and Findings
1930	This is the earliest aerial photograph of the Project site. The Project site appears to be agricultural land partially developed with a single-family residence and ancillary buildings on Parcels 1 and 2. The image quality is too poor to count the exact number of buildings on the two parcels. Surrounding the Project site are open fields and agricultural land. The majority of the surrounding lots are open and undeveloped. The northwest intersection of 6 th Street and Victoria Avenue displays a semi-circular driveway connecting 6 th Street and Victoria Avenue. The road to the west of the Project site, Grape Street, does not appear to be paved.
1938	The 1938 aerial displays an increase in development on Parcels 1 and 2. Parcel 1 displays ten buildings including three larger buildings and seven smaller ancillary buildings. Parcel 2 displays as part of the property on Parcel 1 with a series of four small ancillary buildings. To the southeast of the buildings along the semi-circular driveway is a small agricultural field. Parcel 4 shows an increase in development with four small ancillary buildings. The Project site's other parcels remain as open lots. Surrounding the Project site is a slight increase in development. Grape Street appears more established than in the 1930 image and connects to 6 th Street to the south and Cypress Street to the north.
1959	The 1959 aerial displays an increase in development within the Project site and the surrounding land. Parcel 2 has been subdivided from Parcel 1 and displays the construction of five buildings along Victoria Avenue. Six of the buildings on Parcel 1 have been demolished and replaced with six new ancillary buildings, including three long rectangular buildings in the parcel's northwestern corner.

Table 2. Historical Aerial Photograph Review of Project Site

Photograph Year	Observations and Findings
	Parcel 4 displays the demolition of one ancillary building. The Project site's other parcels remain as agricultural or open lots. Surrounding the Project site is an increase in development primarily north along East 9 th Street and Baseline Street.
1966	The 1966 image displays the demolition of four buildings on Parcel 1. Parcel 2 displays the demolition of three buildings. Parcel 3 displays the construction of one single-family residence along Grape Street. Parcel 4 displays the demolition of all remaining buildings. Parcels 5 and 6 remains an open lot. Surrounding the Project site is a continued increase in development primarily north along East 9 th Street and Baseline Street.
1968	No discernible changes to the Project site.
1980	No discernible changes to the majority of the Project site. Parcel 4 displays the construction of three small ancillary buildings. The surrounding neighborhoods appear more densely developed with single-family residences.
1994	The 1994 aerial displays no noticeable changes to Properties 1, 2, and 3 and Parcels 5 and 6. Parcel 4 displays the subdivision of the larger rectangular lot into three smaller lots. The surrounding neighborhoods appear relatively similar to the 1980 image.
2002	The 2002 aerial displays no noticeable changes to the Project site's buildings. Parcels 1 and 2 and Parcel 4 show an increase in vehicles on the open portions of the lots. The surrounding neighborhoods appear relatively similar to the 1980 image.
2005	No discernible changes in the Project site.
2009	No discernible changes in the Project site.
2010	No discernible changes in the Project site.
2012	No discernible changes in the Project site.
2014	No discernible changes in the Project site.
2016	No discernible changes in the Project site.



Parcel 1: 7834 Victoria Avenue

There is one house presently on Parcel 1: 7834 Victoria Avenue. According to the San Bernardino County Assessor, the residence was constructed in 1927. Historically, the property included the adjacent triangle shaped lot to the south and Parcel 2: 26432 6th Street. The earliest available newspaper article for the property advertises it as a poultry farm with 4,300 hens and pullets, which are hens under the age of one. The farm included multiple cages and was described as “easy to operate” (LAT 1957). The property continued to be advertised as a poultry farm in 1959 was placed for sale as a 3-acre chicken ranch for \$19,000. By 1959, historic aerials show a clear distinction between Parcel 1: 7834 Victoria Avenue and Parcel 2: 26432 6th Street, through the construction of a fence along Parcel 1’s boundaries implying that Parcel 2 was subdivided from the larger Parcel 1. In 1960, there was an equipment sale on the property including a refrigerator, a car with cooling units for egg storage, meat scales, brooders, a 15,000-capacity egg incubator, an egg cart, and cement piers. The property’s change in use from a poultry farm to a single-family residence was corroborated in historical aerials from 1966, which shows the removal of the majority of the buildings and structures on the property, likely used for the poultry farm (SBCS 1959, 1960; NETR 2021; UCSB 2021).

The first known resident of Parcel 1 was Alf Watson who lived at the property for one year in 1976. Watson was born in Columbia, Tennessee and worked as an assembler for General Motors. Watson died in 1976 after living in Highland for five weeks. The next known owners of the property were Miguel Reyes and Porfirio C. Galvan who purchased the property in 1996. Miguel Reyes remained the property’s sole owner into 2021. The property’s use has remained residential since the 1960s (SBCS 1976; San Bernardino County Assessor 2021a; NETR 2021; UCSB 2021).

Parcel 2: 26432 6th Street

There is one house presently on Parcel 2: 26432 6th Street, which was built in 1941 according to the San Bernardino County Assessor and corroborated in historic aerial photographs from 1938 and 1959. Historically the property was part of Parcel 1: 7834 Victoria Avenue and by 1959, historic aerals show a clear distinction between Parcel 2 and Parcel 1 through the construction of a fence along Parcel 1's boundaries implying that Parcel 2 was subdivided from the larger Parcel 1. The first known residents of the property were Wallace N. and Violet Myers and their family in 1955. Wallace N. Myers was born in Missouri and raised in Highland, attending San Bernardino High School. He worked as a technician at Patton State Hospital and was also a farmer/rancher, locally he was known as the "Yam King" (SBCS 1982). Myers retired after 20 years of civil service from Norton Air Force Base. In 1957, the property was advertised in local newspapers as selling Santa Rose plums for \$1 a lug, which is a shipping container for produce. To the direct north of the main residence are two accessory dwelling units, which were rented out to multiple families throughout the property's history. The Myers continued to live at the property into the 1980s. In 1982, Wallace N. Myers died. Members of the Myers family continued to live at the property into the early 1990s. The property's owners between 1992 and 1996 are unknown. Table 3, below, lists the ownership history information available from the San Bernardino County Recorder-Clerk's office between 1997 and 2019 (San Bernardino County Assessor 2021b; SBCS 1957; NETR 2021; UCSB 2021).

Table 3. List of Ownership for 26432 6th Street*

Years owned	Name	Acquisition Date	Document Number
1997-2002	Francisco and Ricardo Gonzalez	03/14/1997	9708845600000
2002-2004	Maria G. Gonzalez	02/02/2002	20040430514
2004-2005	Maria Gonzalez and Luis Gutierrez	06/17/2004	20040814054
2005-2008	Luis Gutierrez	11/09/2004	20050383249
2008-2013	Aureliano Galvez and Maria Gonzalez	02/27/2008	20080086490
2013	Luis Gutierrez	11/27/2013	20130516069
2013-2014	Lands End Properties LLC	12/19/2013	20130544611
2014-2016	Nayan and Ramila Patel	03/11/2014	20140089183
2016	Domingo Energy Solutions LLC	07/08/2016	20160269355
2016-2019	Nayan and Ramila Patel	07/26/2016	20160296953
2019	Luis Eduardo Gutierrez	03/20/2019	20190085537

*obtained from the San Bernardino County Self Service County Recorder-Clerk Document Search

Parcel 3: 7809 Grape Street

There is one house presently on Parcel 3: 7809 Grape Street, which was built in 1950 according to the San Bernardino County Assessor and corroborated in historic aerial photographs from 1938 and 1959. Historically, the property to the direct south, Parcel 5 was part of Parcel 3: 7809 Grape Street. The 1994 historic aerial shows a clear distinction between Parcel 3 and Parcel 5 through the construction of a fence along Parcel 3's boundaries implying that Parcel 3 was subdivided from the larger Parcel 5. In 1968, the property was advertised in local newspapers as a three-bedroom unfurnished rental house for \$75 a month (SBCS 1968). The first known owners

of the property were Stephen T. and Lorie J. Myers in 1981. Stephen was the son of Wallace and Violet Myers who lived at the adjacent property, Parcel 2: 26432 6th Street. The couple married in 1985, Lorie was employed as a medical laboratory technician by Riverside/San Bernardino County Indian Health Inc. and Stephen worked as a carpenter foreman for Novo Radyus Construction Co. (SBCS 1985). According to the San Bernardino County Recorder-Clerk's office, the couple owned the property until 1997. Table 4, below, lists the ownership history information available from the San Bernardino County Recorder-Clerk's office between 1981 and 2005 (San Bernardino County Assessor 2021c; NETR 2021; UCSB 2021).

Table 4. List of Ownership for 7809 Grape Street*

Years owned	Name	Acquisition Date	Document Number
1981-1997	Stephen T. and Lorie J. Myers	06/01/1981	931225450000
1997-2004	Porfirio Galvan	None	974232180000
2004-2005	Enrique B. Lopez	12/01/2004	20050744016
2005	Guillermina M. Vega	12/01/2004	20050961215

*obtained from the San Bernardino County Self Service County Recorder-Clerk Document Search

4 Field Survey

4.1 Methods

Dudek Architectural Historian Kate Kaiser, MSHP, conducted an intensive survey of the Project site on April 14, 2021. Ms. Kaiser meets the Secretary of the Interior's Professional Qualification Standards for architectural history. The survey entailed walking around the building exteriors of each property, documentation with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features on the properties.

4.2 Results

Six (6) parcels and 12.3-acres were surveyed for the 6th and Victoria Avenue Warehouse Project. Properties surveyed were fell into two categories: vacant and undeveloped and built environment resources. Three parcels surveyed were vacant properties and fully accessible and visible from the public right-of-way, including: Parcel 4: APN 1192-281-09, Parcel 5: APN 1192-281-12, and Parcel 6: APN 1192-281-14. Three properties, Parcel 1: 7834 Victoria Avenue (APN 1192-281-10), Parcel 2: 26432 6th Street (APN 1192-281-11), and Parcel 3: 7809 Grape Street (APN 1192-281-13) are developed with built environment resources over 45 years old, and were identified as requiring recordation and evaluation for historical significance. They are described and evaluated for historical and architectural significance in Section 5. Evaluations of Significance.

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5 Evaluations of Significance

In order to determine if the proposed Project will impact historical resources under CEQA, all buildings or structures over 45 years in age within the Project site were evaluated for historical significance and integrity in consideration of NRHP, CRHR, and City of Highland designation criteria and integrity requirements. This includes Parcel 1: 7834 Victoria Avenue (APN 1192-281-10), Parcel 2: 26432 6th Street (APN 1192-281-11), and Parcel 3: 7809 Grape Street (APN 1192-281-13) properties.

5.1 Parcel 1: 7834 Victoria Avenue (APN 1192-281-10)

Property Description

The property at Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) contains thirteen buildings including one single-family residence, two garages, eight sheds, and two horse barns. It is located in the eastern portion of the Project site and the buildings are dispersed across the property. The property is accessed from the east off Victoria Avenue with Parcel 4: APN 1192-281-09 to the north and Parcel 2: 26432 6th Street (APN 1192-281-11) to the southwest. Surrounding the property is a wooden fence ranging in height from approximately three to six feet.

The easternmost building on the property is a heavily altered, one-story, irregular in plan residence constructed in 1927. The building's exterior walls are clad in stucco with a side gable roof sheathed in rolled composition roofing. The primary (east) elevation displays a partial concrete porch supported by paired metal posts. Fenestration throughout the building includes a composition entry door, vinyl horizontal sliding windows, and vinyl one over one windows (Figure 6).

Ancillary buildings on the property include two garages, eight sheds, and two horse barns. The two garages are located in the eastern portion of the property. The garages are one story in height, rectangular in plan, and have rolled composition roofing (Figure 7). They appear to be clad with wood lap siding. Fenestration includes composition wood entry doors, garage doors, and metal security doors. The eight sheds are located throughout the property with a variety of exterior materials, including corrugated metal, composition wood, and metal bars. The two horse barns are located in the western portion of the property. The barns have side gable and shed roofs, are rectangular in plan, and have exterior walls clad in plywood and vertical metal bars (Figure 8).



Figure 6. Parcel 1 single-family residence, East (primary) elevation, view looking northwest (IMG_6053)



Figure 7. Parcel 1 garage, south elevation, view looking northwest (IMG_6057)



Figure 8. Parcel 1 horse barns, view looking northwest (IMG_6073)

Identified Alterations

The following list of known alterations to the single-family residence was compiled through archival research and during the course of the intensive survey. Unless indicated, the date of these alterations is unknown:

- Replacement door, east elevation
- Replacement windows, all elevations
- Reroofing
- Replacement cladding
- Addition to north and south elevations (circa 1968-1980) (NETR 2021)

NRHP/CRHR Evaluation of Significance

The property at Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, as demonstrated below.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research of the property at Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) did not find any associations with events that have made a significant contribution to the broad patterns of history. The property was completed in 1927, during a time when Highland was expanding in size and the economy was based on agriculture, primarily dependent on the citrus industry. Despite the property reflecting Highland's growth west of State Route 210 during the 1920s, there is no indication that the construction of this specific residence marked a pivotal point in the history

of the neighborhood or city. In the 1950s, the property was used for a poultry farm with 4,300 hens and pullets. By 1960, there was an equipment sale on the property, and it underwent a change in use from a poultry farm to a single-family residence. The property was only briefly associated with agriculture and it was never associated with an important aspect of agriculture in the region. Additionally, despite the property being one of the earlier single-family homes built in the area, it was neither the first nor the last, and was merely following a continuous pattern of residential development that continued through the 1990s. The property is not known to be directly associated with events that have made a significant contribution to the history of Highland, therefore, the property does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research failed to indicate any such direct association between individuals that are known to be historic figures at the national, state, or local level and the Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) property. The earliest ownership information identified that indicated that the property was owned by Alf Watson for one year in 1976. Watson was born in Columbia, Tennessee and worked as an assembler for General Motors. The next known owners of the property were Miguel Reyes and Porfirio C. Galvan who purchased the property in 1996. Miguel Reyes remained the property's sole owner into 2021. Research did not reveal any reason to believe that Watson or Reyes are persons of historic significance. Due to a lack of identified significant associations with important persons in history, Parcel 1 does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Criterion C/3: That embody 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.

The Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) property contains three historic-aged buildings, one single-family residence built in 1927 and two garages built circa 1959. The 1927 residence does not reflect an architectural style, type, period or method of construction. Archival research did not uncover that the building was the work of a master architect or builder. The building also does not possess high artistic value and is not representative of a significant and distinguishable entity whose components may lack individual distinction (such as a district). Additionally, the two garages do not express character-defining features or distinctive characteristics of a specific architectural style, and due to their lack of distinctive characteristics they are unlikely the work of a master architect or builder. Because all the buildings at Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) lack architectural merit due to numerous alterations, the property does not appear eligible for the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

Criterion D was not considered in the evaluation, because it generally applies to archeological resources. The buildings on Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) are not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor do they appear likely to yield important information about historic construction methods, materials or technologies.

Integrity Discussion

The Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) property contains thirteen buildings, none of which are known to have been moved or relocated therefore the property maintains integrity of location. The Parcel 1 property does not maintain integrity of setting, as the surrounding neighborhood and streetscape have been altered significantly since the 1927 building, the first at the property, was constructed. At the time of its construction, the surrounding area was agricultural with sparse, small homesteads. By the 1970s, the majority of these agricultural properties and small residences were replaced with tract residential housing, therefore the property no longer retains integrity of setting. Significant alterations to the majority of the buildings on Parcel 1 have substantially impacted integrity of design, materials, and workmanship. The property no longer retains integrity of feeling due to the high number of alterations to the buildings on the property and the loss of its original agricultural setting. Parcel 1 can no longer convey a sense of a particular time period. Finally, the Parcel 1 property does not have any historical associations with people or events and therefore it does not have integrity of association. Therefore, the Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) property does not meet the level of integrity required for listing in the NRHP or CRHR.

City of Highland Statement of Significance

The Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) property does not meet any of the criteria for listing by the City of Highland as demonstrated below.

- A. It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.*

As discussed in NRHP/CRHR Criteria A/1, archival research did not discover that the Parcel 1 property was related to historical events significant to the City of Highland and does not reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

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

As discussed in NRHP/CRHR Criteria A/1, archival research did not discover that the Parcel 1 property was the location of any significant historical events or associated with an important person in the City of Highland, California, or United States.

- C. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.*

As discussed in NRHP/CRHR Criteria C/3, none of the thirteen buildings identified on Parcel 1 exemplifies a particular architectural style, type, or period of construction important to the city. The three historic-age buildings are significantly altered and there are better, more intact examples of buildings from the late 1920s and 1950s throughout the city. Additionally, due to the date of construction of the earliest building constructed on the property, 1927, it is unlikely to be a valuable example of the use of indigenous materials or craftsmanship.

- D. It is representative of the work of a notable builder, designer, or architect.*

As discussed in NRHP/CRHR Criteria C/3, archival research did not uncover that any of the buildings on Parcel 1 were identified with a builder, designer, or architect whose work could be considered notable within the City of Highland.

- E. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development.*

Parcel 1 does not contribute to the significance of an historic area nor is it thematically related to a group of properties which contribute to each other and are unified aesthetically. The area surrounding Parcel 1 has been altered significantly since the construction of the 1927 building. At the time of its construction, the surrounding area was agriculturally based with spread-out small homesteads. By the 1970s, the majority of these agricultural properties and small residences were replaced with tract residential housing. The historic area that Parcel 1 originally was a part of is no longer existent.

- F. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Highland.*

The buildings on Parcel 1 do not present a unique location or singular physical characteristics nor is the property a view or vista representing an established and familiar visual feature of a neighborhood, community, or the City of Highland. The majority of the buildings on the property have been heavily altered and therefore do not possess unique characteristics. Additionally, the property does not display a view or vista establishing a familiar visual feature due to multiple changes in use and demolitions and new additions to the buildings on the property.

- G. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.*

As discussed in NRHP/CRHR Criteria C/3, the buildings at Parcel 1 have substantial material alterations and no longer embody elements or architectural design, detail, materials, or craftsmanship.

- H. It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.*

Parcel 1 does not possess similar characteristics to properties, sites, areas, or objects based on a historic, cultural, or architectural motif. Due to multiple large-scale alterations to the majority of the buildings on the property since their construction, there are no distinctive characteristics that can relate them to other properties within the City of Highland.

- I. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.*

The buildings at Parcel 1 do not reflect significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning. Due to multiple large-scale alterations to the majority of the buildings on the property since their construction they can no longer be associated with different eras of settlement and growth in the City of Highland.

