
APPENDIX E2b: ONTARIO RANCH HISTORIC SURVEY SCHAEFER



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Mountain Region
280 W. Kagy Blvd., #D-186
Bozeman, MT 59715

Midwest Region
2400 E. Main St., #103-218
St. Charles, IL 60174

October 2020

Attn: Dan Bott
VCS Environmental
30900 Rancho Viego Road, Suite 100
San Juan Capistrano, CA 92675

RE: Proposed Schaefer Avenue Storage Center Specific Plan – Historical Resource Survey

Mr. Bott,

At the request of VCS Environmental and the City of Ontario, Urbana Preservation & Planning, LLC (Urbana) has produced a historical resource survey package to inform the regulatory review process for the proposed Schaefer Avenue Storage Center Specific Plan Project (proposed project). The proposed project encompasses three Assessor's Parcel Numbers (APN) and is addressed as 7345-7365 Schaefer Avenue (APN 105309101) and 7435-7477 Schaefer Avenue (APNs 105310101 and 105310102). Each property contains multiple historic-era buildings and structures.

This historical resource survey was prepared to determine whether the buildings and structures within the proposed project area are individually eligible for inclusion on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or the City of Ontario Register of Historic Landmarks (Local Register). The primary context for Local Register evaluation is the potential New Model Colony / Chino Valley Dairy Historic District identified within the City of Ontario New Model Colony Area Historic Context Statement which includes sub-themes relating to pre-1930s rural residential and free-grazing properties, post-1950s scientific large-capacity dairies, and ranch style property types constructed pre-and-post 1950s. The period of significance for the potential New Model Colony / Chino Valley Dairy Historic District is 1915-1975. Contributor status is dependent upon several factors: an original construction date within the period of significance, meeting minimum characteristics of a property type or architectural style identified within the district context statement, and maintaining a moderate or high level of integrity to physically convey identified significance.

Urbana personnel completed field survey activities in August and September 2020. With parameters in place from the potential New Model Colony / Chino Valley Dairy Historic District, the survey team focused on extent of existing features and integrity at each historic-era building within the proposed project boundaries. DPR 523 series forms were prepared for the 7345-7365 Schaefer Avenue and 7435-7477 Schaefer Avenue properties. Each DPR set includes property history, modifications, and NRHP, CRHR, and Local Register eligibility conclusions. Each of the major dwellings and associated dairy buildings were examined to determine whether minimum characteristics and integrity requirements were met for the potential New Model Colony / Chino Valley Dairy Historic District. Urbana's conclusions and resultant recommendations are included below.

Historical Resource Findings

The 7345-7365 Schaefer Avenue property, currently owned by Southwood Limited and historically identified as the Thommen Property, contains one Ranch style dwelling and a milking parlor dating to 1964 and 1961 respectively. The property does not feature pole structures, silos, or other dairy or agricultural support structures. The 18-acre property does not meet the requirements of a post-1950s scientific large-capacity dairy and is therefore ineligible under that context. The dwelling, addressed as 7365 Schaefer Avenue, appears eligible for designation and inclusion on the Local Register under Local Register Criterion "d" for embodying the distinctive characteristics of the Ranch style in the New Model Colony between the 1960s and 1980s. Although the home is in need of basic maintenance, it exhibits the minimum characteristics of the Ranch style, with Northern European influences, and exhibits a high level of integrity. The dwelling additionally appears eligible as a contributing element to the potential New Model Colony / Chino Valley Dairy Historic District.

2005
CELEBRATING
15 years
2020



For these reasons, the dwelling at 7365 Schaefer Avenue appear to meet the definition of an historical resource pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines. The dwelling is assigned a CRHR status code of 5B. The milking parlor associated with the property, addressed as 7345 Schaefer Avenue, appears to be individually ineligible and non-contributing. The milking parlor is assigned a CRHR status code of 6Z.

The 7435-7477 Schaefer Avenue property, currently owned by InlandHarbor.com, LLC and historically identified as the Vanderham Property, contains three Ranch style dwellings constructed between 1925 and 1971. Given the initial construction date of 1925, the property appears to have been initially established as a rural residential or free-grazing dairy, and then evolved into a smaller version of a post-1950s scientific large-capacity dairy. The property does not meet the minimum characteristics of a pre-1930s rural residential or free-grazing dairy property. The 18-acre property does not meet the requirements of a post-1950s scientific large-capacity dairy and is therefore ineligible under that context. Moreover, none of the three Ranch style dwellings within the property qualify for designation under the context of Ranch style architecture as all three dwellings do not meet minimum characteristics and have been altered such that they exhibit low or no integrity. With the limited integrity status of the dwellings, the remaining buildings and structures – a milking parlor and miscellaneous pole structures, do not collectively adequately represent a post-1950s scientific large-capacity dairy, even if exception is given for the lack of qualifying acreage (50-acres). For these reasons, the 7435-7477 Schaefer Avenue property, inclusive all buildings and structures, does not appear to meet the definition of an historical resource pursuant to Section 15064.5 of the CEQA Guidelines. The entire property is assigned a CRHR status code of 6Z.

Historical Resource Impacts and Mitigation

The proposed project involves demolition or removal of all existing buildings and structures within its boundaries in order to construct a new storage facility at the site. The proposed project would result in a significant impact to the 7365 Schaefer Avenue dwelling which has been identified as significant and individually eligible for designation under Local Register Criterion “d”. Demolition cannot be mitigated to a less than significant impact level. Mitigation for significant impacts may be provided consistent with City requirements to include as applicable:

- payment of mitigation fees,
- provision of as-built drawings and HABS photo documentation,
- Issuance of a Certificate of Appropriateness, and
- Demolition application approval prior to issuance of City permits.

As an alternative to demolition, in order to mitigate impacts to a less than significant level, it is recommended that the applicant explore retention scenarios, including relocation. Relocation of the 7365 Schaefer Avenue dwelling to a suitable recipient site, and retention and rehabilitation of its character-defining features, would result in a less than significant level of impact. Beyond retention of this individual historical resource, relocation would contribute to a larger interest to recognize the city’s dairy history. Potential recipient sites worthy of consideration include Centennial Park (owned by the City) and the proposed “Grand Park” (not owned by the City) intended for future construction in close proximity to Centennial Park. All work completed should conform to *The Secretary of the Interior’s Standards for Rehabilitation (Standards for Rehabilitation)*. Pursuant to CEQA Guidelines Section 14064.5, a project that complies with the *Standards for Rehabilitation* will result in a less than significant level of impact.

Please contact me with any questions or comments regarding Urbana’s survey efforts and eligibility conclusions.

Respectfully Submitted,

Wendy L. Tinsley Becker, RPH, AICP, Principal

ATTACHMENT 1.

PROPOSED SURVEY AREA OVERVIEW MAP

Proposed Schaefer Avenue Storage Center Specific Plan

Historical Resource Survey

Legend

-  Vanderham Property
-  Thommen Property

Schaefer Avenue



ATTACHMENT 2.

SURVEY FINDINGS

SUMMARY TABLE

Property Resource Name	Associated APNs	Associated Addresses	Year Built	Applicable Context / Evaluation Theme(s)	Meets Minimum Characteristics	Integrity / Ability To Convey Significance	CRHR Status Code Assigned	Individually Eligible	New Model Colony Historic District Contributor	Significant Building Square Footage (Source: SB County PIMS)
Vanderham Property	105330101 105330102	7435 Schaefer Avenue 7445 Schaefer Avenue 7477 Schaefer Avenue	1925 1971 1971	Pre-1959 Ranch Style Residence Post-1950 Scientific, Large Capacity Dairy / 1960s-1980s Ranch Style Residence 1960s-1980s Ranch Style Residence	Does Not Meet Minimum Characteristics Meets Minimum Characteristics Meets Minimum Characteristics	Low Integrity Moderate Integrity Moderate Integrity	6Z 6Z 6Z	No No No	Non-Contributing Surveyed Eligible / Contributing Surveyed Eligible / Contributing	Not Significant Not Significant Not Significant
Thommen Property	105309101	7345 Schaefer Avenue 7365 Schaefer Avenue	1961 1964	Post-1950 Scientific, Large Capacity Dairy 1960s-1980s Ranch Style Residence	Does Not Meet Minimum Characteristics Meets Minimum Characteristics	Low Integrity High Integrity	6Z 5B	No Yes - Criterion d	Non-Contributing Contributing	Not Significant 2430

ATTACHMENT 3.