- J. It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type of specimen.*

Parcel 1 does not represent one of the few remaining examples in the city, region, state, or nation possessing distinctive characteristics of an architectural historical type of specimen. The buildings on the property have undergone multiple large-scale alterations and therefore no longer possess distinctive characteristics of a type.

5.2 Parcel 2: 26432 6th Street (APN 1192-281-11)

Property Description

Parcel 2: 26432 6th Street (APN 1192-281-11) contains nine buildings, including one single-family residence, one mobile home, three garages, three sheds, and one shade structure. It is located in the southern portion of the Project site and the buildings are spread out across the property. The property is accessed from the south, off 6th Street. Parcel 1: 7834 Victoria Avenue is located to the east. Surrounding the property is a wooden fence approximately six feet in height.

The southernmost building on the property is a heavily altered, one-story, irregular in plan residence constructed in 1941. The building's exterior walls are clad in stucco with a cross gable roof sheathed in composition shingles. The south (primary) elevation displays a partial integral porch supported by squared porch supports. The building displays a brick exterior end chimney on the west elevation. Fenestration throughout the building includes a partially glazed composition wood entry door, vinyl horizontal sliding windows, and fixed vinyl windows (Figure 9).

Ancillary buildings on the property include one mobile home, three garages, three sheds, and one shade structure. The mobile home is located to the north of the single-family residence and displays as one-story, rectangular in plan, side gable roof (Figure 10). The two garages are located in the southern portion of the property one story in height, rectangular in plan, and rolled composition roofing. Fenestration includes vinyl horizontal sliding windows, garage doors, and vinyl one over one windows (Figure 11). The sheds and shade structures are located in the northern portion of the property and display a variety of exterior materials, including stucco and composition wood.



Figure 9. Parcel 2 single-family residence, south (primary) elevation, view looking northeast (IMG_6190)



Figure 10. Parcel 2 mobile home, south elevation, view looking northeast (IMG_6194)



Figure 11. Parcel 2 garage south elevation, view looking northeast (IMG_6204)

Identified Alterations

The following list of known alterations to the single-family residence was compiled through archival research and during the course of the intensive survey. Unless indicated, the date of these alterations is unknown:

- Replacement door, south elevation
- Replacement windows, all elevations
- Reroofing
- Replacement cladding
- Addition to north and east elevations (circa 2002-2005) (NETR 2021)

NRHP/CRHR Evaluation of Significance

The Parcel 2: 26432 6th Street (APN 1192-281-11) property does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, as demonstrated below.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research of the property at Parcel 2: 26432 6th Street (APN 1192-281-11) did not find any associations with events that have made a significant contribution to the broad patterns of history. The property was completed in 1941, during a time when Highland was expanding in size and the economy was based on agriculture, primarily

dependent on the citrus industry. Despite the property reflecting Highland's growth west of State Route 210 during the 1940s, there is no indication that the construction of this specific residence marked a pivotal point in the history of the neighborhood or city. In the 1950s property was advertised in local newspapers as selling Santa Rose plums. After the 1950s, the property was used as a single-family residence. Despite the property being one of the earlier single-family homes built in the area, it was neither the first nor the last, and was merely following a continuous pattern of residential development that progressed through the 1990s. The property is not known to be directly associated with events that have made a significant contribution to the history of Highland, therefore, the property does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research failed to indicate any such direct association between individuals that are known to be historic figures at the national, state, or local level and the Parcel 2: 26432 6th Street (APN 1192-281-11) property. The earliest ownership information identified that indicated that the property was owned by Wallace N. and Violet Myers and their family in 1955. Wallace N. Myers was born in Missouri and raised in Highland, attending San Bernardino High School. He worked as a technician at Patton State Hospital and was also a farmer/rancher, locally he was known as the "Yam King." Myers retired after 20 years of civil service from Norton Air Force Base. Members of the Myers family continued to live at the property into the early 1990s. The property's owners between 1992 and 1996 are unknown. Other known owners based on information available from the San Bernardino County Recorder-Clerk's office include Francisco and Ricardo Gonzalez, Maria G. Gonzalez, Luis Gutierrez, and Nayan and Ramila Patel. Research did not reveal any reason to believe that any individuals associated with the property are persons of historic significance. Due to a lack of identified significant associations with important persons in history, Parcel 2 does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Criterion C/3: That embody 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.

The Parcel 2: 26432 6th Street (APN 1192-281-11) property contains four historic-aged buildings, one single-family residence built in 1941 and three garages built circa 1970. The 1941 residence does not possess the character-defining features of an architectural style. The building is substantially altered due to material alterations to the windows, door, roofing, and cladding. The building no longer can be said to "embody the distinctive characteristics of a type, period, or method of construction." Archival research did not uncover that the building was the work of a master architect or builder. The building also does not possess high artistic value and is not representative of a significant and distinguishable entity whose components may lack individual distinction. Additionally, the three garages do not express character-defining features and distinctive characteristics of a specific architectural style and due to their lack of distinctive characteristics they are unlikely the work of a master architect or builder. Because all the buildings at Parcel 2: 26432 6th Street (APN 1192-281-11) lack architectural merit due to numerous alterations, the property does not appear eligible for the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

Criterion D was not considered in the evaluation, because it generally applies to archeological resources. The buildings on Parcel 2: 26432 6th Street (APN 1192-281-11) are not significant under Criterion D of the NRHP or

Criterion 4 of the CRHR as a source, or likely source, of important historical information nor do they appear likely to yield important information about historic construction methods, materials or technologies.

Integrity Discussion

The Parcel 2: 26432 6th Street (APN 1192-281-11) property contains nine buildings, none of which are known to have been moved or relocated therefore the property maintains integrity of location. The Parcel 2 property does not maintain integrity of setting, as the surrounding neighborhood and streetscape have been altered significantly since the 1941 building, the first at the property, was constructed. At the time of its construction, the surrounding area was agricultural with sparse, small homesteads. By the 1970s, the majority of these agricultural properties and small residences were replaced with tract residential housing, therefore the property no longer retains integrity of setting. Significant alterations to the majority of the buildings on Parcel 2 have substantially impacted integrity of design, materials, and workmanship. The property no longer retains integrity of feeling due to the high number of alterations to the buildings on the property and the loss of its original agricultural setting. Parcel 2 can no longer convey its historic sense of a particular time period. Finally, the Parcel 2 property does not have any historical associations with people or events and therefore it does not have integrity of association. Therefore, the Parcel 2: 26432 6th Street (APN 1192-281-11) property does not meet the level of integrity required for listing in the NRHP or CRHR.

City of Highland Statement of Significance

The Parcel 2: 26432 6th Street (APN 1192-281-11) property does not meet any of the criteria for listing by the City of Highland as demonstrated below.

- A. It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.*

As discussed in NRHP/CRHR Criteria A/1, archival research did not discover that the Parcel 2 property was related to historical events significant to the City of Highland and does not reflect special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

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

As discussed in NRHP/CRHR Criteria A/1, archival research did not discover that the Parcel 2 property was the location of any significant historical events or associated with an important person in the City of Highland, California, or United States.

- C. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.*

As discussed in NRHP/CRHR Criteria C/3, none of the nine buildings identified on Parcel 2 exemplifies a particular architectural style, type, or period of construction important to the city. The four historic-age buildings are significantly altered and there are better, more intact examples of buildings from the 1940s and 1970s throughout the city. Additionally, due to the date of construction of the earliest building on the property, 1941, it is unlikely to be a valuable example of the use of indigenous materials or craftsmanship.

- D. It is representative of the work of a notable builder, designer, or architect.*

As discussed in NRHP/CRHR Criteria C/3, archival research did not uncover that any of the buildings on Parcel 2 were identified with a builder, designer, or architect whose work could be considered notable within the City of Highland.

- E. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development.*

Parcel 2 does not contribute to the significance of an historic area nor is it thematically related to a group of properties which contribute to each other and are unified aesthetically. The area surrounding Parcel 2 has been altered significantly since the construction of the 1941 single-family residence. At the time of its construction, the surrounding area was agriculturally based with widespread spread-out small homesteads. By the 1970s, the majority of these agricultural properties and small residences were replaced with tract residential housing. The historic area that Parcel 2 originally was a part of is no longer existent.

- F. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Highland.*

The buildings at Parcel 2 do not present a unique location or singular physical characteristics nor is the property a view or vista representing an established and familiar visual feature of a neighborhood, community, or the City of Highland. The majority of the buildings on the property have been heavily altered and therefore do not possess unique characteristics. Additionally, the property does not display a view or vista establishing a familiar visual feature due to multiple changes in use and demolitions and new additions to the buildings on the property.

- G. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.*

As discussed in NRHP/CRHR Criteria C/3, the buildings at Parcel 2 have substantial material alterations and no longer embody elements or architectural design, detail, materials, or craftsmanship.

- H. It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.*

Parcel 2 does not possess similar characteristics to other properties, sites, areas, or objects based on a historic, cultural, or architectural motif. Due to multiple large-scale alterations to the majority of the buildings on the property since their construction there are no distinctive characteristics that can relate them to other properties within the City of Highland.

- I. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.*

The buildings at Parcel 2 do not reflect significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning. Due to multiple large-scale alterations to the majority of the buildings on the property since their construction, they can no longer be associated with different eras of settlement and growth in the City of Highland.

- J. It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type of specimen.*

Parcel 2 does not represent one of the few remaining examples in the city, region, state, or nation possessing distinctive characteristics of an architectural historical type of specimen. The buildings on the property have undergone multiple large-scale alterations and therefore no longer possess distinctive characteristics of a type.

5.3 Parcel 3: 7809 Grape Street (APN 1192-281-13)

Property Description

The property at Parcel 3: 7809 Grape Street (APN 1192-281-13) contains four buildings including one single-family residence, one storage building, and two horse barns. It is located in the northwestern portion of the Project site and the buildings are dispersed throughout the property. The property is accessed from the east off Grape Street with Parcel 6: APN 1192-281-14 to the south. Surrounding the property is a chain-link fence and concrete masonry unit and metal fence along the west elevation.

The westernmost building on the property is a heavily altered, one-story, rectangular in plan residence constructed in 1950. The building's exterior walls are clad in stucco with a front gable roof sheathed in rolled composition roofing. The east (primary) elevation displays a full width projecting porch with a vinyl clad pediment supported by three thin squared porch supports. Fenestration throughout the building includes a partially glazed wood panel entry door, vinyl and metal horizontal sliding windows, and vinyl one-over-one windows (Figure 12).

Ancillary buildings on the property include one storage building and two horse barns. The storage building is located to the east of the single-family residence and appears to be one-story, L-shape in plan, with a flat roof, and exterior walls clad in stucco. The two horse barns are in the southeastern corner of the property and rectangular in plan. Both buildings display flat roofs, composition wood exterior walls, and open fenestration (Figure 13).



Figure 12. Parcel 3 single-family residence, west (primary) and south elevations, view looking northeast (IMG_6160)



Figure 13. Parcel 3 ancillary buildings, view looking northeast (IMG_6167)

Identified Alterations

The following list of known alterations to the single-family residence was compiled through archival research and during the course of the intensive survey. Unless indicated, the date of these alterations is unknown:

- Replacement door, west elevation
- Replacement windows, all elevations
- Reroofing
- Porch addition to west elevation
- Addition to east elevation

NRHP/CRHR Statement Evaluation of Significance

The property at Parcel 3: 7809 Grape Street (APN 1192-281-13) does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, as demonstrated below.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research of the property at Parcel 3: 7809 Grape Street (APN 1192-281-13) did not find any associations with events that have made a significant contribution to the broad patterns of history. The property was completed in 1950, when Highland was experiencing a postwar population boom, especially in the land surrounding Norton Air Force Base. Despite the property reflecting Highland's growth west of State Route 210 during the 1950s, there is no indication that the construction of this specific residence marked a pivotal point in the history of the neighborhood or city. Additionally, the property was neither the first nor the last, and was merely following a continuous pattern of residential development that continued through the 1990s. The property is not known to be directly associated with events that have made a significant contribution to the history of Highland, therefore, the property does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research failed to indicate any such direct association between individuals that are known to be historic figures at the national, state, or local level and the Parcel 3: 7809 Grape Street (APN 1192-281-13) property. The earliest ownership information identified that indicated that the property was owned by Stephen T. and Lorie J. Myers in 1981. Stephen was the son of Wallace and Violet Myers who lived at the adjacent property, Parcel 2: 26432 6th Street. The couple married in 1985, Lorie was employed as a medical laboratory technician by Riverside/San Bernardino County Indian Health Inc. and Stephen worked as a carpenter foreman for Novo Radyus Construction Co. According to the San Bernardino County Recorder-Clerk's office, the couple owned the property until 1997. Research did not reveal any reason to believe that any individuals associated with the property are persons of historic significance. Due to a lack of identified significant associations with important persons in history, Parcel 3 does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Criterion C/3: That embody 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.

The Parcel 3: 7809 Grape Street (APN 1192-281-13) property contains one historic-aged building, the single-family residence built in 1950. The 1950 residence does not reflect character-defining features of an architectural style due to material alterations to the windows, door, and roofing as well as an addition of a porch to the west elevation. Because the original windows and doors have been replaced with modern materials and modern materials were added to the primary elevation, the building no longer can be said to “embody the distinctive characteristics of a type, period, or method of construction.” Archival research did not uncover that the building was the work of a master architect or builder. The building also does not possess high artistic value and is not representative of a significant and distinguishable entity whose components may lack individual distinction. Therefore, Parcel 3: 7809 Grape Street (APN 1192-281-13) lacks architectural merit due to numerous alterations, and the property does not appear eligible for the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

Criterion D was not considered in the evaluation, because it generally applies to archeological resources. The buildings on Parcel 3: 7809 Grape Street (APN 1192-281-13) are not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor do they appear likely to yield important information about historic construction methods, materials or technologies.

Integrity Discussion

The Parcel 3: 7809 Grape Street (APN 1192-281-13) property contains four buildings, none of which are known to have been moved or relocated therefore the property maintains integrity of location. The Parcel 3 property does not maintain integrity of setting, as the surrounding neighborhood and streetscape have been altered significantly since the 1950 building, the first at the property, was constructed. At the time of its construction, the surrounding area was agriculturally based with widely dispersed small homesteads. By the 1970s, the majority of these agricultural properties and small residences were replaced with tract residential housing, therefore the property no longer retains integrity of setting. Significant alterations to the majority of the buildings on Parcel 3 have substantially impacted integrity of design, materials, and workmanship. The property no longer retains integrity of feeling due to the high number of alterations to the buildings on the property and the loss of its original agricultural setting Parcel 3 can no longer convey its historic sense of a particular time period. Finally, the Parcel 3 property does not have any historical associations with people or events and therefore it does not have integrity of association. Therefore, the Parcel 3: 7809 Grape Street (APN 1192-281-13) property does not meet the level of integrity required for listing in the NRHP or CRHR.

City of Highland Statement of Significance

The Parcel 3: 7809 Grape Street (APN 1192-281-13) property does not meet any of the criteria for listing by the City of Highland as demonstrated below.

- A. *It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.*

As discussed in NRHP/CRHR Criteria A/1, archival research did not discover that the Parcel 3 property was related to historical events significant to the City of Highland and does not reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

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

As discussed in NRHP/CRHR Criteria A/1, archival research did not discover that the Parcel 3 property was the location of any significant historical events or associated with an important person in the City of Highland, California, or United States.

C. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

As discussed in NRHP/CRHR Criteria C/3, none of the nine buildings identified on Parcel 3 exemplifies a particular architectural style, type, or period of construction important to the city. The one historic-age building is significantly altered and there are more intact examples of buildings from the 1950s throughout the City. Additionally, due to the date of construction of the earliest building constructed on the property (1950), it is unlikely to be a valuable example of the use of indigenous materials or craftsmanship.

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

As discussed in NRHP/CRHR Criteria C/3, archival research did not uncover that any of the buildings on Parcel 3 were identified with a builder, designer, or architect whose work could be considered notable within the City of Highland.

E. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development.

Parcel 3 does not contribute to the significance of an historic area, nor is it thematically related to a group of properties which contribute to each other and are unified aesthetically. The area surrounding Parcel 3 has been altered significantly since the construction of the 1950 single-family residence. At the time of its construction, the surrounding area was agriculturally based with widely dispersed small homesteads. By the 1970s, the majority of these agricultural properties and small residences were replaced with tract residential housing. The historic area that Parcel 3 originally was a part of is no longer existent.

F. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Highland.

The buildings at Parcel 3 do not present a unique location or singular physical characteristics nor is the property a view or vista representing an established and familiar visual feature of a neighborhood, community, or the City of Highland. The majority of the buildings on the property have been heavily altered and therefore do not possess unique characteristics. Additionally, the property does not display a view or vista establishing a familiar visual feature due to multiple changes in use and demolitions and new additions to the buildings on the property.

- G. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.*

As discussed in NRHP/CRHR Criteria C/3, the buildings at Parcel 3 have substantial material alterations and no longer embody elements or architectural design, detail, materials, or craftsmanship.

- H. It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.*

Parcel 3 does not possess similar characteristics to properties, sites, areas, or objects based on a historic, cultural, or architectural motif. Due to multiple large-scale alterations to the majority of the buildings on the property since their construction, there are no distinctive characteristics that can relate them to other properties within the City of Highland.

- I. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.*

The buildings at Parcel 3 do not reflect significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning. Due to multiple large-scale alterations to the majority of the buildings on the property since their construction they can no longer be associated with different eras of settlement and growth in the City of Highland.

- J. It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type of specimen.*

Parcel 3 does not represent one of the few remaining examples in the city, region, state, or nation possessing distinctive characteristics of an architectural historical type of specimen. The buildings on the property have undergone multiple large-scale alterations and therefore no longer possess distinctive characteristics of a type.

5.4 Summary of Evaluation Findings

In conclusion, neither Parcel 1: 7834 Victoria Avenue (APN 1192-281-10), Parcel 2: 26432 6th Street (APN 1192-281-11), nor Parcel 3: 7809 Grape Street (APN 1192-281-13) appear eligible for listing in the NRHP, CRHR, or as a City of Highland Cultural Resource due to a lack of important historical associations, lack of architectural merit, and lack of integrity, nor do they appear eligible as contributors to an historic district. As such, the 7834 Victoria Avenue, 26432 6th Street, and 7809 Grape Street properties are not considered historical resources for the purposes of CEQA. The recommended California Historical Resource Status Code for these properties is 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

6 Findings and Conclusions

No historical resources were identified within or adjacent to the Project site as a result of the BERD search, extensive archival research, field survey, and property evaluations of significance. The properties on the Project site associated with addresses 7834 Victoria Avenue, 26432 6th Street, and 7809 Grape Street are not currently designated or listed under any national, state, or local landmark programs. The buildings on these parcels have not been identified as eligible for local designation by a recent historic resources survey.

Dudek evaluated the all buildings on the Project site in accordance Section 15064.5 (a)(2)-(3) of California Environmental Quality Act (CEQA) Guidelines and using the criteria outline in Section 5024.1 of the California Public Resources Code. Dudek concludes that the buildings do not appear to be eligible for listing in the NRHP, CRHR, or as a City of Highland Cultural Resources local due to a lack of significance. As such, no buildings on the Project site appear to be historical resources under CEQA. The recommended Status Code for 7834 Victoria Avenue, 26432 6th Street, and 7809 Grape Street is 6Z. Further, no potential indirect impacts to historical resources were identified as the proposed Project has no potential to impact the built environment beyond the Project site.

The finding for built environment cultural resources for the proposed Project under CEQA is No Impact. As the proposed Project would have no impact on historic properties or historical resources, no further study is required.

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Appendix A

Preparer's Qualifications

Nicole Frank, MSHP

Architectural Historian

Nicole Frank (nih-COHL FRAYNK; she/her) is an architectural historian with 3 years' professional experience in the historic preservation field. Ms. Frank's professional experience encompasses a variety of projects for local agencies, private developers, and homeowners in both highly urbanized and rural areas, including reconnaissance-level surveys, preparation of resource-appropriate and citywide historic contexts, and historical significance evaluations in consideration of the NRHP, CRHR, and local designation criteria. She has experience conducting historic research, writing landmark designations, performing conditions assessments, and working hands-on in building restoration projects throughout the United States. Ms. Frank also has governmental experience with the City of San Francisco's Planning Department and the City of Chicago's Landmark Designations Department. She meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.

Education

*The School of the Art Institute of Chicago, MS
Historic Preservation, 2018
The College of Charleston, BA,
Historic Preservation and Art History,
2016*

Professional Affiliations

*California Preservation Foundation
Association for Preservation
Technology (APT)
Encinitas Preservation Association*

Relevant Project Experience

Mira Mesa Community Plan Area Historic Context Statement and Mira Mesa Community Plan Area Focused Reconnaissance Survey, City of San Diego Planning Department, San Diego California (In Progress). Dudek was retained by the City of San Diego to prepare a historic context statement identifying the historical themes and associated property types important to the development of Mira Mesa, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the Mira Mesa Community Plan Area. This study was completed as part of the comprehensive update to the Mira Mesa CPA and Programmatic Environmental Impact Report. While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between 1969 and 1990. Acting as architectural historian the historic context statement and survey document and all associated archival research efforts was co-authored/completed by Ms. Frank.

University Community Plan Area Historic Context Statement and University Community Plan Area Focused Reconnaissance Survey, City of San Diego Planning Department, San Diego California (In Progress). Dudek was retained by the City of San Diego to prepare a historic context statement identifying the historical themes and associated property types important to the development of University, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the University Community Plan Area. This study was completed as part of the comprehensive update to the University CPA and Programmatic Environmental Impact Report. While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between the 1960s and 1990s. Acting as architectural historian the historic context statement and survey document and all associated archival research efforts was co-authored/completed by Ms. Frank.

Coronado Citywide Historic Resources Inventory and Historic Context Statement, City of Coronado, California (In Progress). Dudek is currently in the process of preparing a historic context statement and historic resources inventory (HRI) survey for all properties at least 50 years or older within city limits. Following current professional methodology standards and procedures developed by the California Office of Historic Preservation and the National Park Service (NPS), Dudek will: (1) develop a detailed historic context statement for the City that identifies and discusses the important themes, patterns of development, property types, and architectural styles prevalent throughout the city; and (2) conduct a reconnaissance-level survey of all properties within city limits that are at least 50 years old to identify individual properties and groupings of properties (i.e., historic districts) with potential for historical significance under City Criterion C (properties that possess distinctive characteristics of an architectural style; are valuable for the study of a type, period, or method of construction; and have not been substantially altered).

As Needed Historic Research Consulting Services, City of Coronado, Coronado, California (2019-present). Dudek was retained by the City of Coronado to provide as-needed historic consulting services for projects in Coronado. Each evaluation involved the creation of an occupancy timeline, supplemental research on occupants, architect/builder, and property, building development research, a pedestrian survey of the project area, a description of the surveyed resource, and completion of a historical significance evaluation report in consideration of designation criteria and integrity requirements. Acting as project manager and architectural historian, Ms. Frank authored historical resource evaluation reports for the following properties: 936 J Avenue; 310 2nd Street; 718 B Avenue; 1027-1029 Orange Avenue; 735 Margarita Avenue; 519 Ocean Boulevard; 1901 Monterey Avenue; 269 Palm Avenue; 1113 Adella Avenue; 1519 4th Street; 745 A Avenue; 451-55 Alameda Boulevard; 503 10th Street; 121 G Avenue; 1152 Glorietta Boulevard; 711 Tolita Avenue; 951 G Avenue; 817 A Avenue; 625 B Avenue.

Sycuan Fee to Trust Project, Sycuan Band of the Kumeyaay Nation Reservation, Unincorporated San Diego County, California (2021). The Sycuan Band of the Kumeyaay Nation Reservation retained Dudek to complete a Historic Properties Inventory and Evaluation Report for the proposed Sycuan Fee to Trust Project, located within the vicinity of El Cajon, California in unincorporated San Diego County. The project proposes a fee-to-trust transfer of five parcels that cumulatively total approximately 40 acres. The transfer of land from the Sycuan Band to the Bureau of Indian Affairs (the federal lead agency) would include several parcels. Dudek's report included development of a Project APE Map; the relevant results of a California Historical Resources Information Systems records search and background research; a pedestrian survey of the APE for built environment resources; and a historical significance evaluation of all properties more than 50 years of age within the APE, in consideration of potential adverse effects to historic properties under Section 106 of the National Historic Preservation Act. The evaluation found that Properties 1, 2, 4 and 5 were not eligible for the National Register of Historic Places at the individual level or as part of a larger historic district. As a result, no historic properties were identified within the APE and Dudek recommends a finding of No Historic Properties Affected. As architectural historian conducted background research and pedestrian survey.

Phase 1, Cultural Resources Inventory Report for the San Diego County Water Authority Southern First Aqueduct Structures Rehabilitation Project, San Diego County Water Authority, San Diego County, California (2021). Dudek was retained by the San Diego County Water Authority to conduct a Phase I Cultural Resources (including both archaeological and built-environment) Inventory for the Southern First Aqueduct Rehabilitation Project, located along a 21-mile stretch of the First San Diego Aqueduct, east of Interstate 15 from the City of Escondido in the north, to the Goodan Ranch/Sycamore Canyon County Preserve west of San Vicente Reservoir. As part of this effort, the Water Authority will be applying for a Letter of Permission under their Programmatic Master Plan Permit with the United States Army Corps of Engineers, pursuant to Section 404 of the Clean Water Act. The United States Army Corps of Engineers is the federal lead agency responsible for overseeing compliance with Section 106 of the National Historic Preservation Act, as this project is exempt from review under CEQA. Acting as architectural historian, co-authored the Phase I Cultural Resources Inventory Report and authored the analysis of potential adverse effects.

Cultural Resources Technical Report for Richland Elementary School Reconstruction Project, San Marcos Unified School District, California (2021).

Dudek was retained by the San Marcos Unified School District to complete a Cultural Resources Technical Report for the Richland Elementary School Reconstruction Project located at 910 Borden Road, San Marcos, CA 92069. The proposed Richland Elementary School Reconstruction Project involves the demolition of the existing Richland Elementary School, which includes seven permanent buildings and 24 portable classrooms and the reconstruction of the school including the redevelopment of play fields and playgrounds. Acting as architectural historian, conducted a field visit, research on the school district and elementary school, and co-authored the technical report.

Gilroy Citywide Historic Resource Inventory, City of Gilroy, Santa Clara County, California (2020). Dudek is currently bringing to completion a citywide historic context statement and historic resources inventory update of its outdated 1986 historic resource inventory. While the final approval hearings are pending for Summer 2020, Dudek has already hosted a public kickoff meeting/outreach session that was well received by the community, successfully completed reconnaissance-level survey of over 3,000 properties on time and within budget, and completed a draft citywide historic context statement. Dudek is also preparing a Public Guide to Preservation that provides an overview of the City of Gilroy's existing policies; what it means to live in a designated property/a district-contributor; answers to commonly asked questions concerning restrictions on alterations, and clarification of common misconceptions about property owner requirements. Ms. Frank, acting as surveyor, utilized Dudek's architectural survey application on an iPad and recorded the features, alterations, and photographs of historic-era buildings throughout the city. Additionally, Ms. Frank assisted in the data management and cleanup of the majority of the DPR forms produced for each of the surveyed buildings. This process included assigning status codes, editing descriptions, choosing an accurate photograph, and adding the proper significance narrative.

Draft Historical Resources Technical Report for the Ranch at River Bend Project, Community of Pala, San Diego, California (2020). Dudek was retained by Save Gregory Canyon Hills LLC to complete a Historical Resources Technical Report in support of the proposed Ranch at River Bend Project. The proposed project is to develop a new, mixed-use community. The Project area is located to the west of Pala, located in the County. Acting as architectural historian, Ms. Frank co-authored the technical report and conducted a pedestrian survey of the site.

Historical Resources Technical Report for the Enclave at Ivanhoe Ranch Project, Rancho San Diego, San Diego County, California (2020). Dudek was retained by Vance & Associates to complete a Historical Resources Technical Report (HRTR) in support of the proposed Enclave at Ivanhoe Ranch Project (project). The proposed project is a residential development project. The project site totals approximately 121.9 acres in an unincorporated San Diego County, south of the City of El Cajon, California. Included in the 121.9-acre project site is a historic-era complex of horse ranch buildings and accompanying residences, located at 3256, 3261, 3263, 3267, and 3269 Ivanhoe Ranch Road (APNs 518-030-41, 518-030-43, 518-030-44, and 518-030-45) which was evaluated for historical significance. This study was conducted in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, and the project site was evaluated in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and County of San Diego Historic Preservation Ordinance and RPO requirements. Acting as architectural historian, Ms. Frank co-authored the technical report and conducted a pedestrian survey of the site.

Historical Resources Evaluation Report for the 740-790 East Green Street Mixed-Use Project, Pasadena, California (2019). Dudek was retained by the City of Pasadena to complete a historical significance evaluation report for five commercial buildings located in the City of Pasadena, California (AINs 5734-025-014, 024, 026, 029, 027). The study included a pedestrian survey of the proposed project area, building development and archival research, development of an appropriate historic context for the property, and recordation and evaluation of the property for historical significance and integrity in consideration of National Register of Historic Places

(NRHP), California Register of Historical Resources (CRHR), and local eligibility requirements. Ms. Frank acting as architectural historian updated the Pasadena historic context, conducted archival research, and wrote the significance evaluations for the five buildings over 45 years old.

Cultural Resources Technical Report for 8850 Sunset Boulevard Project, West Hollywood, California (2019). Dudek was retained by the City of West Hollywood (City) to complete a Cultural Resources Technical Report for the 8850 Sunset Boulevard Project. The proposed project consisted of the demolition of existing buildings and the construction and operation of a new mixed-use hotel and residential building on a property along the south side of Sunset Boulevard, extending the full city block between Larrabee Street and San Vicente Boulevard, in the City of West Hollywood. Acting as architectural historian Ms. Frank assisted in the completion of the technical report as the primary writer.

Cultural Resources Report for the Palmetto Avenue Warehouse Project, City of Rialto, San Bernardino County, California (2019). Dudek was retained by Patriot Development Partners to conduct a cultural resources inventory in support of the proposed Palmetto Avenue Warehouse Project. The Project proposed to demolish buildings on six (6) parcels in the City of Rialto, and construct an industrial/warehouse building on an approximately 4.24-acre property located at the northeast corner of Palmetto Avenue and Baseline Road. Ms. Frank acted as evaluator for three of the six properties, which were 45 years or older for historical significance.

Historical Resources Evaluation Report for 14545 Lanark Street Project, Panorama City, California (2019). Dudek was retained by Clifford Beers Housing, Inc. to complete a historical significance evaluation report for a property located at 14545 Lanark Street in the City of Los Angeles, California (APN: 2210-011-900). Ms. Frank served as architectural historian and authored the historical resources evaluation report for the subject property, a Public Social Services Department building constructed in 1967.

Historical Resources Technical Report for Jacumba Valley Ranch Solar Energy Park, Jacumba, California (2019). Dudek was retained by BayWa to complete a historical resources technical report for a project that proposed to develop a solar energy project consisting of up to 90 megawatts (MW) of alternating current (ac) and a 20 MW energy storage facility. Acting as architectural historian, Ms. Frank authored a cultural resources technical report evaluating a complex of twenty dairy buildings, the Mountain Meadow Dairy and Creamery's Sunshine Ranch Complex for historical significance.

1605 Industrial Avenue Warehouse Project. Cultural Resources Technical Report. San José, California (2018). Acting as architectural historian, Ms. Frank co-authored the cultural resources technical report for the 1605 Industrial Avenue Warehouse project for the construction of an approximately 186,000-square foot industrial/warehouse building on an approximately 10.96-gross-acre property located in the northern part of the City of San José. Preparation of the historical context statement involved archival research, building descriptions, historic context development, and historical significance evaluations.

Allison Lyons, MSHP

Senior Architectural Historian

Allison Lyons (*AL-ih-suhn LYE-ons; she/her*) is an architectural historian with 12 years' experience throughout the western United States in all elements of cultural resources management. Her expertise includes the preparation of environmental compliance documents in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act, focusing on the evaluation of historical resources and analysis of project impacts. As a historic preservation consultant, she has been involved in the preparation of numerous large-scale historic resources surveys, Historic American Buildings Survey/Historic American Engineering Record recordation, Federal Rehabilitation Tax Credit and Mills Act Historic Property Contract applications, local landmark nominations, and evaluations of eligibility for a wide variety of projects and property types throughout California. She is highly experienced in writing National Register of Historic Places (NRHP) nominations and historic context statements for local governments.

Ms. Lyons meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Relevant Project Experience

City of Coronado, As-Needed Historic Research Consultant, City of Coronado, California. Dudek is currently working with the City of Coronado Community Development Department to provide historic preservation services on an as-needed basis. Services scoped under the current contract include historic resources surveys; archival research; preparation of evaluation reports in consideration of National Register of Historic Places, California Register of Historical Resources, and City of Coronado designation criteria; attendance at Historic Resource Commission and City Council hearings; and review of projects for conformance with the Secretary of the Interior's Standards for Rehabilitation. Since January 2019, Dudek has completed 20 work orders for the city. Ms. Lyons serves as a senior architectural historian for the historical resource evaluation task orders and is responsible for QA/QC of specific deliverables. (2021–Present)

Athens Park Aquatics Facility Renovation Project Historical Resource Treatment Plan and Impacts Analysis (Secretary of the Interior's Standards Compliance Review), Los Angeles, California. The County of Los Angeles proposed a rehabilitation project at the Aquatics Facility at Athens Park, a park determined eligible for listing in the National Register of Historic Places. Ms. Lyons worked with the architect for the project on two phases of work. In advance of the development of project plans, Ms. Lyons prepared a Preservation Plan for the Aquatics Facility to establish the opportunities and constraints for the rehabilitation. After project plans were prepared, Ms. Lyons reviewed the project plans for compliance with the Secretary of the Interior's Standards for Rehabilitation and made recommendations for modifications to ensure the project plans complied with the Standards. (2020–2021)

Education

*Columbia University, 2010
M.S., Historic Preservation,
Scripps College, 2006
B.A., European Studies,*

Professional Experience

*Dudek, Senior Architectural
Historian, 2021-Present*

*GPA Consulting, Associate
Architectural Historian, 2015-
2019, Senior Architectural
Historian, 2019-2021*

*Chattel Inc., Associate
Architectural Historian, 2013-
2015*

*Architectural Resources Group,
Architectural Historian, 2010-
2013*

*Mellon Graduate Fellowship in
Primary Sources, Columbia
University, 2009-2010*

North Beach Historic District National Register of Historic Places Nomination and Plaque Program, San Clemente, California. Founded in 1925, San Clemente was one of the first new master-planned towns in California. The North Beach Historic District occupies a prominent location as the historic northern tip of the City of San Clemente along North El Camino Real. The North Beach Historic District was listed on the National Register of Historic Places at the local level of significance under Criterion A in the areas of Community Planning and Development and Entertainment/Recreation. The district features five historic contributing resources designed in the Spanish Colonial Revival style with a period of significance between 1927-1946. Ms. Lyons served as project manager for the National Register of Historic Places nomination of the district and a concurrent, Certified Local Government (CLG) grant-funded project with the City of San Clemente to create content and designs for signage across the district and informational postcards featuring historic images. (2020)

Rives Mansion Rehabilitation Project Historical Resource Treatment Plan, Impacts Analysis (Secretary of the Interior's Standards Compliance Review), and Construction Monitoring, Downey, California. Working with the City of Downey, Ms. Lyons collaborated with the project architect for a renovation and rehabilitation project at the Rives Mansion, a historic mansion and walnut farm. In advance of the development of project plans, Ms. Lyons prepared a Preservation Plan for the property to establish the opportunities and constraints for the rehabilitation. After project plans were prepared, Ms. Lyons reviewed the plans for compliance with the Secretary of the Interior's Standards for Rehabilitation and made recommendations for modifications to ensure the project plans complied with the Standards. Ms. Lyons also performed periodic construction monitoring. (2019–2021)

Long Beach Armory Historic American Building Survey (HABS) Documentation, Long Beach, California. The 26,530 square-foot Armory building was built by the California Army National Guard in 1930 and was decommissioned in 2018. A private developer proposed a rehabilitation project that would incorporate the historic Armory building into a larger development of residential buildings with affordable housing. Ms. Lyons helped fulfill a mitigation measure to complete HABS Documentation of the Armory building before the rehabilitation. Ms. Lyons peer-reviewed narrative documentation prepared by colleagues at GPA Consulting and worked with photographer Stephen Schaeffer to establish views for the photographs that were submitted to the Library of Congress. (2019)