DPR 523 SERIES FORMS

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

Primary # _____
HRI # _____
Trinomial: _____
CRHR Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 46 *Resource Name or #: (Assigned by recorder) Vanderham Property

P1. Other Identifier: Not Identified

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Bernardino County *b. USGS 7.5' Quad: Ontario Date: 2018

T 4 R of 4 of Sec 17 B.M.

c. Address: Multiple City: Ontario Zip: 91762

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

e. **Other Locational Data:** The Vanderham Property includes 2 parcels on 18.74 acres: 105310101 and 105310102. The property is located on Lots 7 and 10, Section 17, Township 2 south, Range 7 west, San Bernardino Base and Meridian, according to the map of part of Rancho Santa Ana del Chino, in the City of Ontario, County of San Bernardino, State of California, as per plat recorded in Book 6 of Maps, page 15, records of San Bernardino County.

***P3a. Description:**

Located at 7435 Schaefer Avenue, 7445 Schaefer Avenue, and 7477 Schaefer Avenue, the Vanderham Property includes three residences designed in the Ranch style between 1925 and 1971, a milking parlor, five associated utilitarian pole structures and storage structures, and open grazing land. The property is set within the New Model Colony, an area that developed from the 22,000-acre Rancho Santa Ana Del Chino land grant. Granted in 1841, the land has historically been utilized for agricultural and cattle grazing purposes, with an increased emphasis on dairy farming beginning in the 1900s. Today the property and its environs are characterized by low density development and agricultural uses, primarily dairy farming.

See continuation sheet for additional information.

*P3b. Resource Attributes: HP2, HP4, HP32, HP33

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

P5b. Description of Photo: View south of 7477 Schaefer Avenue north elevation taken from Schaefer Avenue.



*P6. Date Constructed/Age and Source:

☒ Historic 1925 / 1971

*P7. Owner and Address:

Inland Harbor.com LLC

835 West State Street

Ontario, CA 91762

*P8. Recorded By:

Ashley Losco, MSHP

Urbana Preservation & Planning, LLC

www.urbanapreservation.com

*P9. Date Recorded: October 2020

*P10. Survey Type: CEQA Review

*P11. Report Citation: Urbana Preservation & Planning, LLC, Historical Resource Survey – Proposed Schaefer Avenue Storage Center Specific Plan, October 2020.

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

☐ Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Vanderham Property *CRHR Status Code 6Z

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B1. Historic Name: Beebower Property B2. Common Name: Vanderham Property

B3. Original Use: Dairy Farm B4. Present Use: Dairy Farm

*B5. Architectural Style: Ranch style dwellings with a Milking Parlor and utilitarian pole structures

*B6. Construction History: The Vanderham Property was initially improved in 1925 with the construction of a 1,194 square foot single-family dwelling at 7435 Schaefer Avenue and again in 1930 with the construction of a barn. The property was originally used for farming and agriculture. On the same parcel, two identical 1,575 square foot dwellings with detached garages and a milking parlor were constructed in 1971 and addressed as 7445 and 7477 Schaefer Avenue, converting the property from agriculture to dairy farming. The milking parlor is currently addressed as 7445 Schaefer Avenue, but the Miscellaneous Building Record recorded the address as 7477 Schaefer Avenue. Based on Google Earth aerials, 2009 was the last year the land served as a dairy farm as this was the last year cows are seen grazing in the open land. The rear parcel, 1053-101-02, historically served as open grazing land for the dairy cows. Temporary pole structures were constructed on the land intermittently throughout its history.

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

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Post-1950 Scientific Large-Capacity Dairy / Pre-1959 Ranch Homes / 1960s-1980s Ranch homes
Area Ontario New Model Colony Period of Significance N/A Property Type Dairy Farm Applicable Criteria NRHP /
CRHR / City of Ontario

The 7435-7477 Schaefer Avenue property, currently owned by InlandHarbor.com, LLC and historically identified as the Vanderham Property, contains three Ranch style dwellings constructed between 1925 and 1971. Given the initial construction date of 1925, the property appears to have been initially established as a rural residential or free-grazing dairy, and then evolved into a smaller version of a post-1950s scientific large-capacity dairy. The property does not meet the minimum characteristics of a pre-1930s rural residential or free-grazing dairy property. The 18-acre property does not meet the requirements of a post-1950s scientific large-capacity dairy and is therefore ineligible under that context. Moreover, none of the three Ranch style dwellings within the property qualify for designation under the context of Ranch style architecture as all three dwellings do not meet minimum characteristics and have been altered such that they exhibit low or no integrity. With the limited integrity status of the dwellings, the remaining buildings and structures – a milking parlor and miscellaneous pole structures, do not collectively adequately represent a post-1950s scientific large-capacity dairy, even if exception is given for the lack of qualifying acreage (50-acres). For these reasons, the 7435-7477 Schaefer Avenue property, inclusive all buildings and structures, does not appear to meet the definition of an historical resource pursuant to Section 15064.5 of the CEQA Guidelines. The subject property, as a complex, has not been found individually significant under the eligibility criteria of the NRHP / CRHR / City of Ontario and is not found as a contributor to the New Model Colony / Chino Valley Dairy Historic District. The entire property is assigned a CRHR status code of 6Z. **See continuation sheet for additional significance summary, and contextual and property specific history.**

B11. Additional Resource Attributes: N/A

*B12. References: "The City of Ontario's Historic Context for the New Model Colony," Galvin & Associates, September 2004.

B13. Remarks:

*B14. Evaluator: Ashley Losco and Wendy L. Tinsley Becker; Urbana Preservation & Planning, LLC

*Date of Evaluation: October 2020

Property location is depicted on DPR 523J Location Map (page 3 of this DPR set).

Detailed aerial images showing property configuration are included on DPR 523 L Continuation Sheets (pages 27-31 of this DPR set).

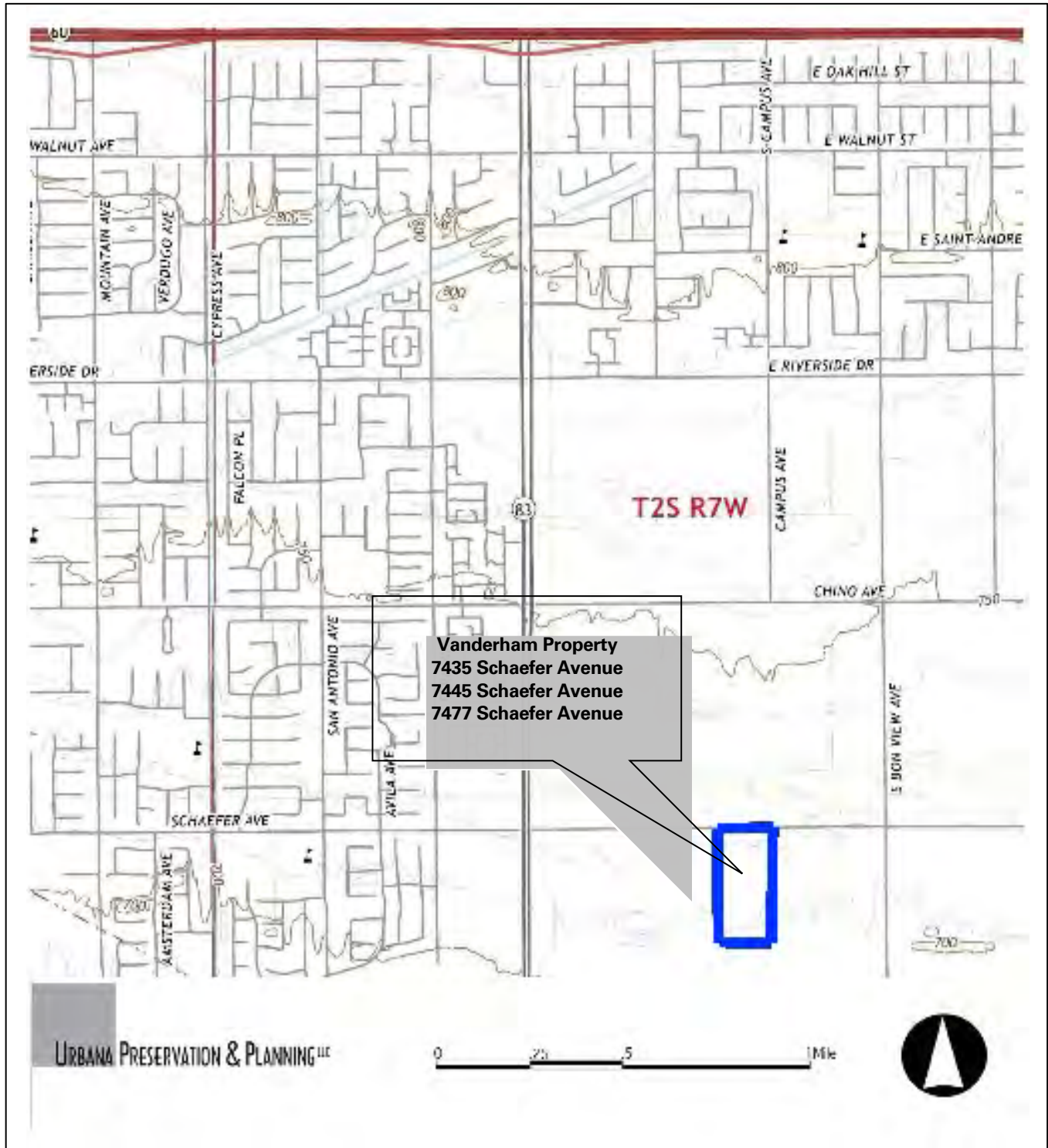
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*CRHR Status Code: 6Z