Hughes Industrial Historic District Website (Mitigation Measure), Playa Vista, California. While at GPA Consulting, Ms. Lyons assisted the Ratkovich Company with the redevelopment of the Hughes Industrial Historic District. The former home of Hughes Aircraft, the district had been previously determined eligible for listing in the National Register of Historic Places. GPA prepared a Historic Resource Treatment Plan (H RTP), which documented the history and significance of the district, identified the character-defining features of the eleven contributing buildings and made recommendations for their treatment, and provided guidelines for rehabilitation and new construction. Additional services included reviewing plans for compliance with the H RTP, construction monitoring, and creating a website on the history of the district. Ms. Lyons collaborated with a team of website designers, property owners, and leasing agents to create a website providing information on the history of the Hughes Industrial Historic District, from its association with eccentric company founder Howard Hughes, to its early incarnation as a center of Southern California's defense and aviation industries, and finally to its recent rebirth as a film production facility and the Hercules Campus, a tech campus for several prominent Silicon Beach companies. (2017)

3003 Runyon Canyon Secretary of the Interior's Standards Compliance Review, Los Angeles, California. Ms. Lyons collaborated with the property owner and architect on a project to construct a new residence on the same hillside parcel as the Headley/Handley House, a designated City of Los Angeles Historic-Cultural Monument designed by master architect Lloyd Wright. After project plans were prepared, Ms. Lyons reviewed the project plans for compliance with the Secretary of the Interior's Standards for Rehabilitation and made recommendations for modifications to ensure the project plans complied with the Standards. She also responded to public comments on the designs. (2016–2018)

James K. Van de Kamp (La Loma Road) Bridge Rehabilitation Historic American Engineering Record (HAER)-like documentation, Pasadena, California. Ms. Lyons prepared a Historic American Engineering Record (HAER) report for the historic La Loma Road bridge in the Arroyo Parks and Recreation National Register Historic District. The report was completed as mitigation in compliance with Section 106. Ms. Lyons' contributions included the preparation of a written historical and descriptive data report as well as coordinating the photographic documentation. Since renamed the John K. Van de Kamp Bridge, the project received a Preservation Design Award from the California Preservation Foundation and a Historic Preservation Awards from the City of Pasadena's Historic Preservation Commission. (2015)

Vista Irrigation District Reservoirs E2 and F Historical Resource Evaluation Historical Resource Evaluation Report, Vista, California. Ms. Lyons evaluated components of a historic irrigation district in northern San Diego County. Two concrete reservoirs dating to the early twentieth century were recorded and evaluated for historical significance. The significance evaluation included conducting fieldwork and archival research for the reservoirs and completion of a historic context. The reservoirs were evaluated for historical significance and determined not eligible for inclusion in the National Register of Historic Places, California Register of Historic Resources, or the County Register. (2015)

Scripps College - Residence Halls Secretary of the Interior's Standards Compliance Review, Claremont, California. Listed on the National Register of Historic Places, the campus of Scripps College is an architecturally significant women's college with contributing buildings developed primarily between the 1920s and 1940s. Working with GPA Consulting, Ms. Lyons assisted the campus architect with ongoing projects to adapt the campus buildings and designed landscapes to meet accessibility requirements. Services included preparing a memorandum describing how proposed ADA-related alterations, including new elevator towers and exterior ramps, would comply with the Secretary of the Interior's Standards. Ms. Lyons presented proposed work to the Board of Trustees and student groups. (2015–2019)

Santa Monica Post Office Historical Resource Treatment Plan and Impacts Analysis (Secretary of the Interior's Standards Compliance Review), Santa Monica, California. In August 2012, the United States Postal Service (USPS) approved the closure of the 1938 Santa Monica Post Office at 1248 Fifth Street. In December 2013, Skydance Productions purchased the 1938 Santa Monica Post Office intending to convert it to creative office space for the film production company. Before the purchase, Santa Monica City Council agreed to accept a preservation covenant for the post office's exterior and lobby. In 2014, the site was designated a Santa Monica Landmark. Ms. Lyons participated in substantial design collaboration for the adaptive reuse of historic post office building and prepared a Historical Resource Treatment Plan making recommendations to ensure the adaptive reuse of the historic building would be in conformance with the Secretary of the Interior's Standards for Rehabilitation. (2013–2015)

San Diego Veterans Administration (VA) Master Plan Historical Resource Technical Report, San Diego, California. Leo Daley worked with the Veterans Administration to develop a master plan for the campus of the VA San Diego Healthcare System. Working with Chattel, Inc., Ms. Lyons assisted with research, historic resource survey, and fieldwork documentation of the Main Building and Administration Building as part of an evaluation of potential historical resource impacts for the new master plan. (2014)

Kate Kaiser, MSHP

Architectural Historian

Kate Kaiser (KAYT KI-zer; she/her) is an architectural historian and historic preservation specialist with 9 years' professional experience working with cultural resources in various states. She specializes in California Environmental Quality Act (CEQA) compliance, National Historic Preservation Act (NHPA) Section 106 compliance, Historic Resource Evaluation Reports (HRER), Historical Resource Inventories (HRI), Cultural Resource Technical Reports (CRTTR), reconnaissance and intensive level surveys, archival research, historic district nominations, cultural landscapes, and GIS. Ms. Kaiser also has extensive federal government experience with the National Park Service at Mount Rainier National Park and Death Valley National Park, and with the U.S. Forest Service at Stanislaus National Forest and Sierra National Forest. Ms. Kaiser meets the Secretary of the Interior's Professional Qualification Standards for architectural history and archaeology.

Education

*University of Oregon
MS, Historic Preservation
Boston University
BA, Archaeology*

Professional Affiliations

*Association for Preservation
Technology – Southwest
California Preservation Foundation
Vernacular Architecture Forum
Society for California Archaeology*

Recent Dudek Project Experience

Cultural Resources Technical Report for the Arroyo Seco Canyon Project Areas 2 and 3 EIR, City of Pasadena, Los Angeles County, California (2019-2021). Dudek was retained by the City of Pasadena to prepare a cultural resources technical report in support of the EIR effort for the Arroyo Seco Canyon Project. The report included conducting a CHRIS and CHRID record search, fieldwork, archival research, historical context development, developing building descriptions, and significance evaluations for six historic-aged engineering buildings and structures within the proposed project area. Dudek recommended that all buildings and structures were ineligible for listing in the NRHP or CRHR with the exception of the Behner Water Treatment Plant, and provided impacts analysis for City of Pasadena Arroyo Seco Stone Wall design elements present in the proposed Project Area. Ms. Kaiser co-authored the cultural resources technical report

HABS Written Documentation for Pomona City Stables, City of Pomona, Los Angeles County, California (2020-present). Dudek was retained by the City of Pomona to complete HABS-level documentation of the Pomona City Stables, which was damaged and partially collapsed in 2017. Ms. Kaiser served as architectural historian and author of the Historic American Building Survey (HABS) documentation for the Pomona City Stables Building, constructed in 1909. Ms. Kaiser coordinated fieldwork and building recordation, outreach to archives, libraries, and historical societies, and HABS documentation product packaging for the City of Pomona.

Historical Resource Assessment for 9000 and 9004 Dicks Street, City of West Hollywood, Los Angeles County, California (2020). Dudek was retained by two private LLCs representing each property to prepare a City of West Hollywood-compliant Historical Resource Assessment (HRA) for two single-family residential buildings at 9000 and 9004 Dicks Street in West Hollywood. Preparation of the HRA included conducting a record search, coordinating with the City of West Hollywood for building permits, developing the building description, archival research, historical context development, historical significance evaluations, and California DPR form production for the two properties. The HRA report fulfills City requirements during the development permit application process. Ms. Kaiser authored the HRA

report, including coordinating with the City of West Hollywood, conducting fieldwork and archival research, writing the historical context, and preparing the property evaluations.

Gilroy Citywide Historic Resource Inventory, City of Gilroy, Santa Clara County, California (2018-2020). Dudek was retained by the City of Gilroy to prepare a citywide historic context statement and historic resources inventory update of its outdated 1986 historic resource inventory. Over the course of this multi-year project, Ms. Kaiser served as architectural historian and co-author for the citywide historic context statement, and individual historic district nomination forms, including the updated Monterey Street Historic District. Additionally, Ms. Kaiser created building records and State of California Department of Parks and Recreation Series 523 forms (DPR forms) for thousands of surveyed properties. Ms. Kaiser assisted in the data management of the DPR forms produced for each of the surveyed buildings as well as preparing supporting paperwork for proposed historic districts.

Cultural Resources Technical Report for 8850 Sunset Boulevard Project, City of West Hollywood, California (2019-2020). Dudek was retained by the City of West Hollywood (City) to complete a Cultural Resources Technical Report and EIR for the 8850 Sunset Boulevard Project. The proposed project consisted of the demolition of existing buildings and the construction of a new mixed-use hotel and residential building along the south side of Sunset Boulevard, extending the full city block between Larrabee Street and San Vicente Boulevard, in the City of West Hollywood. As a co-author, Ms. Kaiser contributed components of the technical report and authored the cultural resources EIR chapter.

Cultural Resources Technical Report for the Pacific Coast Commons Specific Plan Project, City of El Segundo, Los Angeles County, California (2020). Dudek was retained by the City of El Segundo to complete a cultural resources technical report for the Fairfield Inn & Suites property (525 Sepulveda Boulevard) within the Pacific Coast Commons Specific Plan Project area. The Project proposed to redevelop the existing surface parking lots of the Fairfield Inn & Suites (formerly the Thunderbird and Hacienda Hotels) and Aloft Hotel properties, demolish the Hacienda Restaurant, and develop 263 new housing units, commercial/retail spaces, and new parking structures. Ms. Kaiser served as architectural historian and co-author for the Cultural Resources Technical Report and EIR cultural resources chapter, conducted extensive archival research, historic context development, building descriptions, historical significance evaluations, integrity assessments, and DPR forms for the Fairfield Inn & Suites property.

Enlightenment Plaza/Juanita Avenue Project, City of Los Angeles, Los Angeles County, California (2019-2020). The applicant retained Dudek to complete a historical resources evaluation report for the project that proposes to demolish buildings on four parcels to develop 400 units of housing dedicated to permanent supportive housing for formerly homeless individuals. As a co-author, Ms. Kaiser contributed components of the technical report, including fieldwork, building descriptions, integrity assessments, and significance evaluations. As a result of extensive archival research, field surveying, and property significance evaluations, all six built environment resources on the project site appear not eligible; however, the adjacent building located at 307 North Madison Avenue appears eligible as a Los Angeles Historic Cultural Monument under Criterion 3, for being an excellent example of a Quonset hut building type.

Judicial Council of California Historical Resource Evaluation Report for the Stanley Mosk Courthouse, City of Los Angeles, Los Angeles County, California (2019). Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Stanley Mosk Los Angeles County Courthouse building, located at 111 N. Hill Street in the City of Los Angeles, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age. Ms. Kaiser served as architectural historian and author of the historical resource evaluation report, which involved extensive archival research, interior and exterior survey fieldwork, historic context development, material descriptions, historical significance evaluations, and DPR forms for the Stanley Mosk Courthouse. The Stanley Mosk Courthouse was found eligible for designation for the NRHP, CHL, CRHR, and Los Angeles Historic Cultural Monument list under Criterion A/1 and C/3.

Appendix B

DPR forms for 7834 Victoria Avenue (APN 1192-281-10), 26432 6th Street (APN 1192-281-11), and 7809 Grape Street (APN 1192-281-13)

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 18 *Resource Name or #: (Assigned by recorder) 7834 Victoria Avenue

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 Redlands, CA Date 1996 (1999 ed.) T 1S; R 3W; ☐ of Sec S6; San Bernardino B.M.

c. Address 7834 Victoria Avenue City Highland Zip 92346

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 479105 mE/ 3774554 mN

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

APN 1192-281-10; Latitude: 34°06'41.8"N, Longitude: 117°13'35.6"W

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

The property at Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) contains thirteen buildings including one single-family residence, two garages, eight sheds, and two horse barns. It is located in the eastern portion of the Project site and the buildings are dispersed across the property. The property is accessed from the east off Victoria Avenue with Parcel 4: APN 1192-281-09 to the north and Parcel 2: 26432 6th Street (APN 1192-281-11) to the southwest. Surrounding the property is a wooden fence ranging in height from approximately three to six feet. 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 #) view looking northwest, 4/13/2021,
IMG 6052

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both
1927 (San Bernardino County Assessor)

*P7. Owner and Address:

Miguel Reyes
7834 Victoria, Avenue
Highland, CA 92346

*P8. Recorded by: (Name, affiliation, and address) Kate Kaiser, MSHP,
Dudek, 38 N. Marengo Ave.,
Pasadena, CA 91101

*P9. Date Recorded:
04/13/2021

*P10. Survey Type: (Describe)
Intensive

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

Historical Resources Technical Report for the 6th Street and Victoria Avenue Warehouse Project, City of Highland, California. 20201. Dudek.

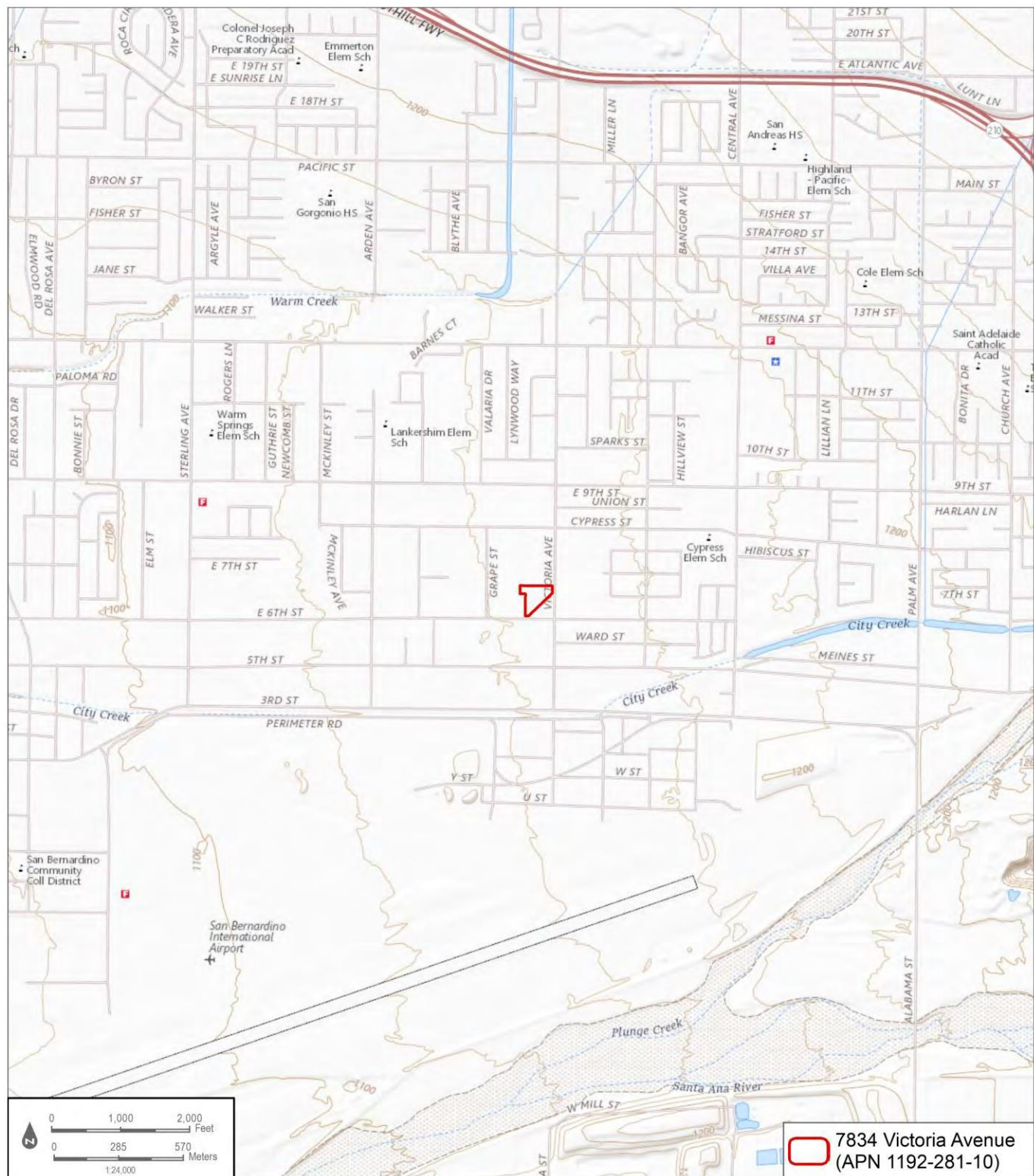
*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

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

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

Primary #
HRI#
Trinomial

Page 2 of 18 *Resource Name or # (Assigned by recorder) 7834 Victoria Avenue
 *Map Name: Redlands, California *Scale: 1:24,000 *Date of map: 1996 (1999 ed.)



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 7834 Victoria Avenue *NRHP Status Code 6Z
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B1. Historic Name: 7834 Victoria Avenue
B2. Common Name: 7834 Victoria Avenue
B3. Original Use: Farm and single-family residence B4. Present Use: Single-family residence
*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1927. Alterations on unknown dates: Replacement door, east elevation;
Replacement windows, all elevations; Reroofing; Replacement cladding. Addition to north
and south elevations (circa 1968-1980) (NETR 2021)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features:

B9a. Architect: unknown b. Builder: unknown
*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

NRHP/CRHR Evaluation of Significance

The property at Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, as demonstrated below.

Historic Period Overview

Post-contact history for the State of California is generally divided into three periods: the Spanish Period (1769-1822), Mexican Period (1822-1848), and American Period (1848-present). See Continuation Sheet.

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

*B12. References:

See Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Nicole Frank, MSHP

*Date of Evaluation: April 16, 2021

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 7834 Victoria Avenue

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*P3a. Description (continued):

The easternmost building on the property is a heavily altered, one-story, irregular in plan residence constructed in 1927. The building's exterior walls are clad in stucco with a side gable roof sheathed in rolled composition roofing. The primary (east) elevation displays a partial concrete porch supported by paired metal posts. Fenestration throughout the building includes a composition entry door, vinyl horizontal sliding windows, and vinyl one over one windows (Figure 1).

Ancillary buildings on the property include two garages, eight sheds, and two horse barns. The two garages are located in the eastern portion of the property. The garages are one story in height, rectangular in plan, and have rolled composition roofing (Figure 2). They appear to be clad with wood lap siding. Fenestration includes composition wood entry doors, garage doors, and metal security doors. The eight sheds are located throughout the property with a variety of exterior materials, including corrugated metal, composition wood, and metal bars. The two horse barns are located in the western portion of the property. The barns have side gable and shed roofs, are rectangular in plan, and have exterior walls clad in plywood and vertical metal bars (Figure 3).

*B10. Significance (continued):

Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican-American War, signals the beginning of the American Period when California became a territory of the United States. This section is included to provide relevant context and allow for a better understanding of the development of the area surrounding the proposed Project site.

Spanish Period (1769–1822)

Spanish explorers conducted sailing expeditions along the coast of Southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríguez Cabrillo stopped in 1542 at present-day San Diego Bay. With his crew, Cabrillo explored the shorelines of present-day Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno's crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location its long-standing name. The Spanish crown laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California's Historic period, occurring just after the king of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring Southern California, Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823 (Bancroft 1885; Gumprecht 1999).

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Property Name: 7834 Victoria Avenue

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Mission San Gabriel Arcángel, in San Gabriel Valley (modern day Alhambra), was established in 1771 as the fourth mission. Though the original 1771 mission was destroyed in a flash flood, a new mission was built in 1776 and el Pueblo de Nuestra Señora la Reina de Los Ángeles, further west, was established in 1781 to support this mission. The mission, like many other Spanish occupations, used Spanish military forces to compel the local Tongva population into the mission's service, baptizing them as neophytes and renaming them the Gabrieliños. The San Gabriel Mission lands extended from Los Angeles east as far as San Bernardino de Sena Estancia (1810), and the San Bernardino Valley. This includes present-day Rancho Cucamonga, which was one of the primary ranchos under Mission San Gabriel Arcángel control (Mertz 1976: 8). The Tongva village at Kuukaamonga (Red Hill; purported to mean "sandy place" Mertz 1976: 7) persisted through this period and its name was first recorded in 1785 by the missionaries at Mission San Gabriel Arcángel. In the same mission baptismal register, the Tongva and Serrano village names of Cucamonga, Cucamobit, and Cucamabuit, etc., occurred 102 times for the period 1785-1813 (Chattel 2010; Heizer 1978).

Despite early European and Spanish contact in 1771, many Serrano remained relatively autonomous until the mid- to late-1800s. However, there is indication that Serrano peoples closest to the missions of San Fernando and San Gabriel were more heavily missionized and removed from their villages en masse between the years 1819 and 1834 (Bean and Smith 1978a; Warren 1984; Jessica Mauck, personal communication 2019). Today, the San Manuel Band of Mission Indians is Serrano, while Morongo includes Serrano and Cahuilla peoples, and the Serrano Nation is comprised of Serrano peoples.

Mexican Period (1822-1848)

A major emphasis during the Spanish Period in California was the construction of missions and associated presidios to convert the Native American population to Christianity and integrated communal enterprise. Incentives were also provided to bring settlers to pueblos or towns, but just three pueblos were established during the Spanish Period, only two of which were successful and grew into California cities (San José and Los Angeles). Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955; Kyle et al 2002).

Extensive land grants were established in the interior during the Mexican period, in part to increase the population inland from the more settled coastal areas where the Spanish first concentrated their colonization efforts. The subject property, and the majority of the City of Highland fell within Rancho San Bernardino, an asistencia which had been created by Mission San Gabriel in 1819, just a few years before independence. After Mexico's Secularization Act of 1833, all Mission lands were secularized and removed from the control of the church and given to political figures, friends, and members of the military. In 1842, Governor Juan B. Alvarado awarded the 35,509 acres of San Bernardino and Yucaipa Valleys to Don Antonio Maria Lugo for his three sons: José del Carmen Lugo, José Maria Lugo, Vicente Lugo, and José del Carmen's friend, Diego Sepulveda. The Lugo sons grazed cattle extensively in the area, turning their family industry to beef and cattle hides (Bancroft 1885; Brown and Boyd 1922; Dallas 1955).

During the supremacy of the ranchos (1834-1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary Southern

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California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of non-native inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who had no associated immunities (Dallas 1955).

American Period (1848–Present)

War in 1846 between Mexico and the United States precipitated the Battle of Chino, a clash between resident Californios and Americans in the Highland area. The Mexican-American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American period. California officially became a state in 1850. Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the Southern California economy through 1850s. The Gold Rush began in 1848, and with the influx of people seeking gold, cattle were desired not just for their hides but also as a source of meat and other goods. During the 1850s cattle boom, rancho vaqueros drove large herds from Southern to Northern California to feed that region's burgeoning mining and commercial boom. The cattle boom ended for Southern California as neighboring states and territories drove herds to Northern California at reduced prices. Operation of the huge ranchos became increasingly difficult, and droughts severely reduced their productivity (Cleland 2005).

Historical Overview of City of Highland

Highland's settlement began in 1856 when John Henry Cram and six of his eight sons established a settlement known as Cramville, located in the northeast of modern The Village Lakes subdivision at 5th and Orange Streets. Cram and his family were the first known white settlers in the area. Cram and fellow settler Frederick Van Leuven constructed a ditch in 1858 to bring water from the Santa Ana River to their lands in East Highland. The ditch ran from City Creek into the present site of Highland. In 1857, Henry Rabel, a German immigrant, purchased forty acres along what is now Base Line Street, west of Victoria Avenue. Rabel purchased 80 additional acres in 1859, which became Rabel Springs, named for the large pond and natural thermal wells located on the land. Rabel capitalized on the medicinal quality of the springs and constructed bath houses and an eleven-room hotel for tourists. The area became popular as a recreation spot and in 1887 Harlem Springs was developed east of Victoria Avenue. Harlem Springs included a swimming pool, bath houses, an entertainment hall, and picnic grounds. This led to multiple civic improvements including the area's first county road in 1860, Santa Ana Canyon Road (now West 5th Street) (Beattie 1994, 2004; SBPL 2021).

The area that became Highland was developed as separate settlements. This included Messina in 1873 at Base Line and Palm Avenues. Messina's location was approximately the midpoint of the emerging towns and as a result became the commercial center. Buildings were constructed for private businesses, soon followed by a Post Office and grocery store. The first school district was formed in Cram in 1869 and with its rising population, Messina formed a district named Highland soon after. This was the first formal use of the name Highland. Prior to this the whole area was referred to as the Highlands because of the altitude and proximity to the San Bernardino Mountain foothills. In 1885, the Santa Fe Railroad (California Southern Railway) constructed a new line through the Cajon Pass, connecting San Bernardino to the rest of the state. Rail line expansion began soon after with prominent men in Redlands raising \$42,750 to purchase rights-of-way and depot grounds connecting San Bernardino to Redlands, which was soon expanded to Mentone. Local railroad officials thought a loop from Mentone back to San Bernardino would be most efficient by

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way of present-day Highland. Though not officially incorporated as the city, the name Highland was used for the train depot and became the preferred identifier for the community. In January 1892, the loop of the "Kite Shaped Track" was finished as a 158-mile-long figure eight from the Santa Fe yards in Los Angeles east to Mentone and back (Figure 4). The line offered both freight and passenger services and opened San Bernardino County for more land development and settlement (Beattie 1994, 2004).

The presence of the railroad not only brought more people to the area but new industries and commercial opportunities as well. By the early 1880s agriculture development was increasing with the planting of citrus orchards throughout Highland and San Bernardino County. Citrus was considered a high value crop and required well-drained upland soils. This led to the construction of the North Fork Ditch in 1881, which diverged from the Cram and Van Leuven Ditch and ran west along the mountains. The dependable water supply stimulated agricultural development and production. Citrus groves were present in the area starting in 1857, but it was not until the Washington navel orange was introduced in 1873 that it became the leading industry. Between 1881 and 1892, over a thousand acres of citrus were planted in Highland (Figure 5). The railroad also brought the fruit packing and lumber industries to the area, while the area remained dependent on the citrus industry (McAvoy 2000).

At the turn-of-the-century, Highland's growth had accelerated with the construction of a library, community hall, packing houses, a new business building on Palm Avenue, and many new residences. Highland and downtown San Bernardino were connected in 1903 with the establishment of the Bernardino Valley Traction Company's electric railway line. The local economy remained dependent on the citrus industry and as a result fluctuated based on how well the industry did. In 1913, a freeze hit Southern California killing many citrus trees and resulting in an economic standstill for several years.

The 1920s brought multiple changes to the town, including the construction of more packing houses and the Zimmerman Addition, which added the area north of the Santa Fe right-of-way to the city boundary. A series of disasters hit the area in the 1930s including multiple fires, which destroyed packing houses and the Highland Orange Association building. Highland's identity as a closely-knit citrus community began to change due to outside influences. The popularity of the automobile led to less people utilizing the railroads for passenger travel. In July 1936, the Pacific Electric discontinued passenger service on the Highland branch line (McAvoy 2000).

The 1940s brought a period of change to the area, including suburbanization with citrus groves being replaced by housing tracts. As the United States entered World War II, the U.S. Army Air Corps established a training center just south of the City in 1941. Following the attack on Pearl Harbor, the training center's role shifted to being a fighter plane mobilization point to defend the City of Los Angeles in the event of an attack. In 1942, the training center was named San Bernardino Army Airfield. After the war, in 1950, it was renamed Norton Air Force Base.

After World War II, a postwar population boom affected not only Highland but much of the Los Angeles Basin, resulting in citrus packing houses closing because of losing their supporting orchards to suburban development. Packing houses were converted to light industrial uses as housing tracks replaced the groves. The Pacific Electrical Railway discontinued service in 1953 resulting in the removal of their tracks. The Santa Fe Railroad soon followed with the abandonment of its Highland line in the early 1980s.

The City of Highland was officially incorporated in 1987. The Highland Chamber of Commerce in the 1980s pushed for the formation of the City of Highland, which was incorporated on

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November 24, 1987. The City included 32,300 acres with a population of approximately 34,439 in 1990. In 1994, San Bernardino Army Airfield closed and was redeveloped into the San Bernardino International Airport. By 2000, Highland had been transformed from a small agrarian society to a city surrounded by a large urban area. The City's population in 2010 was recorded at 53,104 a nineteen percent increase from 2000. The City is generally divided into two regions, East Highland and Highland divided by State Route 210 and remains a blend of old and new (Beattie 1994, 2004; McAvoy 2000).

History of the Project Site

The Project site is located in the City of Highland to the west of State Route 210 in a neighborhood called Lankershim. Lankershim was named after a German-born American landowner and pioneer of California, Isaac Lankershim. In the first available aerials of the Project site, the surrounding area along Victoria Avenue and Base Line Street are dominated by widely dispersed residential properties and agricultural land. The Project site appears predominantly as open lots, agricultural land, and small homesteads. This agricultural use throughout Highland remained relatively unchanged until the 1940s, which brought a period of suburbanization with citrus groves being replaced by housing tracts to the west, north, and east of the Project site. To the south of the Project site was the development of San Bernardino International Airport. By the late 1970s, the majority of the open lots and agricultural land had been developed with residential housing tracts (Figure 5). The Project site has remained residential in use with open lots used for horseback riding (NETR 2021; UCSB 2021).

Parcel 1: 7834 Victoria Avenue

There is one house presently on Parcel 1: 7834 Victoria Avenue. According to the San Bernardino County Assessor, the residence was constructed in 1927. Historically, the property included the adjacent triangle shaped lot to the south and Parcel 2: 26432 6th Street. The earliest available newspaper article for the property advertises it as a poultry farm with 4,300 hens and pullets, which are hens under the age of one. The farm included multiple cages and was described as "easy to operate" (LAT 1957). The property continued to be advertised as a poultry farm in 1959 was placed for sale as a 3-acre chicken ranch for \$19,000. By 1959, historic aerials show a clear distinction between Parcel 1: 7834 Victoria Avenue and Parcel 2: 26432 6th Street, through the construction of a fence along Parcel 1's boundaries implying that Parcel 2 was subdivided from the larger Parcel 1. In 1960, there was an equipment sale on the property including a refrigerator, a car with cooling units for egg storage, meat scales, brooders, a 15,000-capacity egg incubator, an egg cart, and cement piers. The property's change in use from a poultry farm to a single-family residence was corroborated in historical aerials from 1966, which shows the removal of the majority of the buildings and structures on the property, likely used for the poultry farm (SBCS 1959, 1960; NETR 2021; UCSB 2021).

The first known resident of Parcel 1 was Alf Watson who lived at the property for one year in 1976. Watson was born in Columbia, Tennessee and worked as an assembler for General Motors. Watson died in 1976 after living in Highland for five weeks. The next known owners of the property were Miguel Reyes and Porfirio C. Galvan who purchased the property in 1996. Miguel Reyes remained the property's sole owner into 2021. The property's use has remained residential since the 1960s (SBCS 1976; San Bernardino County Assessor 2021a; NETR 2021; UCSB 2021).

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

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Property Name: 7834 Victoria Avenue

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Archival research of the property at Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) did not find any associations with events that have made a significant contribution to the broad patterns of history. The property was completed in 1927, during a time when Highland was expanding in size and the economy was based on agriculture, primarily dependent on the citrus industry. Despite the property reflecting Highland's growth west of State Route 210 during the 1920s, there is no indication that the construction of this specific residence marked a pivotal point in the history of the neighborhood or city. In the 1950s, the property was used for a poultry farm with 4,300 hens and pullets. By 1960, there was an equipment sale on the property, and it underwent a change in use from a poultry farm to a single-family residence. The property was only briefly associated with agriculture and it was never associated with an important aspect of agriculture in the region. Additionally, despite the property being one of the earlier single-family homes built in the area, it was neither the first nor the last, and was merely following a continuous pattern of residential development that continued through the 1990s. The property is not known to be directly associated with events that have made a significant contribution to the history of Highland, therefore, the property does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research failed to indicate any such direct association between individuals that are known to be historic figures at the national, state, or local level and the Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) property. The earliest ownership information identified that indicated that the property was owned by Alf Watson for one year in 1976. Watson was born in Columbia, Tennessee and worked as an assembler for General Motors. The next known owners of the property were Miguel Reyes and Porfirio C. Galvan who purchased the property in 1996. Miguel Reyes remained the property's sole owner into 2021. Research did not reveal any reason to believe that Watson or Reyes are persons of historic significance. Due to a lack of identified significant associations with important persons in history, Parcel 1 does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Criterion C/3: That embody 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.

The Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) property contains three historic-aged buildings, one single-family residence built in 1927 and two garages built circa 1959. The 1927 residence does not reflect an architectural style, type, period or method of construction. Archival research did not uncover that the building was the work of a master architect or builder. The building also does not possess high artistic value and is not representative of a significant and distinguishable entity whose components may lack individual distinction (such as a district). Additionally, the two garages do not express character-defining features or distinctive characteristics of a specific architectural style, and due to their lack of distinctive characteristics they are unlikely the work of a master architect or builder. Because all the buildings at Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) lack architectural merit due to numerous alterations, the property does not appear eligible for the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in

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prehistory or history.

Criterion D was not considered in the evaluation, because it generally applies to archeological resources. The buildings on Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) are not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor do they appear likely to yield important information about historic construction methods, materials or technologies.

Integrity Discussion

The Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) property contains thirteen buildings, none of which are known to have been moved or relocated therefore the property maintains integrity of location. The Parcel 1 property does not maintain integrity of setting, as the surrounding neighborhood and streetscape have been altered significantly since the 1927 building, the first at the property, was constructed. At the time of its construction, the surrounding area was agricultural with sparse, small homesteads. By the 1970s, the majority of these agricultural properties and small residences were replaced with tract residential housing, therefore the property no longer retains integrity of setting. Significant alterations to the majority of the buildings on Parcel 1 have substantially impacted integrity of design, materials, and workmanship. The property no longer retains integrity of feeling due to the high number of alterations to the buildings on the property and the loss of its original agricultural setting. Parcel 1 can no longer convey a sense of a particular time period. Finally, the Parcel 1 property does not have any historical associations with people or events and therefore it does not have integrity of association. Therefore, the Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) property does not meet the level of integrity required for listing in the NRHP or CRHR.

City of Highland Statement of Significance

The Parcel 1: 7834 Victoria Avenue (APN 1192-281-10) property does not meet any of the criteria for listing by the City of Highland as demonstrated below.

A. It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

As discussed in NRHP/CRHR Criteria A/1, archival research did not discover that the Parcel 1 property was related to historical events significant to the City of Highland and does not reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

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

As discussed in NRHP/CRHR Criteria A/1, archival research did not discover that the Parcel 1 property was the location of any significant historical events or associated with an important person in the City of Highland, California, or United States.

C. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

As discussed in NRHP/CRHR Criteria C/3, none of the thirteen buildings identified on Parcel 1 exemplifies a particular architectural style, type, or period of construction important to the city. The three historic-age buildings are significantly altered and

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there are better, more intact examples of buildings from the late 1920s and 1950s throughout the city. Additionally, due to the date of construction of the earliest building constructed on the property, 1927, it is unlikely to be a valuable example of the use of indigenous materials or craftsmanship.

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

As discussed in NRHP/CRHR Criteria C/3, archival research did not uncover that any of the buildings on Parcel 1 were identified with a builder, designer, or architect whose work could be considered notable within the City of Highland.

E. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development.

Parcel 1 does not contribute to the significance of an historic area nor is it thematically related to a group of properties which contribute to each other and are unified aesthetically. The area surrounding Parcel 1 has been altered significantly since the construction of the 1927 building. At the time of its construction, the surrounding area was agriculturally based with spread-out small homesteads. By the 1970s, the majority of these agricultural properties and small residences were replaced with tract residential housing. The historic area that Parcel 1 originally was a part of is no longer existent.

F. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Highland.

The buildings on Parcel 1 do not present a unique location or singular physical characteristics nor is the property a view or vista representing an established and familiar visual feature of a neighborhood, community, or the City of Highland. The majority of the buildings on the property have been heavily altered and therefore do not possess unique characteristics. Additionally, the property does not display a view or vista establishing a familiar visual feature due to multiple changes in use and demolitions and new additions to the buildings on the property.

G. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.

As discussed in NRHP/CRHR Criteria C/3, the buildings at Parcel 1 have substantial material alterations and no longer embody elements or architectural design, detail, materials, or craftsmanship.

H. It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.

Parcel 1 does not possess similar characteristics to properties, sites, areas, or objects based on a historic, cultural, or architectural motif. Due to multiple large-scale alterations to the majority of the buildings on the property since their construction, there are no distinctive characteristics that can relate them to other properties within the City of Highland.

I. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive

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examples of park or community planning.

The buildings at Parcel 1 do not reflect significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning. Due to multiple large-scale alterations to the majority of the buildings on the property since their construction they can no longer be associated with different eras of settlement and growth in the City of Highland.