*Resource Name or # (Assigned by recorder) Vanderham Property

Map Name: Ontario Quadrangle Date: 2018

Scale: 1:24,000



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*Recorded by: Ashley Losco, MSHP; Urbana Preservation & Planning, LLC
*Date: October 2020

☒ Continuation ☐ Update

***P3A: Description (continued):**

7435 Schaefer Avenue (105310101 and 105310102)

The parcel includes three residences: one residence constructed in 1925 addressed as 7435 Schaefer Avenue and two identical residences constructed in 1971 addressed as 7445 Schaefer Avenue and 7477 Schaefer Avenue. The property also includes a milking parlor constructed at in 1971 addressed as 7445 Schaefer Avenue, and four ancillary pole structures.

- O *7435 Schaefer Avenue* - The Ranch style / Vernacular single-family dwelling was constructed in 1925 and is one of three dwellings located on the 105310101 parcel owned by Inland Harbor.com LLC. The dwelling sits at the far northwest corner of the property, west of 7445 Schaefer Avenue. Between the two buildings is a large pole structure constructed between 1960 and 1976. The dwelling has an irregular rectilinear plan and a side gable roofline with a slight eave overhang, composition shingles, and two roof levels. The exterior of the dwelling is clad in stucco painted an off-white color with brown accent trim. The façade / north elevation faces Schaefer Avenue with a large setback from the street. The façade has a centered partial width front gable porch with boxed eaves. The porch roof is supported by thin square wood posts and has a small concrete foundation and steps. The entrance to the dwelling is centered under the front porch with a flush white wood door with framing painted the brown trim color. The eastern section of the house may be an addition constructed at an unidentified date. Throughout the building are white vinyl sliding sash windows which replaced the original wood sash windows between July 2008 and July 2011. The dwelling has two chimneys: one brick ridge chimney and a second exterior brick chimney along the east elevation. Only the front elevation from the public right-of-way was accessible. The appearance of the rear (south) elevation was not identified. Based on Google Earth aerial views, there are unidentified sheds and pole structures behind the dwelling. A former grazing field for dairy cows is located behind the dwelling as well. The 7435 Schaefer Avenue property does not meet the minimum characteristics of a "Pre-1959 Ranch Home". The property maintains low integrity as it has been altered since its 1925 date of construction. The original wood double-hung sash windows were replaced between 2008 and 2009 with incompatible vinyl replacements, and its associated detached garage and 1930 barn were torn down at an unidentified date. The original wood shingle roof was replaced with composition shingles and original board siding was removed at an unidentified date.
- O *7445 Schaefer Avenue* – The 7445 and 7477 Schaefer Avenue dwellings were constructed together in 1971 as identical Ranch style single-family dwellings but were addressed separately. The 7445 Schaefer Avenue dwelling is east of 7435 Schaefer Avenue but west of the milking parlor and 7477 Schaefer Avenue. 7445 Schaefer Avenue is one-story with a L-shaped plan. The building has a side gable roofline, two roof levels with composite tile roofing and a slight eave overhang. The exterior of the dwelling is clad in stucco painted an off-white color with decorative brick pilasters and corner quoins. The front /north elevation faces Schaefer Avenue with a large set back from the road. The front elevation has a front porch along one half of the elevation with an extended roof from the main dwelling which is supported by square wood posts. Throughout the dwelling are aluminum frame vertical sliding sash windows, most likely original as the building dates to the 1970s. At the rear of the property is an open wood frame porch, original to the 1971 date of construction. 7445 Schaefer Avenue has a detached garage connected to the dwelling by a covered open walkway. An aluminum gate painted white was constructed at the opening of the walkway on the front elevation. The garage is rectangular in plan with a flat roof and a parapet. The exterior of the garage is clad in stucco siding painted an off-white color with decorative brick quoins / corners piers. There are two vertical board tilt-up garage doors on the east elevation. Connected to the west and east elevations are wood vertical board fences creating a private space behind the building. The same fences are connected to the west elevation of the Milking Parlor with a gate between the two buildings. Based on the City of Ontario's Historic Context for the New Model Colony, the dwelling does not meet the minimum characteristics of a "1960s-1980s Ranch style residence". The building does not maintain integrity from its 1971 date of construction.
- O *7477 Schaefer Avenue* – 7477 Schaefer Avenue is a single-family dwelling constructed in the Ranch style in 1971 and a mirror image of the 7445 Schaefer Avenue dwelling. The dwelling is at the far northeast corner of the property. The building is one-story with an irregular rectilinear plan. The dwelling has a side gable roofline, two roof levels with composite tile roofing and a slight eave overhang. The exterior of 7477 Schaefer Avenue is clad in stucco painted an off-white color with decorative brick pilasters and corner quoins. The front (north) elevation faces Schaefer Avenue with a large set back from the road. The front elevation has a front porch along one half of the elevation with an extended roof from the main dwelling which is supported by square wood posts. Throughout the dwelling are original aluminum frame vertical sliding sash, casement, and

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #

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Trinomial: _____

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*Recorded by: Ashley Losco, MSHP; Urbana Preservation & Planning, LLC

*Date: October 2020

☒ Continuation

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fixed pane windows. Attached to the south (rear) elevation of the dwelling is an enclosed porch, originally an open wood frame porch. It was enclosed at an unidentified time. 7477 Schaefer Avenue has a detached garage connected to the dwelling by a covered open walkway. The garage is rectangular in plan with a flat roof and a parapet. The exterior of the garage is clad in stucco siding painted an off-white color with decorative brick quoins / corner piers. There are two vertical board tilt-up garage doors on the west elevation. Based on the City of Ontario's Historic Context for the New Model Colony, the dwelling does not meet the minimum characteristics of a "1960s-1980s Ranch style residence". The building does not maintain integrity from its 1971 date of construction.

- o *Milking Parlor* – Between the two identical dwellings addressed as 7445 and 7477 Schaefer Avenue is a milking parlor constructed in 1971. The milking parlor was constructed with the dwellings to create a Ranch style dairy farm. The building is a long rectilinear building which extends south into the former grazing fields. The building has a flat roof with a parapet, similar to those on the 7445 and 7477 Schaefer Avenue garages. The exterior is clad in stucco painted an off-white color with decorative brick pilasters and quoins. Centered along the front (north) elevation facing Schaefer Avenue are two aluminum framed glass doors with an aluminum framed fixed pane window in-between. Along the front elevation adjacent to the decorative pilasters are four narrow fixed pane windows. On the east and west elevations are metal louvered vent openings and boarded windows. Attached to the rear of the building is a concrete pre-wash where the cows are washed before milking. The pre-wash has a concrete foundation and concrete pony walls on the edges of the slab with barbed wire fences above. A concrete arched driveway connects the building to Schaefer Avenue, a common characteristic of the milking parlors of Ontario / the Chino Valley. A shed roof with exposed wood beams is mounted to the west elevation and some of the windows on the east and west elevations are boarded up. The Milking Parlor is associated with the 7445 Schaefer Avenue property.

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View south of the 7435 Schaefer Ave. dwelling north elevation. An ancillary building from 7445 Schaefer Avenue is partially visible east.
Source: Urbana Preservation & Planning, LLC.



View southeast of an ancillary pole structure and 7445 Schaefer Ave., taken from Schaefer Avenue.
Source: Urbana Preservation & Planning, LLC.

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View south of an ancillary pole structure just west of 7445 Schaefer Ave., taken from Schaefer Avenue.
Source: Urbana Preservation & Planning, LLC.



View south of the 7445 Schaefer Ave. dwelling which is a mirror image of the 7477 Schaefer Ave. dwelling and both constructed in 1971.
Source: Urbana Preservation & Planning, LLC.

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View southwest of the north (front) elevation of 7445 Schaefer Ave.
Source: VCS Environmental.



Close-up view of the recessed porch and entry of 7445 Schaefer avenue with the ancillary pole structure in the background.
Source: VCS Environmental.

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Close-up view of the aluminum sash windows and decorative brick pilasters.
Source: VCS Environmental.



View southwest of the garage connected to the dwelling by a covered breezeway.
Source: VCS Environmental.

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View north of the south (rear) elevation showing the garage on the right attached to the dwelling on the left.
Source: VCS Environmental.



View northeast of the south elevation of the garage and the milking parlor in the background on the right.
Source: VCS Environmental.

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View north of the south elevation showing a rear porch.
Source: VCS Environmental.



Close-up view of the rear porch at the south elevation.
Source: VCS Environmental.

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View northwest of the south elevation.
Source: VCS Environmental.



View west of a pole structure behind the dwelling.
Source: VCS Environmental.

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View west of the ancillary pole structure between the 7435 and 7445 Schaefer Avenue dwellings.
Source: VCS Environmental.



Close-up view of the ancillary pole structure.
Source: VCS Environmental.

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View southwest of 7445 Schaefer Avenue dwelling, taken from Schaefer Avenue.
Source: Urbana Preservation & Planning, LLC.



View south of the milking parlor. SCE Chino-Mira Loma 1 TL and Chino-Mira Loma 3 tower lines are partially visible to the rear.
Source: Urbana Preservation & Planning, LLC.

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View west of the north (front) and east elevations of the milking parlor showing the parapet and brick pilasters.
Source: VCS Environmental.



View northwest of the east elevation.
Source: VCS Environmental.

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Close-up view of a boarded window and the narrow fixed pane windows.
Source: VCS Environmental.



View northwest of the east elevation.
Source: VCS Environmental.

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View west of the east elevation of the milking parlor showing metal louvers vent openings.
Source: VCS Environmental.



View north of the rear of the milking parlor taken from within the attached corral.
Source: VCS Environmental.

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View northeast of the west elevation of the milking parlor.
Source: VCS Environmental.



Close-up view of the west elevation showing metal louver vent openings.
Source: VCS Environmental.

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View southwest of 7445 Schaefer Avenue including the milking parlor and ranch style dwelling, taken from Schaefer Avenue.
Source: Urbana Preservation & Planning, LLC.



View southeast of the 7477 Schaefer Avenue dwelling, taken from Schaefer Avenue.
Source: Urbana Preservation & Planning, LLC.

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View south of the north elevation of 7477 Schaefer Ave., taken from Schaefer Avenue.
Source: Urbana Preservation & Planning, LLC.



Close-up view of the garage attached to the 7477 Schaefer Avenue dwelling by a covered breezeway.
Source: VCS Environmental.

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Close-up view of the north (front) elevation of 7477 Schaefer Avenue showing aluminum sash windows and the recessed porch.
Source: VCS Environmental.



Close-up view of the north elevation showing the entrance and brick corner quoins / pilasters.
Source: VCS Environmental.

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View south of the north elevation showing aluminum sash windows and stucco siding.
Source: VCS Environmental.



View west of the east elevation.
Source: VCS Environmental.

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View west of the east elevation.
Source: VCS Environmental.



View north of the south (rear) elevation showing an enclosed rear porch.
Source: VCS Environmental.

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View north of the rear porch on the south elevation enclosed at an unidentified date.
Source: VCS Environmental.



View west of the east elevation of the enclosed porch.
Source: VCS Environmental.

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View north of the south elevation of 7477 Schaefer Avenue.
Source: VCS Environmental.



View north of the south elevation showing the enclosed porch.
Source: VCS Environmental.

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View northeast of the south and west elevations of the garage.
Source: VCS Environmental.



Close-up view of the south elevation of the garage.
Source: VCS Environmental.

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Close-up view of the covered breezeway between the dwelling and garage and the west elevation of the rear porch.
Source: VCS Environmental.



Close-up view of the brick corner quoins / pilasters of the garage's south elevation.
Source: VCS Environmental.

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***B10. Significance (continued):**

New Model Colony Historic Context

Per the *City of Ontario's Historic Context for the New Model Colony Area*, the County of San Bernardino designated 14,000 acres of agricultural land as the San Bernardino County Agricultural Preserve in 1967. The Preserve, located in the Chino Valley in the southwest area of San Bernardino County, was protected by Williamson Act contracts and the 1965 Land Conservation Act, and evolved into a world-class dairy center by 1980. By the 1990s, farmers within the Preserve were pressured to relocate their dairies as dairy operation costs and demand for housing increased. In 1999, the City of Ontario annexed 8,200 acres and named the area *New Model Colony* after the original *Model Colony of Ontario* established in 1882. Two historic contexts, "Post-1950 scientific, large-capacity dairy properties" and "Ranch style houses," are applicable to the survey area.

Post-1950 scientific, large-capacity dairy properties: The historic context for post-1950 scientific, large-capacity dairies coincides with the third phase of dairy farming, with a period of significance between 1950-1969. In this period, the introduction of scientific feeding and breeding resulted in larger herds and more productive operations. The average size of a property associated with this context was 40 acres or more, and included one or more large residences, an attached garage, milking parlor, numerous pole structures, and a large expanse of open space. The majority of residences were designed in the Ranch architectural style with a matching milking parlor, and a property may have included additional smaller residences to house hired workers. Additional residences were sited on either side of the milking parlor and designed and painted in the same color scheme. The milking parlors were designed in the herringbone style, a new milking parlor design in which stalls were placed at an angle and slight elevation to utilize space more efficiently and eliminate a worker's need to kneel, saving labor and time. The properties featured a circular driveway in front of the milking parlor and typically included designed landscaping. Additional dairy facilities associated with a property, including pole structures, silos, etc., were laid out behind the milking parlor in a perpendicular or parallel fashion.

The **minimum characteristics** required to identify a post-1950 dairy property are: at least one residence dating to the period of significance, designed in the Ranch architectural style with little alteration; a large "herringbone style" milking parlor designed in the Ranch style; a circular driveway; numerous geometrically spaced rows of pole structures and related dairy facilities; and a vast expanse of open space to the rear of the property. A property may include multiple large residences and a few smaller workers' residences.

A post-1950 dairy property exhibiting **high integrity** exhibits the minimum characteristics. The property must include one large residence and a milking parlor designed in the Ranch style and dating to the period of significance. Additional residences may have been constructed prior to 1949. Individual elements will possess high integrity of location, design, setting, association, feeling, materials, and workmanship individually, and the property will possess high integrity as a whole. Buildings and structures will retain their original uses. If abandoned, they should clearly depict their original operational uses.

A post-1950 dairy property exhibiting **moderate integrity** exhibits the minimum characteristics. The property must include one residence and a milking parlor designed in the Ranch style and dating to the period of significance. Additional residences may have been constructed prior to 1949. The property will possess original location and physical relationships, though the individual elements may have lost some historic integrity. The property conveys historic association with a post-1950 dairy property but has a few minor alterations.

A post-1950 dairy property exhibiting **low integrity** does not exhibit the minimum characteristics. One or more of the characteristics is missing, and the majority of buildings do not date to the period of significance. The property and individual resources lack integrity of location, design, setting, association, feeling, materials, and workmanship. The property no longer conveys historic association with a post-1950 dairy property. The majority of dairy properties in the New Model Colony study area are associated with the "Post-1950 scientific, large-capacity dairy properties" context.