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

Parcel 1 does not represent one of the few remaining examples in the city, region, state, or nation possessing distinctive characteristics of an architectural historical type of specimen. The buildings on the property have undergone multiple large-scale alterations and therefore no longer possess distinctive characteristics of a type.

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Figure 1. Parcel 1 single-family residence, East (primary) elevation, view looking northwest (IMG_6053)



Figure 2. Parcel 1 garage, south elevation, view looking northwest (IMG_6057)

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Figure 3. Parcel 1 horse barns, view looking northwest (IMG_6073)



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Figure 4. The first Highland Depot, built in 1891, circa 1910 (Photo from the collection of Mark Landis, The Sun)



Figure 5. East Highlands Citrus Association, Highland Grove Brand label, circa 1900-1940
(UC Riverside Special Collections and University Archives)

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 18 *Resource Name or #: (Assigned by recorder) 26432 6th Street

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 Redlands, CA Date 1996 (1999 ed.) T 1S; R 3W; ☐ of Sec S6; San Bernardino

B.M.

c. Address 26432 6th Street City Highland Zip 92346

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 478994 mE/ 3774456 mN

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

APN 1192-281-11; Latitude: 34.1107230°, Longitude: -117.2277597°

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

Parcel 2: 26432 6th Street (APN 1192-281-11) contains nine buildings, including one single-family residence, one mobile home, three garages, three sheds, and one shade structure. It is located in the southern portion of the Project site and the buildings are spread out across the property. The property is accessed from the south, off 6th Street. Parcel 1: 7834 Victoria Avenue is located to the east. Surrounding the property is a wooden fence approximately six feet in height. 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 #) View looking northeast, 4/13/2021, IMG 6190

*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both
1941 (San Bernardino County Assessor)

*P7. Owner and Address:
Luis Eduardo Gutierrez
26432 6th Street, Highland
CA 92346

*P8. Recorded by: (Name, affiliation, and address) Kate Kaiser,
MSHP, Dudek, 38 N. Marengo
Ave., Pasadena, CA 91101

*P9. Date Recorded:
04/13/2021

*P10. Survey Type: (Describe)
Intensive

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

Historical Resources Technical Report for the 6th Street and Victoria Avenue Warehouse Project, City of Highland, California. 20201. Dudek.

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

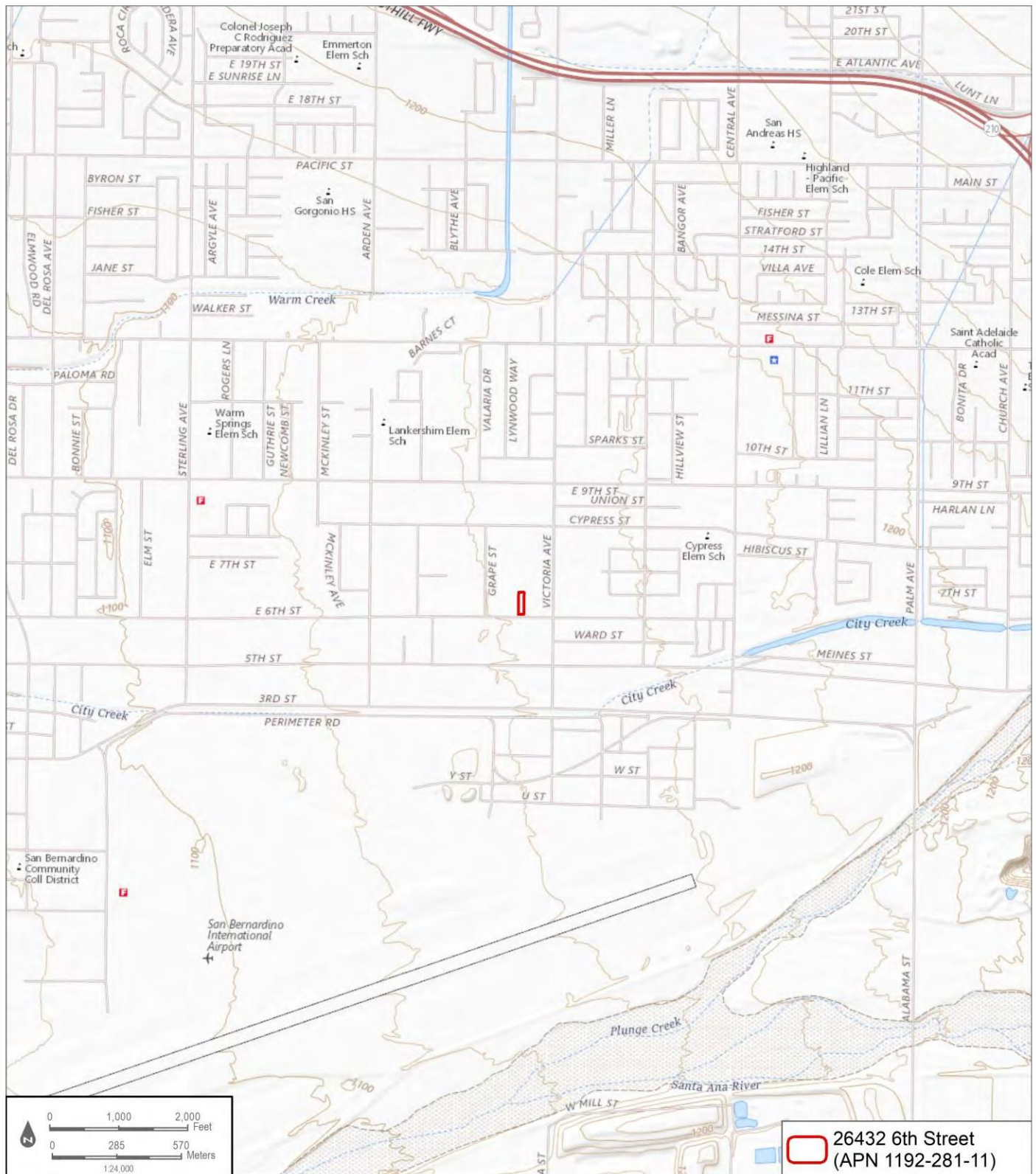
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

State of California & Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 of 18 *Resource Name or # (Assigned by recorder) 26432 6th Street
*Map Name: Redlands, California *Scale: 1:24,000 *Date of map: 1996 (1999 ed.)



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 26432 6th Street

*NRHP Status Code 6Z

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B1. Historic Name: 26432 6th Street

B2. Common Name: 26432 6th Street

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: N/A

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

Constructed in 1941. Alterations on unknown dates: Replacement door, south elevation; Replacement windows, all elevations; Reroofing; Replacement cladding. Addition to north and east elevations (circa 2002-2005) (NETR 2021)

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

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme N/A

Area N/A

Period of Significance N/A

Property Type N/A

Applicable Criteria N/A

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

NRHP/CRHR Evaluation of Significance

The Parcel 2: 26432 6th Street (APN 1192-281-11) property does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, as demonstrated below.

Historic Period Overview

Post-contact history for the State of California is generally divided into three periods: the Spanish Period (1769-1822), Mexican Period (1822-1848), and American Period (1848-present). See Continuation Sheet.

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

*B12. References:

See Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Nicole Frank, MSHP

*Date of Evaluation: April 16, 2021

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 26432 6th Street

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*P3a. Description (continued):

The southernmost building on the property is a heavily altered, one-story, irregular in plan residence constructed in 1941. The building's exterior walls are clad in stucco with a cross gable roof sheathed in composition shingles. The south (primary) elevation displays a partial integral porch supported by squared porch supports. The building displays a brick exterior end chimney on the west elevation. Fenestration throughout the building includes a partially glazed composition wood entry door, vinyl horizontal sliding windows, and fixed vinyl windows (Figure 1).

Ancillary buildings on the property include one mobile home, three garages, three sheds, and one shade structure. The mobile home is located to the north of the single-family residence and displays as one-story, rectangular in plan, side gable roof (Figure 2). The two garages are located in the southern portion of the property one story in height, rectangular in plan, and rolled composition roofing. Fenestration includes vinyl horizontal sliding windows, garage doors, and vinyl one over one windows (Figure 3). The sheds and shade structures are located in the northern portion of the property and display a variety of exterior materials, including stucco and composition wood.

*B10. Significance (continued):

Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican-American War, signals the beginning of the American Period when California became a territory of the United States. This section is included to provide relevant context and allow for a better understanding of the development of the area surrounding the proposed Project site.

Spanish Period (1769–1822)

Spanish explorers conducted sailing expeditions along the coast of Southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríguez Cabrillo stopped in 1542 at present-day San Diego Bay. With his crew, Cabrillo explored the shorelines of present-day Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno's crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location its long-standing name. The Spanish crown laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California's Historic period, occurring just after the king of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring Southern California, Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823 (Bancroft 1885; Gumprecht 1999).

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Mission San Gabriel Arcángel, in San Gabriel Valley (modern day Alhambra), was established in 1771 as the fourth mission. Though the original 1771 mission was destroyed in a flash flood, a new mission was built in 1776 and el Pueblo de Nuestra Señora la Reina de Los Ángeles, further west, was established in 1781 to support this mission. The mission, like many other Spanish occupations, used Spanish military forces to compel the local Tongva population into the mission's service, baptizing them as neophytes and renaming them the Gabrieliños. The San Gabriel Mission lands extended from Los Angeles east as far as San Bernardino de Sena Estancia (1810), and the San Bernardino Valley. This includes present-day Rancho Cucamonga, which was one of the primary ranchos under Mission San Gabriel Arcángel control (Mertz 1976: 8). The Tongva village at Kuukaamonga (Red Hill; purported to mean "sandy place" Mertz 1976: 7) persisted through this period and its name was first recorded in 1785 by the missionaries at Mission San Gabriel Arcángel. In the same mission baptismal register, the Tongva and Serrano village names of Cucamonga, Cucamobit, and Cucamabuit, etc., occurred 102 times for the period 1785-1813 (Chattel 2010; Heizer 1978).

Despite early European and Spanish contact in 1771, many Serrano remained relatively autonomous until the mid- to late-1800s. However, there is indication that Serrano peoples closest to the missions of San Fernando and San Gabriel were more heavily missionized and removed from their villages en masse between the years 1819 and 1834 (Bean and Smith 1978a; Warren 1984; Jessica Mauck, personal communication 2019). Today, the San Manuel Band of Mission Indians is Serrano, while Morongo includes Serrano and Cahuilla peoples, and the Serrano Nation is comprised of Serrano peoples.

Mexican Period (1822-1848)

A major emphasis during the Spanish Period in California was the construction of missions and associated presidios to convert the Native American population to Christianity and integrated communal enterprise. Incentives were also provided to bring settlers to pueblos or towns, but just three pueblos were established during the Spanish Period, only two of which were successful and grew into California cities (San José and Los Angeles). Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955; Kyle et al 2002).

Extensive land grants were established in the interior during the Mexican period, in part to increase the population inland from the more settled coastal areas where the Spanish first concentrated their colonization efforts. The subject property, and the majority of the City of Highland fell within Rancho San Bernardino, an asistencia which had been created by Mission San Gabriel in 1819, just a few years before independence. After Mexico's Secularization Act of 1833, all Mission lands were secularized and removed from the control of the church and given to political figures, friends, and members of the military. In 1842, Governor Juan B. Alvarado awarded the 35,509 acres of San Bernardino and Yucaipa Valleys to Don Antonio Maria Lugo for his three sons: José del Carmen Lugo, José Maria Lugo, Vicente Lugo, and José del Carmen's friend, Diego Sepulveda. The Lugo sons grazed cattle extensively in the area, turning their family industry to beef and cattle hides (Bancroft 1885; Brown and Boyd 1922; Dallas 1955).

During the supremacy of the ranchos (1834-1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary Southern

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California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of non-native inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who had no associated immunities (Dallas 1955).

American Period (1848–Present)

War in 1846 between Mexico and the United States precipitated the Battle of Chino, a clash between resident Californios and Americans in the Highland area. The Mexican-American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American period. California officially became a state in 1850. Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the Southern California economy through 1850s. The Gold Rush began in 1848, and with the influx of people seeking gold, cattle were desired not just for their hides but also as a source of meat and other goods. During the 1850s cattle boom, rancho vaqueros drove large herds from Southern to Northern California to feed that region's burgeoning mining and commercial boom. The cattle boom ended for Southern California as neighboring states and territories drove herds to Northern California at reduced prices. Operation of the huge ranchos became increasingly difficult, and droughts severely reduced their productivity (Cleland 2005).

Historical Overview of City of Highland

Highland's settlement began in 1856 when John Henry Cram and six of his eight sons established a settlement known as Cramville, located in the northeast of modern The Village Lakes subdivision at 5th and Orange Streets. Cram and his family were the first known white settlers in the area. Cram and fellow settler Frederieick Van Leuven constructed a ditch in 1858 to bring water from the Santa Ana River to their lands in East Highland. The ditch ran from City Creek into the present site of Highland. In 1857, Henry Rabel, a German immigrant, purchased forty acres along what is now Base Line Street, west of Victoria Avenue. Rabel purchased 80 additional acres in 1859, which became Rabel Springs, named for the large pond and natural thermal wells located on the land. Rabel capitalized on the medicinal quality of the springs and constructed bath houses and an eleven-room hotel for tourists. The area became popular as a recreation spot and in 1887 Harlem Springs was developed east of Victoria Avenue. Harlem Springs included a swimming pool, bath houses, an entertainment hall, and picnic grounds. This led to multiple civic improvements including the area's first county road in 1860, Santa Ana Canyon Road (now West 5th Street) (Beattie 1994, 2004; SBPL 2021).

The area that became Highland was developed as separate settlements. This included Messina in 1873 at Base Line and Palm Avenues. Messina's location was approximately the midpoint of the emerging towns and as a result became the commercial center. Buildings were constructed for private businesses, soon followed by a Post Office and grocery store. The first school district was formed in Cram in 1869 and with its rising population, Messina formed a district named Highland soon after. This was the first formal use of the name Highland. Prior to this the whole area was referred to as the Highlands because of the altitude and proximity to the San Bernardino Mountain foothills. In 1885, the Santa Fe Railroad (California Southern Railway) constructed a new line through the Cajon Pass, connecting San Bernardino to the rest of the state. Rail line expansion began soon after with prominent men in Redlands raising \$42,750 to purchase rights-of-way and depot grounds connecting San Bernardino to Redlands, which was soon expanded to Mentone. Local railroad officials thought a loop from Mentone back to San Bernardino would be most efficient by

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Property Name: 26432 6th Street

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way of present-day Highland. Though not officially incorporated as the city, the name Highland was used for the train depot and became the preferred identifier for the community. In January 1892, the loop of the "Kite Shaped Track" was finished as a 158-mile-long figure eight from the Santa Fe yards in Los Angeles east to Mentone and back (Figure 4). The line offered both freight and passenger services and opened San Bernardino County for more land development and settlement (Beattie 1994, 2004).

The presence of the railroad not only brought more people to the area but new industries and commercial opportunities as well. By the early 1880s agriculture development was increasing with the planting of citrus orchards throughout Highland and San Bernardino County. Citrus was considered a high value crop and required well-drained upland soils. This led to the construction of the North Fork Ditch in 1881, which diverged from the Cram and Van Leuven Ditch and ran west along the mountains. The dependable water supply stimulated agricultural development and production. Citrus groves were present in the area starting in 1857, but it was not until the Washington navel orange was introduced in 1873 that it became the leading industry. Between 1881 and 1892, over a thousand acres of citrus were planted in Highland (Figure 5). The railroad also brought the fruit packing and lumber industries to the area, while the area remained dependent on the citrus industry (McAvoy 2000).

At the turn-of-the-century, Highland's growth had accelerated with the construction of a library, community hall, packing houses, a new business building on Palm Avenue, and many new residences. Highland and downtown San Bernardino were connected in 1903 with the establishment of the Bernardino Valley Traction Company's electric railway line. The local economy remained dependent on the citrus industry and as a result fluctuated based on how well the industry did. In 1913, a freeze hit Southern California killing many citrus trees and resulting in an economic standstill for several years.

The 1920s brought multiple changes to the town, including the construction of more packing houses and the Zimmerman Addition, which added the area north of the Santa Fe right-of-way to the city boundary. A series of disasters hit the area in the 1930s including multiple fires, which destroyed packing houses and the Highland Orange Association building. Highland's identity as a closely-knit citrus community began to change due to outside influences. The popularity of the automobile led to less people utilizing the railroads for passenger travel. In July 1936, the Pacific Electric discontinued passenger service on the Highland branch line (McAvoy 2000).

The 1940s brought a period of change to the area, including suburbanization with citrus groves being replaced by housing tracts. As the United States entered World War II, the U.S. Army Air Corps established a training center just south of the City in 1941. Following the attack on Pearl Harbor, the training center's role shifted to being a fighter plane mobilization point to defend the City of Los Angeles in the event of an attack. In 1942, the training center was named San Bernardino Army Airfield. After the war, in 1950, it was renamed Norton Air Force Base.

After World War II, a postwar population boom affected not only Highland but much of the Los Angeles Basin, resulting in citrus packing houses closing because of losing their supporting orchards to suburban development. Packing houses were converted to light industrial uses as housing tracks replaced the groves. The Pacific Electrical Railway discontinued service in 1953 resulting in the removal of their tracks. The Santa Fe Railroad soon followed with the abandonment of its Highland line in the early 1980s.

The City of Highland was officially incorporated in 1987. The Highland Chamber of Commerce in the 1980s pushed for the formation of the City of Highland, which was incorporated on

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November 24, 1987. The City included 32,300 acres with a population of approximately 34,439 in 1990. In 1994, San Bernardino Army Airfield closed and was redeveloped into the San Bernardino International Airport. By 2000, Highland had been transformed from a small agrarian society to a city surrounded by a large urban area. The City's population in 2010 was recorded at 53,104 a nineteen percent increase from 2000. The City is generally divided into two regions, East Highland and Highland divided by State Route 210 and remains a blend of old and new (Beattie 1994, 2004; McAvoy 2000).

History of the Project Site

The Project site is located in the City of Highland to the west of State Route 210 in a neighborhood called Lankershim. Lankershim was named after a German-born American landowner and pioneer of California, Isaac Lankershim. In the first available aerials of the Project site, the surrounding area along Victoria Avenue and Base Line Street are dominated by widely dispersed residential properties and agricultural land. The Project site appears predominantly as open lots, agricultural land, and small homesteads. This agricultural use throughout Highland remained relatively unchanged until the 1940s, which brought a period of suburbanization with citrus groves being replaced by housing tracts to the west, north, and east of the Project site. To the south of the Project site was the development of San Bernardino International Airport. By the late 1970s, the majority of the open lots and agricultural land had been developed with residential housing tracts (Figure 5). The Project site has remained residential in use with open lots used for horseback riding (NETR 2021; UCSB 2021).