Ranch style houses: The historic context for Ranch style houses includes three distinct phases: pre-1959, 1960-1980, and post-1980. Originating in the mid-1930s in California, the Ranch style gained popularity during the 1940s and became the dominant style throughout the county during the decades of the 1950s and 1960s. Loosely inspired by the early Ranchos of the post-mission period that dotted the landscape of the Rancho Santa Ana del Chino, several local building magazines featured ranch style homes and building plans in the 1950s-1960s, and local builders and architects utilized large lots to design and construct large, rambling plans. The majority of large Ranch style houses in the New Model Colony area date to the 1960s, demonstrating the higher income levels associated with the mechanization and industrialization of dairy operations.

The **minimum characteristics** required to identify a Ranch style residence include: single-story, expansive, horizontally-emphasized rambling footprint; low-pitched gabled, hipped or intersecting gable roof with expansive overhanging open or boxed

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eaves; wood shingle roof; "U," "L," or "S"-shaped plan; attached garage, breeze port, or covered walkway; wide prominent chimney; integral or recessed front porch; concrete slab foundation; large picture windows; plain post porch supports; wide entry doors or French style paneled front entry door; sliding glass doors sited at rear of residence; and an emphasis on outdoor space via an orientation of windows toward a rear patio area. The residence must exhibit the majority of the minimum characteristics in addition to character-defining features specific to each period.

Character-defining features of the **pre-1959 Ranch** style include: wood single roofs with wide overhanging eaves and wood-cased multi-light windows; square or diamond pattern lights on the windows; glazed and paneled doors; a single-width entry door; a combination of siding materials such as horizontal wood siding and stucco with a contrasting treatment along the footing of the main façade; small square rooftop cupolas projecting from the gable line; small projecting rectangular bays on main façade; and a multi-light picture window or large picture window.

Character-defining features of the **1960s to 1980s Ranch** style include: asbestos shingles, asphalt singles, or a composition roofing material; aluminum-cased sliding windows; a large picture window; attached two-car garage; plain metal or wood post porch supports; concrete slab front porch located under a long, narrow shed roof attached to the principal roof or recessed within the central bay of the building; homogenous exterior surface; the use of stone or masonry; arch patterns along walkways; main entry and window surrounds; stylized double doors with ornate panes; glazing and ornamental oversized hardware; and horizontally arranged aluminum siding windows sheltered by an expansive low-pitched gable or cross-gable roof.

Character-defining features of the **post-1980 Ranch** include: a clay tile roof; larger floor plan; split-level; contemporary and shed-building styles; diagonal siding; wide board trim; window surrounds; and false half-timbering, Spanish Colonial Revival influences.

A Ranch style exhibiting **high integrity** exhibits the minimum characteristics. The property maintains at least 90% of its original exterior features and must retain the essential features that were part of the original design intent. The property retains its original use. If it is abandoned, the original use is evident due to a lack of alterations. The property retains integrity of location, design, setting, association, feeling, materials, and workmanship.

A Ranch style exhibiting **moderate integrity** exhibits the minimum characteristics. The property maintains at least 50% of its original exterior features. The property may have a few minor alterations but continues to convey its historic association. The property retains integrity of location, design, feeling, association, and the majority of its workmanship and materials.

A Ranch style exhibiting **low integrity** does not exhibit the minimum characteristics. The property does not maintain at least 50% of its original exterior features, and the major features of the residence have been altered or replaced. The property does not retain integrity of location, design, setting, association, feeling, materials, and workmanship, and is no longer being used as its original purpose.

History of the Subject Property and its Environs

The subject property is bounded by Schaefer Avenue to the north, adjacent dairy farms to the south and west, and the Eastside Water Treatment Facility to the east. According to Residential Building Records, the 7435 Schaefer Avenue dwelling was constructed on the far northwest corner of the property in 1925 and a barn was constructed in 1930. The San Bernardino County Assessor online records do not include a dwelling and barn constructed in 1925 and 1930, respectively. The first building included in the online records is a dwelling constructed in 1952. However, the two buildings appear in a 1947 and a 1960 aerial of the property with the barn directly behind the dwelling. Based on the 1947 and 1960 aerial photos, the surrounding land around the dwelling was utilized for farming and agriculture rather than dairy farming. In 1971, the 7445 and 7477 Schaefer Avenue dwellings and Milking Parlor were constructed and appear in a 1976 aerial photo. Also visible in the aerial photo are dairy cows grazing directly behind the 7445 and 7477 Schaefer Avenue dwellings and the large pole structure between 7435 and 7445 Schaefer Avenue properties. Between 1976 and 1994, the three pole structures behind the 7477 Schaefer dwellings were constructed, utilizing the rear parcel for grazing and milking. 2009 was the last year the property was utilized for dairy farming as 2009 was the last year cows appear in aerials.

Based on County Residential Building Records and newspaper research, the property collectively termed herein as the "Vanderham Property" (APNs: 105310101 and 105310102) was originally owned by George Guy Beebower starting around 1948. Mr. Beebower moved to Ontario in 1948 from Ohio where he was born in 1892. In 1952, George and his wife Lena registered to vote at "Schaefer av. Rt. 2, Box 396", which is most likely the subject property, as they were registered to vote at "7435 Schaefer Avenue" from 1958 to 1964. The Beebowers utilized the surrounding land as open agricultural fields. Mr. Beebower owned the land and farmed it from 1948 until 1965 when he moved to Upland, CA. The owners of the property before the Beebowers were not identified during the course of historical research.

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San Bernardino County Assessor records online do not predate the 1970s and indicate the earliest owners as James and Mary Corona in 1976, possibly owning the property earlier than the recorded date. The Coronas may have commissioned the construction of the two identical Ranch style dwellings and milking parlor in 1971 addressed as 7445 and 7477 Schaefer Avenue. The Coronas most likely rented the 7435 Schaefer Avenue 1925 dwelling to ranch hands, as this was common in Ontario / Chino Valley. No information was identified on the Corona family. The Coronas sold the property to Marten and Tina Vanderham in 1976. Marten was born in October 1913 in Holland and moved to California at an unidentified date. He and his son Adrian formed the Marten Vanderham & Son Dairy in 1985, operating the dairy out of the subject property. They raised Holstein cows, which were introduced to the area by Dutch dairy farmers. Marten passed away in 1988, and the property was sold to Jean Baptiste "J.B." Aguerre and Claudia Aguerre. J.B. Aguerre had an established reputation in Ontario as a calf buyer, operating the J.B. Aguerre Calves business out of their Kimball Avenue property where they also lived since the 1950s. The Aguerre family purchased the subject property to open a dairy called A.C.E. Dairy. The Aguerres immigrated to the United States from the village of St. Esteban in the Basque region of France in the 1950s. They were extremely well-known throughout the area and active members in local clubs such as the Chino Basque Club. In 1992, Woodcrest Dairy started operation on the property, but the dairy operation changed back to ACE/JBA Dairy, owned by the Aguerres. The two parcels and adjoining addresses were sold by the Aguerres to Lennar Homes of California Inc. and Ontario Area 8 Associates LLC in 2006. It was then sold to Lennar Homes and the McGraw Family Trust in 2009, and then to the current owner Inland Harbor.com LLC. in 2014. Before construction of the subject buildings, Southern California Edison placed an easement on the land in 1912 for a pole line. They subsequently placed another easement on the property in 1937 and 1941 for an electric transmission line and again in 1972 for a roadway 24 feet wide.

Ownership by the Vanderham family demonstrates an association with Dutch history, a major immigrant group that helped to establish dairy operations in the New Model Colony area. Within the New Model Colony area, the Dutch (and Portuguese) helped to modernize the dairy industry from free ranging dairy herds to dry-lot dairying that resulted in a quasi-factory setting. Dutch milkers had been familiar with the corralled or dry-lot methods and brought their knowledge of specialized dry-lot farming to the Los Angeles dairy industry, thereby countering the need for the expensive import of milk from the San Joaquin Valley. Ownership by the Aguerre family also demonstrates an association with French Basque history, another major immigrant group to the area but not as well documented as the Dutch and Portuguese. However, the Aguerres owned the property during the modern not the historic era. The Aguerres are also more associated with the property at Kimball Avenue for calf buying not dairy farming.

Significance Conclusions

The Vanderham Property is a large dairy property initially improved in 1925, which includes three Ranch style residences, a herringbone style Milking Parlor, a circular driveway, numerous geometrically spaced rows of pole structures, and open space. Based on the *City of Ontario's Historic Context for the New Model Colony Area*, the property does not meet the minimum characteristics for the Post-1950 Scientific, Large-Capacity Dairy, 1960s-1980s Ranch style dwellings, or Pre-1959 Ranch style dwellings. The property is found individually ineligible and does not appear eligible for recognition as a contributing element of the New Model Colony / Chino Valley Dairy District.

The Vanderham Property as a whole does not meet the minimum characteristics of a Post-1950 Scientific, Large-Capacity Dairy: the property is less than 40 acres, the dwellings do not meet the minimum characteristics of the Ranch style, the curved driveway is in poor condition, and the milking parlor is currently abandoned. All of the resources present retain low integrity and are not able to reflect the integrity of an Ontario dairy farm. The 1925 Ranch style dwelling at 7435 Schaefer Avenue does not meet the minimum characteristics for Pre-1959 Ranch style dwellings: does not retain wood shingles, the wood windows have been replaced for vinyl units, the doors have been replaced over time, it does not exhibit a small square rooftop cupola or small projecting bays, and it does not possess a large picture window. The 1925 dwelling has been altered since the date of construction and no longer possesses the integrity of a Pre-1959 Ranch style dwelling. The 1971 Ranch style dwellings at 7445 Schaefer Avenue and 7477 Schaefer Avenue do not meet the minimum characteristics for 1960s-1980s Ranch Style houses. The dwellings do not possess a large picture window, arch patterns along the walkways, a main entry and window surrounds, stylized double doors with ornate panes, nor glazing and ornamental oversized hardware. The dwellings possess low integrity as they have been altered over time and do not possess the original integrity of an Ontario dairy farm.

Although the property developed as a post-1950 scientific large-capacity dairy, no information was identified in the New Model Colony Historic Context statement or within published and unpublished resources to attribute the subject property to important or innovative techniques, or high yields, in post-1950 dairy farming. The subject property has not been found individually eligible under **NRHP / CRHR / City of Ontario Criterion A / 1 / a** as the property has not in and of itself been directly associated with significant events or patterns of

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events in dairy farming in local, regional, state, or national history, nor does it individually exemplify or reflect special elements of the City's history. The property is not regarded as a high-yielding property and is smaller than the average dairy farm of 40 acres or more. More information is needed to determine whether the property is regarded as a high-yielding facility within the local dairy industry, however, at this time, that assertion cannot be supported. The property, as a complex, is not individually eligible under **NRHP / CRHR / City of Ontario Criterion B / 2 / b** as it has not been identified as having a direct association with an important person or event in local, regional, state, or national history. Further study of Marten Vanderham may identify Mr. Vanderham as important individual in post-1950s dairy farming in the Chino Valley, however, no specific information was identified to support that assertion at this time. The property is not individually eligible under **NRHP / CRHR / City of Ontario Criterion C / 3 / c-f** as the property has not been identified as embodying the distinctive or distinguishing characteristics of a style, type, period, or method of construction, nor has it been identified as representing the work of a master or notable builder, designer, architect, or artist, or an important or creative individual, and as a standard dairy property with multiple Ranch style home, the property does not qualify as a significant structural, engineering, or architectural achievement or innovation. Similarly, the property does not in and of itself offer a unique location, a singular physical characteristic, or an established and familiar visual feature within the Ontario New Model Colony or the city of Ontario, nor is it in and of itself one of the few remaining examples in the City, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen. As such the property is not individually eligible under **City of Ontario Criterion g and h**. Beyond what is documented in this DPR set, further study of the property would not likely yield information which would be considered important in local, regional, state, or national history and therefore the property is not individually eligible under **NRHP / CRHR / City of Ontario Criterion D / 4 / i**.

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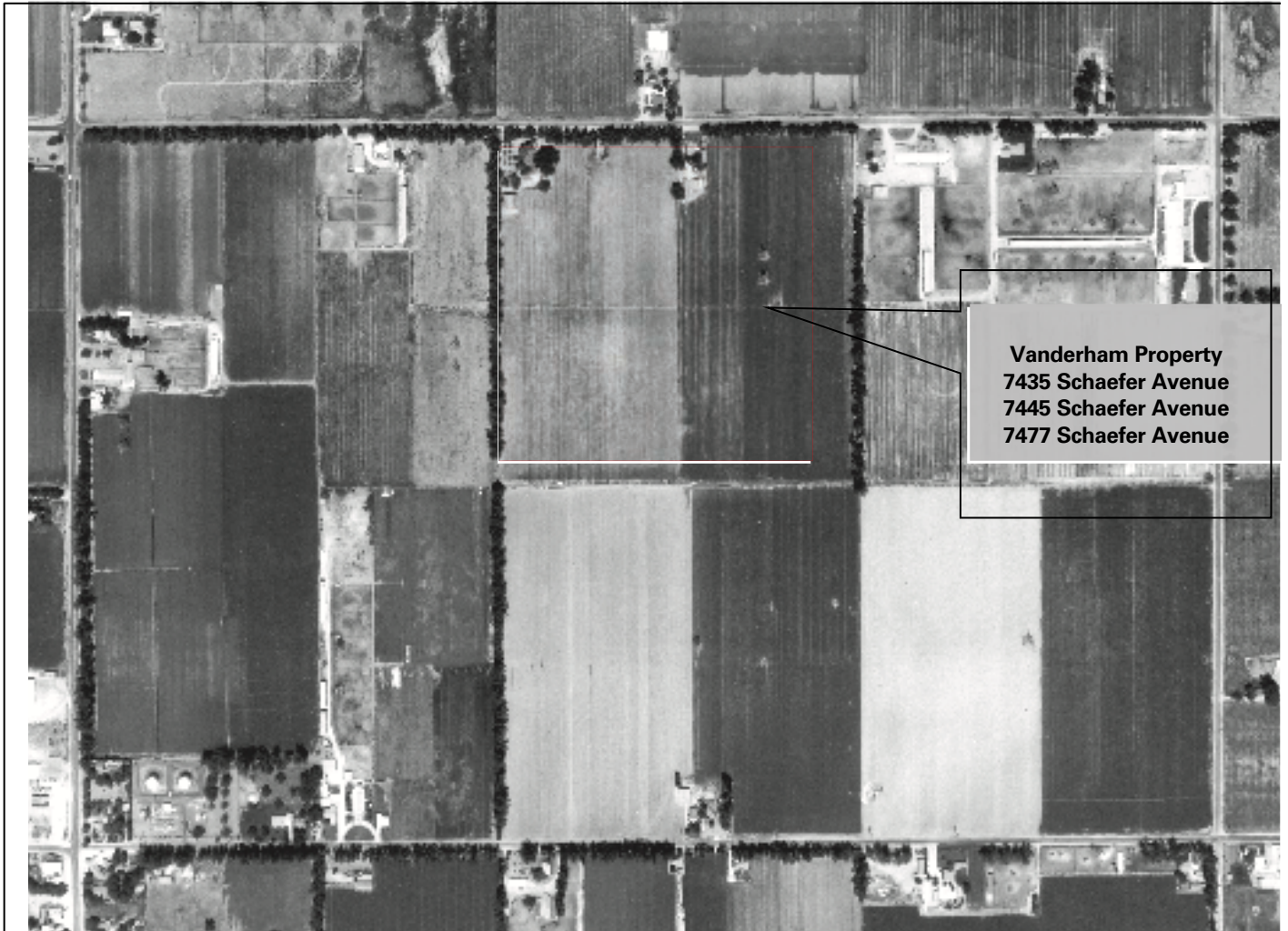