Parcel 2: 26432 6th Street

There is one house presently on Parcel 2: 26432 6th Street, which was built in 1941 according to the San Bernardino County Assessor and corroborated in historic aerial photographs from 1938 and 1959. Historically the property was part of Parcel 1: 7834 Victoria Avenue and by 1959, historic aerials show a clear distinction between Parcel 2 and Parcel 1 through the construction of a fence along Parcel 1's boundaries implying that Parcel 2 was subdivided from the larger Parcel 1. The first known residents of the property were Wallace N. and Violet Myers and their family in 1955. Wallace N. Myers was born in Missouri and raised in Highland, attending San Bernardino High School. He worked as a technician at Patton State Hospital and was also a farmer/rancher, locally he was known as the "Yam King" (SBCS 1982). Myers retired after 20 years of civil service from Norton Air Force Base. In 1957, the property was advertised in local newspapers as selling Santa Rose plums for \$1 a lug, which is a shipping container for produce. To the direct north of the main residence are two accessory dwelling units, which were rented out to multiple families throughout the property's history. The Myers continued to live at the property into the 1980s. In 1982, Wallace N. Myers died. Members of the Myers family continued to live at the property into the early 1990s. The property's owners between 1992 and 1996 are unknown. Table 1, below, lists the ownership history information available from the San Bernardino County Recorder-Clerk's office between 1997 and 2019 (San Bernardino County Assessor 2021b; SBCS 1957; NETR 2021; UCSB 2021).

Table 1. List of Ownership for 26432 6th Street*

Years owned	Name	Acquisition Date	Document Number
1997-2002	Francisco and Ricardo Gonzalez	03/14/1997	9708845600000
2002-2004	Maria G. Gonzalez	02/02/2002	20040430514

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Table 1. List of Ownership for 26432 6th Street*

Years owned	Name	Acquisition Date	Document Number
2004-2005	Maria Gonzalez and Luis Gutierrez	06/17/2004	20040814054
2005-2008	Luis Gutierrez	11/09/2004	20050383249
2008-2013	Aureliano Galvez and Maria Gonzalez	02/27/2008	20080086490
2013	Luis Gutierrez	11/27/2013	20130516069
2013-2014	Lands End Properties LLC	12/19/2013	20130544611
2014-2016	Nayan and Ramila Patel	03/11/2014	20140089183
2016	Domingo Energy Solutions LLC	07/08/2016	20160269355
2016-2019	Nayan and Ramila Patel	07/26/2016	20160296953
2019	Luis Eduardo Gutierrez	03/20/2019	20190085537

*obtained from the San Bernardino County Self Service County Recorder-Clerk Document Search

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research of the property at Parcel 2: 26432 6th Street (APN 1192-281-11) did not find any associations with events that have made a significant contribution to the broad patterns of history. The property was completed in 1941, during a time when Highland was expanding in size and the economy was based on agriculture, primarily dependent on the citrus industry. Despite the property reflecting Highland's growth west of State Route 210 during the 1940s, there is no indication that the construction of this specific residence marked a pivotal point in the history of the neighborhood or city. In the 1950s property was advertised in local newspapers as selling Santa Rose plums. After the 1950s, the property was used as a single-family residence. Despite the property being one of the earlier single-family homes built in the area, it was neither the first nor the last, and was merely following a continuous pattern of residential development that progressed through the 1990s. The property is not known to be directly associated with events that have made a significant contribution to the history of Highland, therefore, the property does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research failed to indicate any such direct association between individuals that are known to be historic figures at the national, state, or local level and the Parcel 2: 26432 6th Street (APN 1192-281-11) property. The earliest ownership information identified that indicated that the property was owned by Wallace N. and Violet Myers and their family in 1955. Wallace N. Myers was born in Missouri and raised in Highland, attending San Bernardino High School. He worked as a technician at Patton State Hospital and was also a farmer/rancher, locally he was known as the "Yam King." Myers retired after 20 years of civil service from Norton Air Force Base. Members of the Myers family continued to live at the property into the early 1990s. The property's owners between 1992 and 1996 are unknown. Other known owners based on information available from

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the San Bernardino County Recorder-Clerk's office include Francisco and Ricardo Gonzalez, Maria G. Gonzalez, Luis Gutierrez, and Nayan and Ramila Patel. Research did not reveal any reason to believe that any individuals associated with the property are persons of historic significance. Due to a lack of identified significant associations with important persons in history, Parcel 2 does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Criterion C/3: That embody 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.

The Parcel 2: 26432 6th Street (APN 1192-281-11) property contains four historic-aged buildings, one single-family residence built in 1941 and three garages built circa 1970. The 1941 residence does not possess the character-defining features of an architectural style. The building is substantially altered due to material alterations to the windows, door, roofing, and cladding. The building no longer can be said to "embody the distinctive characteristics of a type, period, or method of construction." Archival research did not uncover that the building was the work of a master architect or builder. The building also does not possess high artistic value and is not representative of a significant and distinguishable entity whose components may lack individual distinction. Additionally, the three garages do not express character-defining features and distinctive characteristics of a specific architectural style and due to their lack of distinctive characteristics they are unlikely the work of a master architect or builder. Because all the buildings at Parcel 2: 26432 6th Street (APN 1192-281-11) lack architectural merit due to numerous alterations, the property does not appear eligible for the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

Criterion D was not considered in the evaluation, because it generally applies to archeological resources. The buildings on Parcel 2: 26432 6th Street (APN 1192-281-11) are not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor do they appear likely to yield important information about historic construction methods, materials or technologies.

Integrity Discussion

The Parcel 2: 26432 6th Street (APN 1192-281-11) property contains nine buildings, none of which are known to have been moved or relocated therefore the property maintains integrity of location. The Parcel 2 property does not maintain integrity of setting, as the surrounding neighborhood and streetscape have been altered significantly since the 1941 building, the first at the property, was constructed. At the time of its construction, the surrounding area was agricultural with sparse, small homesteads. By the 1970s, the majority of these agricultural properties and small residences were replaced with tract residential housing, therefore the property no longer retains integrity of setting. Significant alterations to the majority of the buildings on Parcel 2 have substantially impacted integrity of design, materials, and workmanship. The property no longer retains integrity of feeling due to the high number of alterations to the buildings on the property and the loss of its original agricultural setting. Parcel 2 can no longer convey its historic sense of a particular time period. Finally, the Parcel 2 property does not have any historical associations with people or events and therefore it does not have integrity of association. Therefore, the Parcel 2: 26432 6th Street (APN 1192-281-11) property does

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not meet the level of integrity required for listing in the NRHP or CRHR.

City of Highland Statement of Significance

The Parcel 2: 26432 6th Street (APN 1192-281-11) property does not meet any of the criteria for listing by the City of Highland as demonstrated below.

A. It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

As discussed in NRHP/CRHR Criteria A/1, archival research did not discover that the Parcel 2 property was related to historical events significant to the City of Highland and does not reflect special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

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

As discussed in NRHP/CRHR Criteria A/1, archival research did not discover that the Parcel 2 property was the location of any significant historical events or associated with an important person in the City of Highland, California, or United States.

C. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

As discussed in NRHP/CRHR Criteria C/3, none of the nine buildings identified on Parcel 2 exemplifies a particular architectural style, type, or period of construction important to the city. The four historic-age buildings are significantly altered and there are better, more intact examples of buildings from the 1940s and 1970s throughout the city. Additionally, due to the date of construction of the earliest building on the property, 1941, it is unlikely to be a valuable example of the use of indigenous materials or craftsmanship.

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

As discussed in NRHP/CRHR Criteria C/3, archival research did not uncover that any of the buildings on Parcel 2 were identified with a builder, designer, or architect whose work could be considered notable within the City of Highland.

E. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development.

Parcel 2 does not contribute to the significance of an historic area nor is it thematically related to a group of properties which contribute to each other and are unified aesthetically. The area surrounding Parcel 2 has been altered significantly since the construction of the 1941 single-family residence. At the time of its construction, the surrounding area was agriculturally based with widespread spread-out small homesteads. By the 1970s, the majority of these agricultural properties and small residences were replaced with tract residential housing. The historic area that Parcel 2 originally was a part of is no longer existent.

F. It has a unique location or singular physical characteristics or is a view or vista

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representing an established and familiar visual feature of a neighborhood, community, or the city of Highland.

The buildings at Parcel 2 do not present a unique location or singular physical characteristics nor is the property a view or vista representing an established and familiar visual feature of a neighborhood, community, or the City of Highland. The majority of the buildings on the property have been heavily altered and therefore do not possess unique characteristics. Additionally, the property does not display a view or vista establishing a familiar visual feature due to multiple changes in use and demolitions and new additions to the buildings on the property.

G. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.

As discussed in NRHP/CRHR Criteria C/3, the buildings at Parcel 2 have substantial material alterations and no longer embody elements or architectural design, detail, materials, or craftsmanship.

H. It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.

Parcel 2 does not possess similar characteristics to other properties, sites, areas, or objects based on a historic, cultural, or architectural motif. Due to multiple large-scale alterations to the majority of the buildings on the property since their construction there are no distinctive characteristics that can relate them to other properties within the City of Highland.

I. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

The buildings at Parcel 2 do not reflect significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning. Due to multiple large-scale alterations to the majority of the buildings on the property since their construction, they can no longer be associated with different eras of settlement and growth in the City of Highland.

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

Parcel 2 does not represent one of the few remaining examples in the city, region, state, or nation possessing distinctive characteristics of an architectural historical type of specimen. The buildings on the property have undergone multiple large-scale alterations and therefore no longer possess distinctive characteristics of a type.

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Figure 1. Parcel 2 single-family residence, south (primary) elevation, view looking northeast (IMG_6190)



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Figure 2. Parcel 2 mobile home, south elevation, view looking northeast (IMG_6194)



Figure 3. Parcel 2 garage south elevation, view looking northeast (IMG_6204)



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Figure 4. The first Highland Depot, built in 1891, circa 1910 (Photo from the collection of Mark Landis, The Sun)



Figure 5. East Highlands Citrus Association, Highland Grove Brand label, circa 1900-1940
(UC Riverside Special Collections and University Archives)

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 18 *Resource Name or #: (Assigned by recorder) 7809 Grape Street

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 Redlands, CA Date 1996 (1999 ed.) T 1S; R 3W; ☐ of Sec 6; San Bernardino B.M.

c. Address 7809 Grape Street City Highland Zip 92346

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 478859 mE/ 3774590 mN

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

APN 1192-281-13; Latitude: 34.1119349°, Longitude: -117.2292254°

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

The property at Parcel 3: 7809 Grape Street (APN 1192-281-13) contains four buildings including one single-family residence, one storage building, and two horse barns. It is located in the northwestern portion of the Project site and the buildings are dispersed throughout the property. The property is accessed from the east off Grape Street with Parcel 6: APN 1192-281-14 to the south. Surrounding the property is a chain-link fence and concrete masonry unit and metal fence along the west elevation.
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 #) View to northeast, IMG 6160, 4/13/2021

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

1950 (San Bernardino County Assessor)

*P7. Owner and Address:

Guillermina M Vega
7809 Grape Street,
Highland CA 92346

*P8. Recorded by: (Name, affiliation, and address) Kate Kaiser,
MSHP, Dudek, 38 N. Marengo
Ave., Pasadena, CA 91101

*P9. Date Recorded: 04/13/2021

*P10. Survey Type: (Describe)

Intensive

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

Historical Resources Technical Report for the 6th Street and Victoria Avenue Warehouse Project, City of Highland, California. 20201. Dudek.

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

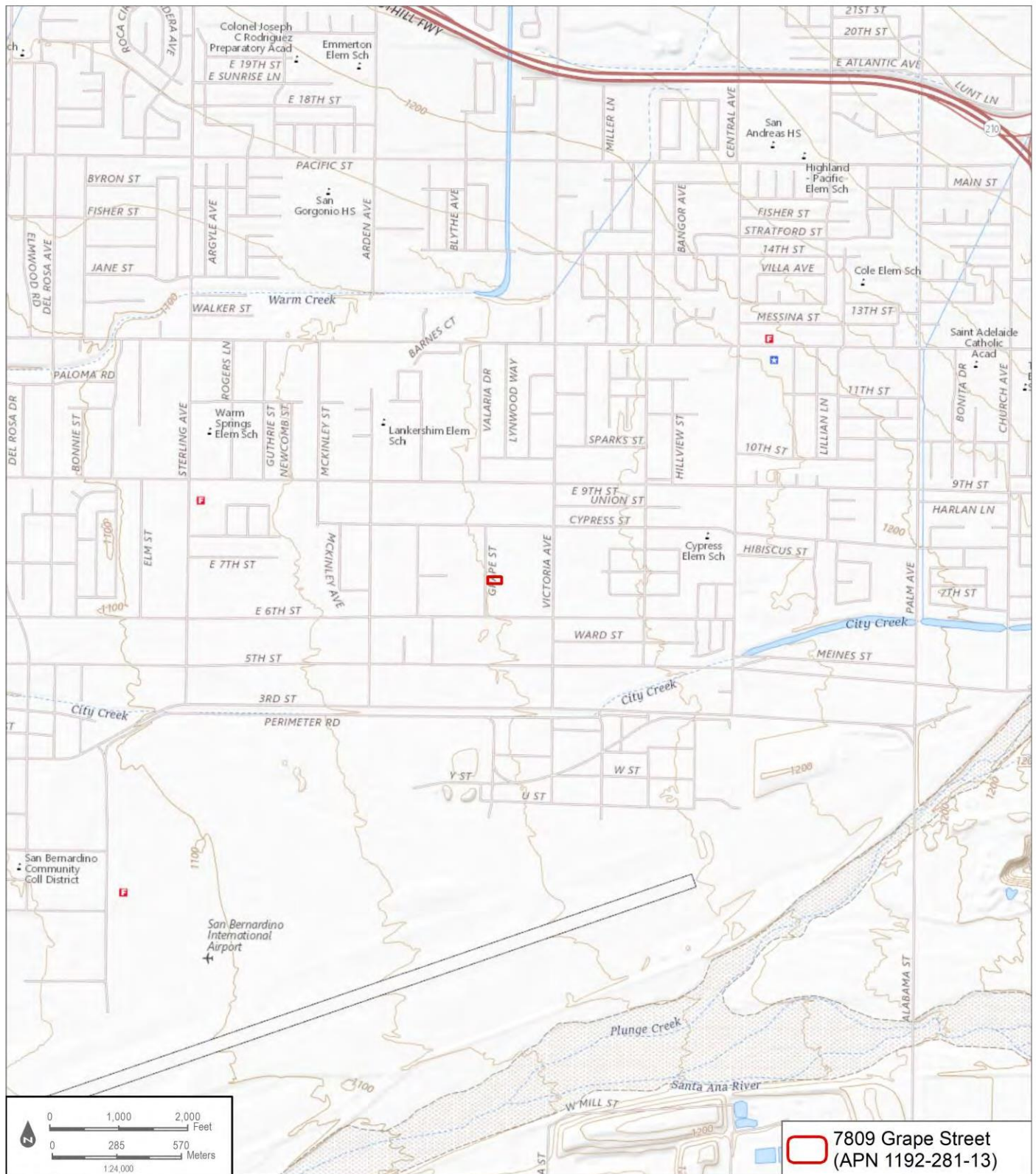
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

State of California & Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

Page 2 of 18 *Resource Name or # (Assigned by recorder) 7809 Grape Street
*Map Name: Redlands, California *Scale: 1:24,000 *Date of map: 1996 (1999 ed.)



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 7809 Grape Street *NRHP Status Code 6Z
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B1. Historic Name: 7809 Grape Street
B2. Common Name: 7809 Grape Street
B3. Original Use: Single-family residence B4. Present Use: Single-family residence
*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1950. Alterations on unknown dates: Replacement door, west elevation
Replacement windows, all elevations; Reroofing; Porch addition to west elevation; Addition
to east elevation.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features:

B9a. Architect: unknown b. Builder: unknown
*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

NRHP/CRHR Evaluation of Significance

The property at Parcel 3: 7809 Grape Street (APN 1192-281-13) does not meet any of the
criteria for listing in the NRHP or CRHR, either individually or as part of an existing
historic district, as demonstrated below.

Historic Period Overview

Post-contact history for the State of California is generally divided into three periods:
the Spanish Period (1769-1822), Mexican Period (1822-1848), and American Period (1848-
present). See Continuation Sheet.

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

*B12. References:

See Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Nicole Frank, MSHP

*Date of Evaluation: April 16, 2021

(This space reserved for official comments.)



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*P3a. Description (continued):

The westernmost building on the property is a heavily altered, one-story, rectangular in plan residence constructed in 1950. The building's exterior walls are clad in stucco with a front gable roof sheathed in rolled composition roofing. The east (primary) elevation displays a full width projecting porch with a vinyl clad pediment supported by three thin squared porch supports. Fenestration throughout the building includes a partially glazed wood panel entry door, vinyl and metal horizontal sliding windows, and vinyl one-over-one windows (Figure 1).

Ancillary buildings on the property include one storage building and two horse barns. The storage building is located to the east of the single-family residence and appears to be one-story, L-shape in plan, with a flat roof, and exterior walls clad in stucco. The two horse barns are in the southeastern corner of the property and rectangular in plan. Both buildings display flat roofs, composition wood exterior walls, and open fenestration (Figure 2).

*B10. Significance (continued):

Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican-American War, signals the beginning of the American Period when California became a territory of the United States. This section is included to provide relevant context and allow for a better understanding of the development of the area surrounding the proposed Project site.

Spanish Period (1769–1822)

Spanish explorers conducted sailing expeditions along the coast of Southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríguez Cabrillo stopped in 1542 at present-day San Diego Bay. With his crew, Cabrillo explored the shorelines of present-day Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno's crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location its long-standing name. The Spanish crown laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California's Historic period, occurring just after the king of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring Southern California, Franciscan Fr. Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823 (Bancroft 1885; Gumprecht 1999).