1947 Aerial View. Survey area / project boundary delineated in red.
Source/Citation: UC Santa Barbara Frame Finder.

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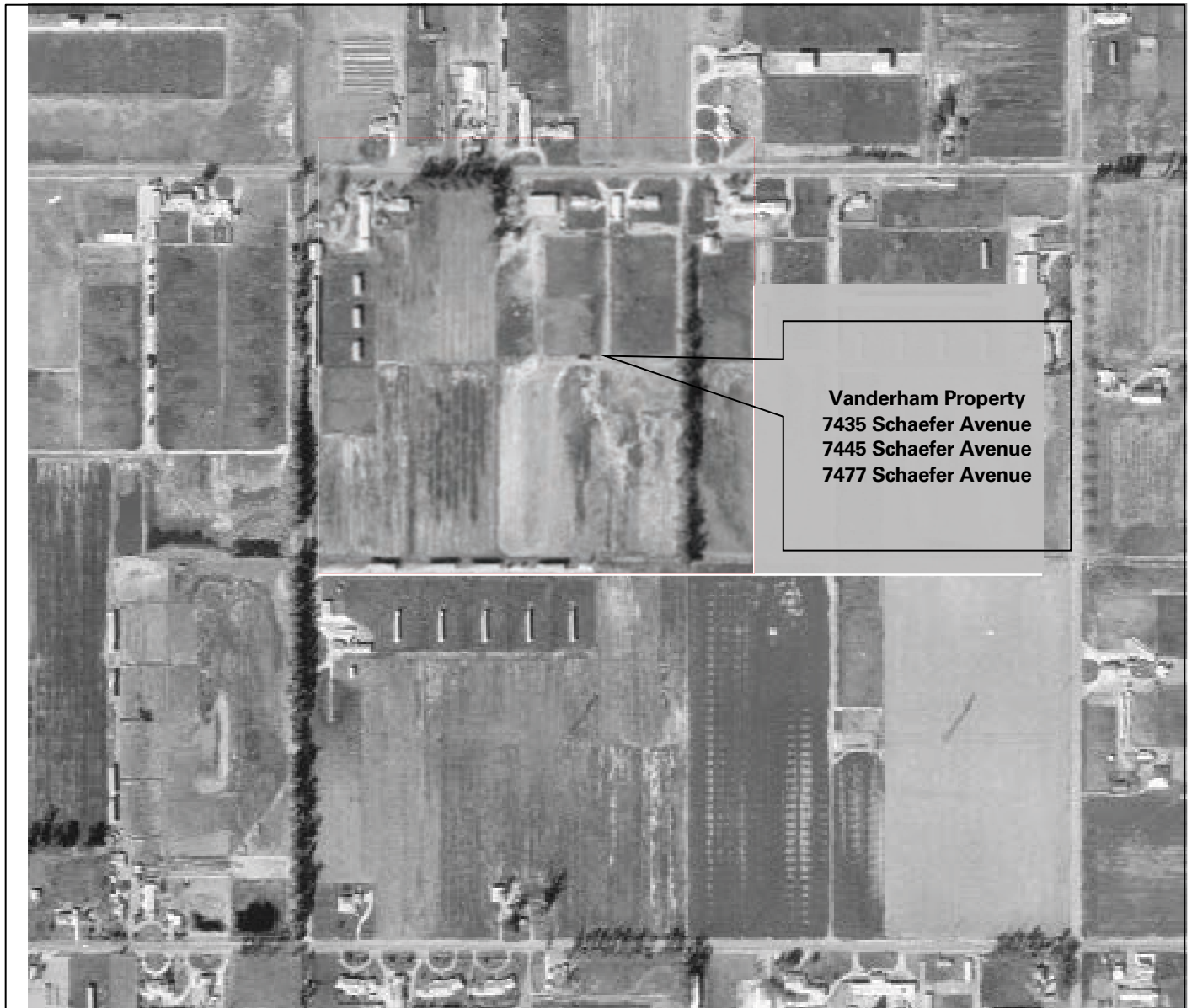


1960 Aerial View.
Source / Citation: UC Santa Barbara Frame Finder.

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1976 Aerial View.
Source / Citation: UC Santa Barbara Frame Finder.

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1994 Aerial View.
Source / Citation: Google Earth.

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Vanderham Property
7435 Schaefer Avenue
Ranch Style Residence

Vanderham Property
7445 Schaefer Avenue
Milking Parlor

vandernam Property
7445 Schaefer Avenue
Ranch Style Residence

Vanderham Property
7477 Schaefer Avenue
Ranch Style Residence



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RESIDENTIAL BUILDING RECORD															PARCEL 1053-101-01		
ADDRESS 7435 Schaefer Avenue, San Bernardino															SHEET 1 OF 652 SHEETS		
DESCRIPTION OF BUILDING																	
CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH						
D4.5 B	Light	K. Frame	X Stucco on Frame	Flat 4/12	Wiring	Heating	Rooms	Floors	Floor Finish	Trim	Interior Finish						
ARCHITECTURE	Sub-Standard	Standard	Shedding	Gable 4/12	X.T. Conduct	Forced	Ent. Hall	1	WOOD	DP	PC & PT	AL & PT					
USE TYPE	Single	Foundation	Brick	Shingles	Many	Central	Dining	1	WOOD	DP	PC & PT	AL & PT					
Double	Concrete	Adobe	Brick	Shingles	Many	Central	Bed	2	WOOD	DP	PC & PT	AL & PT					
Apartment	Reinforced	2nd: "x"	Brick	Shingles	Many	Central	Bed	2	WOOD	DP	PC & PT	AL & PT					
Flat	Wood	Sub Floor	Stone	Shingles	Many	Central	Bed	2	WOOD	DP	PC & PT	AL & PT					
Court	Piers		Stone	Shingles	Many	Central	Bed	2	WOOD	DP	PC & PT	AL & PT					
Motel			Stone	Shingles	Many	Central	Bed	2	WOOD	DP	PC & PT	AL & PT					
Units	Light	Heavy	Insulated Walls	Insulated Ceilings	Steel Sash	Composi	Composi	Composi	Composi	Composi	Composi						
CONSTRUCTION RECORD																	
Permit	Amount	Date	EFFEC. YEAR	APPR. YEAR	Age	Normal %	Good	Rating (E, G, A, F, P)	BATH DETAIL								
No.	For	Amount	Date	EFFEC. YEAR	APPR. YEAR	Age	Normal %	Good	Rating (E, G, A, F, P)	BATH DETAIL							
1985			1985	1985	27	75	850	53	A	BATH DETAIL							
1985			1985	1985	33	85	855	55	A	BATH DETAIL							
1985			1985	1985	68	48	17	855	46	BATH DETAIL							
1985			1985	1985	71	76		850	52	BATH DETAIL							
1985			1985	1985	73	48		850	51	BATH DETAIL							
1985			1985	1985	74	49		850	51	BATH DETAIL							
1985			1985	1985	76	51		850	50	BATH DETAIL							
COMPUTATION																	
APPRaiser & DATE	154	12-10-75	154	8-3-75	460	4-26-89	STRUCT										
1194 Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	STRUCT					
1178	11.71	13326	13326	13326	15238	2153	31329	STRUCT									
56	11.71	656	13326	774	2753	1542	STRUCT										
70	3.90	273	460	362	900	630	STRUCT										
120	5.85	702	6.91	827	13.15	1650	STRUCT										
120	1.50	180	1.50	180	275	330	STRUCT										
360	6.20	2732	6.26	2254	11.63	4186	STRUCT										
376	3.83	1517	454	1814	9.46	3350	STRUCT										
TOTAL		19186		22211		43517	STRUCT										
NORMAL % GOOD		75		77		37	STRUCT										
R.C.L.N.D.		9693		10662		16101	STRUCT										
OTHER PHYS DEP		151502		250789	STRUCT												
SPECIAL FEATURES																	
SPECIAL FEATURES - RCN\$ MISCELLANEOUS VALUE - RCN\$																	
Oven-Range																	
Garb. Disp.																	
Dish Washer																	
Hardwood Cab.																	
Intercom																	
Vac. Cleaner																	
Pulmans																	
Cov'd. Lmp.																	
Sliding G.D.																	
Brkst. Bar																	

Residential Building Record: 7435 Schaefer Avenue / 1053-101-01.
Source: San Bernardino County.