Mission San Gabriel Arcángel, in San Gabriel Valley (modern day Alhambra), was established

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in 1771 as the fourth mission. Though the original 1771 mission was destroyed in a flash flood, a new mission was built in 1776 and el Pueblo de Nuestra Señora la Reina de Los Angeles, further west, was established in 1781 to support this mission. The mission, like many other Spanish occupations, used Spanish military forces to compel the local Tongva population into the mission's service, baptizing them as neophytes and renaming them the Gabrieliños. The San Gabriel Mission lands extended from Los Angeles east as far as San Bernardino de Sena Estancia (1810), and the San Bernardino Valley. This includes present-day Rancho Cucamonga, which was one of the primary ranchos under Mission San Gabriel Arcángel control (Mertz 1976: 8). The Tongva village at Kuukaamonga (Red Hill; purported to mean "sandy place" Mertz 1976: 7) persisted through this period and its name was first recorded in 1785 by the missionaries at Mission San Gabriel Arcángel. In the same mission baptismal register, the Tongva and Serrano village names of Cucamonga, Cucamobit, and Cucamabuit, etc., occurred 102 times for the period 1785-1813 (Chattel 2010; Heizer 1978).

Despite early European and Spanish contact in 1771, many Serrano remained relatively autonomous until the mid- to late-1800s. However, there is indication that Serrano peoples closest to the missions of San Fernando and San Gabriel were more heavily missionized and removed from their villages en masse between the years 1819 and 1834 (Bean and Smith 1978a; Warren 1984; Jessica Mauck, personal communication 2019). Today, the San Manuel Band of Mission Indians is Serrano, while Morongo includes Serrano and Cahuilla peoples, and the Serrano Nation is comprised of Serrano peoples.

Mexican Period (1822-1848)

A major emphasis during the Spanish Period in California was the construction of missions and associated presidios to convert the Native American population to Christianity and integrated communal enterprise. Incentives were also provided to bring settlers to pueblos or towns, but just three pueblos were established during the Spanish Period, only two of which were successful and grew into California cities (San José and Los Angeles). Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955; Kyle et al 2002).

Extensive land grants were established in the interior during the Mexican period, in part to increase the population inland from the more settled coastal areas where the Spanish first concentrated their colonization efforts. The subject property, and the majority of the City of Highland fell within Rancho San Bernardino, an asistencia which had been created by Mission San Gabriel in 1819, just a few years before independence. After Mexico's Secularization Act of 1833, all Mission lands were secularized and removed from the control of the church and given to political figures, friends, and members of the military. In 1842, Governor Juan B. Alvarado awarded the 35,509 acres of San Bernardino and Yucaipa Valleys to Don Antonio Maria Lugo for his three sons: José del Carmen Lugo, José Maria Lugo, Vicente Lugo, and José del Carmen's friend, Diego Sepulveda. The Lugo sons grazed cattle extensively in the area, turning their family industry to beef and cattle hides (Bancroft 1885; Brown and Boyd 1922; Dallas 1955).

During the supremacy of the ranchos (1834-1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary Southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of non-native inhabitants increased during

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this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who had no associated immunities (Dallas 1955).

American Period (1848–Present)

War in 1846 between Mexico and the United States precipitated the Battle of Chino, a clash between resident Californios and Americans in the Highland area. The Mexican-American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American period. California officially became a state in 1850. Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the Southern California economy through 1850s. The Gold Rush began in 1848, and with the influx of people seeking gold, cattle were desired not just for their hides but also as a source of meat and other goods. During the 1850s cattle boom, rancho vaqueros drove large herds from Southern to Northern California to feed that region's burgeoning mining and commercial boom. The cattle boom ended for Southern California as neighboring states and territories drove herds to Northern California at reduced prices. Operation of the huge ranchos became increasingly difficult, and droughts severely reduced their productivity (Cleland 2005).

Historical Overview of City of Highland

Highland's settlement began in 1856 when John Henry Cram and six of his eight sons established a settlement known as Cramville, located in the northeast of modern The Village Lakes subdivision at 5th and Orange Streets. Cram and his family were the first known white settlers in the area. Cram and fellow settler Frederick Van Leuven constructed a ditch in 1858 to bring water from the Santa Ana River to their lands in East Highland. The ditch ran from City Creek into the present site of Highland. In 1857, Henry Rabel, a German immigrant, purchased forty acres along what is now Base Line Street, west of Victoria Avenue. Rabel purchased 80 additional acres in 1859, which became Rabel Springs, named for the large pond and natural thermal wells located on the land. Rabel capitalized on the medicinal quality of the springs and constructed bath houses and an eleven-room hotel for tourists. The area became popular as a recreation spot and in 1887 Harlem Springs was developed east of Victoria Avenue. Harlem Springs included a swimming pool, bath houses, an entertainment hall, and picnic grounds. This led to multiple civic improvements including the area's first county road in 1860, Santa Ana Canyon Road (now West 5th Street) (Beattie 1994, 2004; SBPL 2021).

The area that became Highland was developed as separate settlements. This included Messina in 1873 at Base Line and Palm Avenues. Messina's location was approximately the midpoint of the emerging towns and as a result became the commercial center. Buildings were constructed for private businesses, soon followed by a Post Office and grocery store. The first school district was formed in Cram in 1869 and with its rising population, Messina formed a district named Highland soon after. This was the first formal use of the name Highland. Prior to this the whole area was referred to as the Highlands because of the altitude and proximity to the San Bernardino Mountain foothills. In 1885, the Santa Fe Railroad (California Southern Railway) constructed a new line through the Cajon Pass, connecting San Bernardino to the rest of the state. Rail line expansion began soon after with prominent men in Redlands raising \$42,750 to purchase rights-of-way and depot grounds connecting San Bernardino to Redlands, which was soon expanded to Mentone. Local railroad officials thought a loop from Mentone back to San Bernardino would be most efficient by way of present-day Highland. Though not officially incorporated as the city, the name Highland was used for the train depot and became the preferred identifier for the

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community. In January 1892, the loop of the "Kite Shaped Track" was finished as a 158-mile-long figure eight from the Santa Fe yards in Los Angeles east to Mentone and back (Figure 3). The line offered both freight and passenger services and opened San Bernardino County for more land development and settlement (Beattie 1994, 2004).

The presence of the railroad not only brought more people to the area but new industries and commercial opportunities as well. By the early 1880s agriculture development was increasing with the planting of citrus orchards throughout Highland and San Bernardino County. Citrus was considered a high value crop and required well-drained upland soils. This led to the construction of the North Fork Ditch in 1881, which diverged from the Cram and Van Leuven Ditch and ran west along the mountains. The dependable water supply stimulated agricultural development and production. Citrus groves were present in the area starting in 1857, but it was not until the Washington navel orange was introduced in 1873 that it became the leading industry. Between 1881 and 1892, over a thousand acres of citrus were planted in Highland (Figure 4). The railroad also brought the fruit packing and lumber industries to the area, while the area remained dependent on the citrus industry (McAvoy 2000).

At the turn-of-the-century, Highland's growth had accelerated with the construction of a library, community hall, packing houses, a new business building on Palm Avenue, and many new residences. Highland and downtown San Bernardino were connected in 1903 with the establishment of the Bernardino Valley Traction Company's electric railway line. The local economy remained dependent on the citrus industry and as a result fluctuated based on how well the industry did. In 1913, a freeze hit Southern California killing many citrus trees and resulting in an economic standstill for several years.

The 1920s brought multiple changes to the town, including the construction of more packing houses and the Zimmerman Addition, which added the area north of the Santa Fe right-of-way to the city boundary. A series of disasters hit the area in the 1930s including multiple fires, which destroyed packing houses and the Highland Orange Association building. Highland's identity as a closely-knit citrus community began to change due to outside influences. The popularity of the automobile led to less people utilizing the railroads for passenger travel. In July 1936, the Pacific Electric discontinued passenger service on the Highland branch line (McAvoy 2000).

The 1940s brought a period of change to the area, including suburbanization with citrus groves being replaced by housing tracts. As the United States entered World War II, the U.S. Army Air Corps established a training center just south of the City in 1941. Following the attack on Pearl Harbor, the training center's role shifted to being a fighter plane mobilization point to defend the City of Los Angeles in the event of an attack. In 1942, the training center was named San Bernardino Army Airfield. After the war, in 1950, it was renamed Norton Air Force Base.

After World War II, a postwar population boom affected not only Highland but much of the Los Angeles Basin, resulting in citrus packing houses closing because of losing their supporting orchards to suburban development. Packing houses were converted to light industrial uses as housing tracks replaced the groves. The Pacific Electrical Railway discontinued service in 1953 resulting in the removal of their tracks. The Santa Fe Railroad soon followed with the abandonment of its Highland line in the early 1980s.

The City of Highland was officially incorporated in 1987. The Highland Chamber of Commerce in the 1980s pushed for the formation of the City of Highland, which was incorporated on November 24, 1987. The City included 32,300 acres with a population of approximately 34,439 in 1990. In 1994, San Bernardino Army Airfield closed and was redeveloped into the

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San Bernardino International Airport. By 2000, Highland had been transformed from a small agrarian society to a city surrounded by a large urban area. The City's population in 2010 was recorded at 53,104 a nineteen percent increase from 2000. The City is generally divided into two regions, East Highland and Highland divided by State Route 210 and remains a blend of old and new (Beattie 1994, 2004; McAvoy 2000).

History of the Project Site

The Project site is located in the City of Highland to the west of State Route 210 in a neighborhood called Lankershim. Lankershim was named after a German-born American landowner and pioneer of California, Isaac Lankershim. In the first available aeriels of the Project site, the surrounding area along Victoria Avenue and Base Line Street are dominated by widely dispersed residential properties and agricultural land. The Project site appears predominantly as open lots, agricultural land, and small homesteads. This agricultural use throughout Highland remained relatively unchanged until the 1940s, which brought a period of suburbanization with citrus groves being replaced by housing tracts to the west, north, and east of the Project site. To the south of the Project site was the development of San Bernardino International Airport. By the late 1970s, the majority of the open lots and agricultural land had been developed with residential housing tracts. The Project site has remained residential in use with open lots used for horseback riding (NETR 2021; UCSB 2021).

Parcel 3: 7809 Grape Street

There is one house presently on Parcel 3: 7809 Grape Street, which was built in 1950 according to the San Bernardino County Assessor and corroborated in historic aerial photographs from 1938 and 1959. Historically, the property to the direct south, Parcel 5 was part of Parcel 3: 7809 Grape Street. The 1994 historic aerial shows a clear distinction between Parcel 3 and Parcel 5 through the construction of a fence along Parcel 3's boundaries implying that Parcel 3 was subdivided from the larger Parcel 5. In 1968, the property was advertised in local newspapers as a three-bedroom unfurnished rental house for \$75 a month (SBCS 1968). The first known owners of the property were Stephen T. and Lorie J. Myers in 1981. Stephen was the son of Wallace and Violet Myers who lived at the adjacent property, Parcel 2: 26432 6th Street. The couple married in 1985, Lorie was employed as a medical laboratory technician by Riverside/San Bernardino County Indian Health Inc. and Stephen worked as a carpenter foreman for Novo Radyus Construction Co. (SBCS 1985). According to the San Bernardino County Recorder-Clerk's office, the couple owned the property until 1997. Table 1, below, lists the ownership history information available from the San Bernardino County Recorder-Clerk's office between 1981 and 2005 (San Bernardino County Assessor 2021c; NETR 2021; UCSB 2021).

Table 1. List of Ownership for 7809 Grape Street*

Years owned	Name	Acquisition Date	Document Number
1981-1997	Stephen T. and Lorie J. Myers	06/01/1981	931225450000
1997-2004	Porfirio Galvan	None	974232180000
2004-2005	Enrique B. Lopez	12/01/2004	20050744016
2005	Guillermina M. Vega	12/01/2004	20050961215

*obtained from the San Bernardino County Self Service County Recorder-Clerk Document Search

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Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research of the property at Parcel 3: 7809 Grape Street (APN 1192-281-13) did not find any associations with events that have made a significant contribution to the broad patterns of history. The property was completed in 1950, when Highland was experiencing a postwar population boom, especially in the land surrounding Norton Air Force Base. Despite the property reflecting Highland's growth west of State Route 210 during the 1950s, there is no indication that the construction of this specific residence marked a pivotal point in the history of the neighborhood or city. Additionally, the property was neither the first nor the last, and was merely following a continuous pattern of residential development that continued through the 1990s. The property is not known to be directly associated with events that have made a significant contribution to the history of Highland, therefore, the property does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property has to be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research failed to indicate any such direct association between individuals that are known to be historic figures at the national, state, or local level and the Parcel 3: 7809 Grape Street (APN 1192-281-13) property. The earliest ownership information identified that indicated that the property was owned by Stephen T. and Lorie J. Myers in 1981. Stephen was the son of Wallace and Violet Myers who lived at the adjacent property, Parcel 2: 26432 6th Street. The couple married in 1985, Lorie was employed as a medical laboratory technician by Riverside/San Bernardino County Indian Health Inc. and Stephen worked as a carpenter foreman for Novo Radyus Construction Co. According to the San Bernardino County Recorder-Clerk's office, the couple owned the property until 1997. Research did not reveal any reason to believe that any individuals associated with the property are persons of historic significance. Due to a lack of identified significant associations with important persons in history, Parcel 3 does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Criterion C/3: That embody 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.

The Parcel 3: 7809 Grape Street (APN 1192-281-13) property contains one historic-aged building, the single-family residence built in 1950. The 1950 residence does not reflect character-defining features of an architectural style due to material alterations to the windows, door, and roofing as well as an addition of a porch to the west elevation. Because the original windows and doors have been replaced with modern materials and modern materials were added to the primary elevation, the building no longer can be said to "embody the distinctive characteristics of a type, period, or method of construction." Archival research did not uncover that the building was the work of a master architect or builder. The building also does not possess high artistic value and is not representative of a significant and distinguishable entity whose components may lack individual distinction. Therefore, Parcel 3: 7809 Grape Street (APN 1192-281-13) lacks architectural merit due to numerous alterations, and the property does not appear eligible for the NRHP under Criterion C or CRHR under Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield, information important in

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prehistory or history.

Criterion D was not considered in the evaluation, because it generally applies to archeological resources. The buildings on Parcel 3: 7809 Grape Street (APN 1192-281-13) are not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor do they appear likely to yield important information about historic construction methods, materials or technologies.

Integrity Discussion

The Parcel 3: 7809 Grape Street (APN 1192-281-13) property contains four buildings, none of which are known to have been moved or relocated therefore the property maintains integrity of location. The Parcel 3 property does not maintain integrity of setting, as the surrounding neighborhood and streetscape have been altered significantly since the 1950 building, the first at the property, was constructed. At the time of its construction, the surrounding area was agriculturally based with widely dispersed small homesteads. By the 1970s, the majority of these agricultural properties and small residences were replaced with tract residential housing, therefore the property no longer retains integrity of setting. Significant alterations to the majority of the buildings on Parcel 3 have substantially impacted integrity of design, materials, and workmanship. The property no longer retains integrity of feeling due to the high number of alterations to the buildings on the property and the loss of its original agricultural setting Parcel 3 can no longer convey its historic sense of a particular time period. Finally, the Parcel 3 property does not have any historical associations with people or events and therefore it does not have integrity of association. Therefore, the Parcel 3: 7809 Grape Street (APN 1192-281-13) property does not meet the level of integrity required for listing in the NRHP or CRHR.

City of Highland Statement of Significance

The Parcel 3: 7809 Grape Street (APN 1192-281-13) property does not meet any of the criteria for listing by the City of Highland as demonstrated below.

A. It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

As discussed in NRHP/CRHR Criteria A/1, archival research did not discover that the Parcel 3 property was related to historical events significant to the City of Highland and does not reflect special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

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

As discussed in NRHP/CRHR Criteria A/1, archival research did not discover that the Parcel 3 property was the location of any significant historical events or associated with an important person in the City of Highland, California, or United States.

C. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

As discussed in NRHP/CRHR Criteria C/3, none of the nine buildings identified on Parcel 3 exemplifies a particular architectural style, type, or period of construction important to the city. The one historic-age building is significantly altered and there are more intact examples of buildings from the 1950s throughout the City. Additionally, due to the

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date of construction of the earliest building constructed on the property (1950), it is unlikely to be a valuable example of the use of indigenous materials or craftsmanship.

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

As discussed in NRHP/CRHR Criteria C/3, archival research did not uncover that any of the buildings on Parcel 3 were identified with a builder, designer, or architect whose work could be considered notable within the City of Highland.

E. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development.

Parcel 3 does not contribute to the significance of an historic area, nor is it thematically related to a group of properties which contribute to each other and are unified aesthetically. The area surrounding Parcel 3 has been altered significantly since the construction of the 1950 single-family residence. At the time of its construction, the surrounding area was agriculturally based with widely dispersed small homesteads. By the 1970s, the majority of these agricultural properties and small residences were replaced with tract residential housing. The historic area that Parcel 3 originally was a part of is no longer existent.

F. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Highland.

The buildings at Parcel 3 do not present a unique location or singular physical characteristics nor is the property a view or vista representing an established and familiar visual feature of a neighborhood, community, or the City of Highland. The majority of the buildings on the property have been heavily altered and therefore do not possess unique characteristics. Additionally, the property does not display a view or vista establishing a familiar visual feature due to multiple changes in use and demolitions and new additions to the buildings on the property.

G. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.

As discussed in NRHP/CRHR Criteria C/3, the buildings at Parcel 3 have substantial material alterations and no longer embody elements or architectural design, detail, materials, or craftsmanship.

H. It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.

Parcel 3 does not possess similar characteristics to properties, sites, areas, or objects based on a historic, cultural, or architectural motif. Due to multiple large-scale alterations to the majority of the buildings on the property since their construction, there are no distinctive characteristics that can relate them to other properties within the City of Highland.

I. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

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The buildings at Parcel 3 do not reflect significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning. Due to multiple large-scale alterations to the majority of the buildings on the property since their construction they can no longer be associated with different eras of settlement and growth in the City of Highland.

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

Parcel 3 does not represent one of the few remaining examples in the city, region, state, or nation possessing distinctive characteristics of an architectural historical type of specimen. The buildings on the property have undergone multiple large-scale alterations and therefore no longer possess distinctive characteristics of a type.

*B12. References:

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Figure 1.Parcel 3 single-family residence, west (primary) and south elevations, view looking northeast (IMG_6160)



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Figure 2.Parcel 3 ancillary buildings, view looking northeast (IMG_6167)



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Figure 3. The first Highland Depot, built in 1891, circa 1910 (Photo from the collection of Mark Landis, The Sun)



Figure 4. East Highlands Citrus Association, Highland Grove Brand label, circa 1900-1940
(UC Riverside Special Collections and University Archives)