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MISCELLANEOUS STRUCTURES							
Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
CAR	RAV	FRAM	STING	SPR	CON	IMP	
SHED	WOOD	FR		SHED	DECK		
BARN							
GAUGE	CONC	RAV	GL	PL	PANG	IMP	18x22
YO IMP							

COMPUTATIONS	
RES.	CAR:
36x15 = 540	18x20 = 360
26x23 = 598	GAR #2
1138	22x18 = 396
	40x22 = 880
W-C-P (1/2)	40x50 = 2000
10x7 = 70	3280
A-C-P (1/2)	SHED
10x12 = 120	36x18 = 648
	756
4-SP (1)	Area Inf.
8x7 = 56	1138 1131 1139
Patio (1)	56 73 120
10x12 = 120	1194 60 7258
Remarks:	1221
NO ENTRY 8-7-61	Gar #2
	18x22 = 396
9/29/66 - CNG C-SP TO ADDN - CNG GAR#2	
ADDN ON SECT #2 - CNG AC - #221	
6-16-72 NO CHANGES SHEET #1,2,3,4,5	
PICK UP PRICE CHANGES ON ITEMS 3, 5, 6, 7	
NO ENTRY 12-11-75	
4-27-89 Transfer of 12-1-88 L. 38358 I. 750000 T. P. 288350 #400	

Residential Building Record: 7435 Schaefer Avenue / 1053-101-01.
Source: San Bernardino County.

Primary # _____
HRI # _____
Trinomial: _____

- Update

Miscellaneous Building Record: 1053-101-01.
Source: San Bernardino County.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #

HRI #

Trinomial:

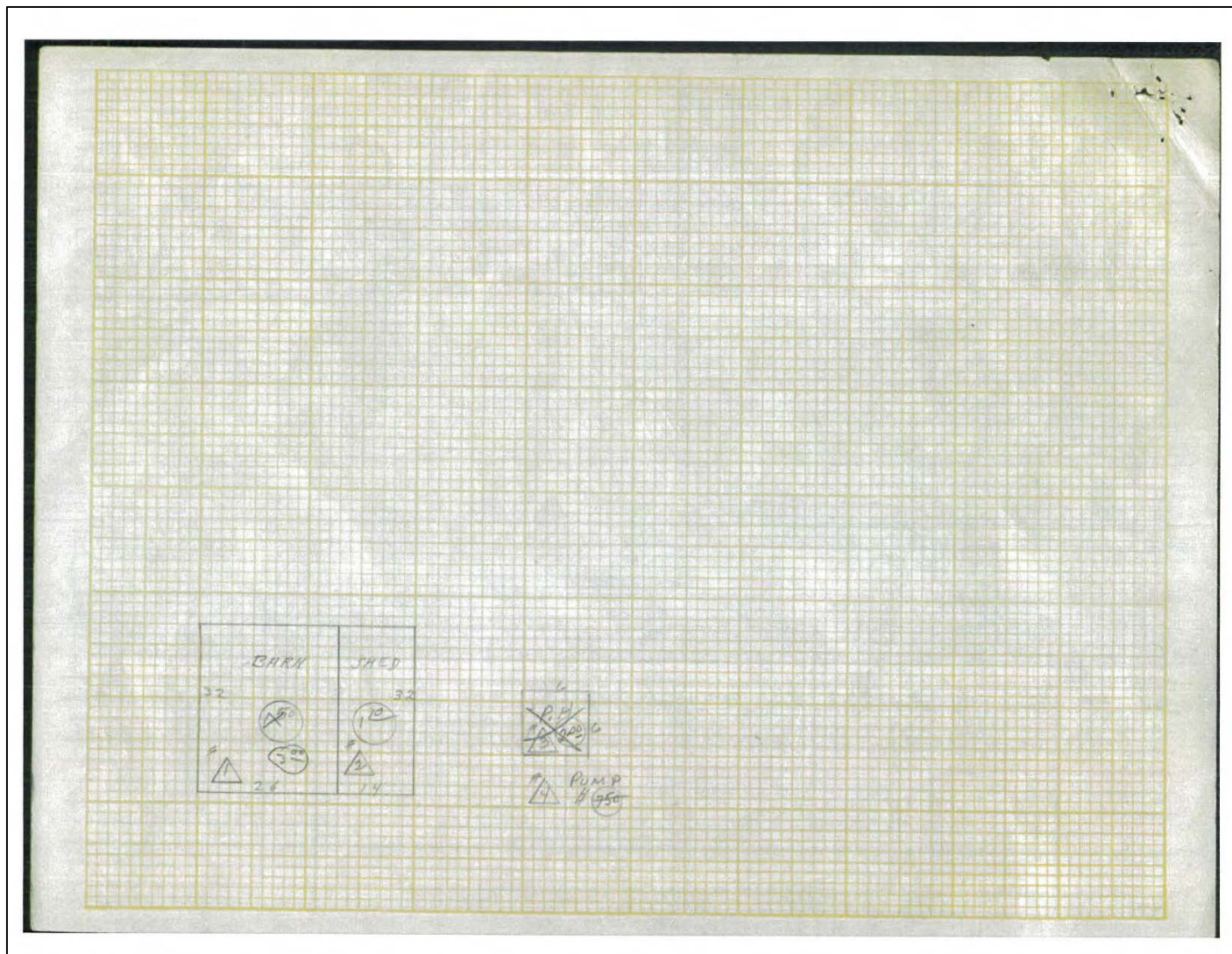
Page 40 of 46 *Resource Name or # (Assigned by recorder): Vanderham Property

*Recorded by: Ashley Losco, MSHP; Urbana Preservation & Planning, LLC

*Date: October 2020

☒ Continuation

☐ Update



Miscellaneous Building Record: 1053-101-01.

Source: San Bernardino County.

Trinomial:

☐ Update[illegible]

Source: San Bernardino County.

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial: _____

Page 43 of 46 *Resource Name or # (Assigned by recorder): Vanderham Property
*Recorded by: Ashley Losco, MSHP; Urbana Preservation & Planning, LLC
*Date: October 2020 ☒ Continuation ☐ Update

RESIDENTIAL BUILDING RECORD

1053-101-01
2-17-03-02
7
4 OF 56 SHEETS

ADDRESS: 7477 SCHAEFER AVE

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM & FINISH DETAIL											
Light	Sub-Standard	Frame 2 x 4-16	FL R/B	Sheds	Flat	K.T.	Forced	Floors	FLOOR FINISH	TRIM	INTERIOR FINISH								
D6.0 A	☒ Standard	☒ Sheathing	☒ Concrete Block	☒ Shingles	☒ Shed	☒ K.T.	☒ Forced	All	CEP A	OP	DW-PT ACU								
ARCHITECTURE	☒ Above Standard	☒ Concrete Block	☒ Shingles	☒ Shingles	☒ Shed	☒ K.T.	☒ Forced	All	CEP A	OP	DW-PT ACU								
USE TYPE	☒ Single	☒ Foundation	☒ Brick	☒ B-B	☒ Gutters	☒ Avg.	☒ Med.	Ent. Hall											
☒ Multiple Res.	☒ Concrete	☒ Floor Joist	☒ Adobe	☒ T-G	☒ Shingles	☒ Many	☒ Special	Living											
☒ -Down	☒ Piers	☒ 2nd "x6"	☒ Wood	☒ Street	☒ Eaves	☒ Boxed	☒ Open	Bed											
☒ -Up	☒ Sub Floor	☒ Concrete Slab	☒ Wood	☒ Street	☒ Eaves	☒ Boxed	☒ Open	Bed											
☒ B-B	☒ Stone	☒ Insulated Ceilings	☒ Alumn.	☒ Sliding	☒ Composition	☒ Many	☒ Special	Family											
☒ Motel	☒ Height 8"	☒ Insulated Walls	☒ Alumn.	☒ Sliding	☒ Composition	☒ Many	☒ Special	Rumpus											
☒ Units	☒ Light	☒ Heavy	☒ Insulated Walls	☒ Alumn.	☒ Sliding	☒ Composition	☒ Special	Adm.											
CONSTRUCTION RECORD	PERMIT	AMOUNT	DATE	EFFECTIVE YEAR	DEPRECIATION YEAR	AGE	NORMAL % GOOD	RATING (E,G,A,F,P)	Arch. Attr.	Func. Plan	Conform.	Storage Spec.	Workshop	Serv. Porch	Kitchen	Drain Bd.	Material	Lgth	Pl. Splash
25156	1000	19200	2-9-71	71	71	71	5855 100	G A A A											
							73 1	R55 99	G A A A										
							74 3	R55 98	G A A A										
							76 5	R55 96	G A A A										
							78 6	R55 95	G A A A										
BATH DETAIL																			
F.L. No. 11, Floors 11, Walls 11, Type 11, Grade 11, Shower 11, Finish 11																			
F.L. No. 11, Floors 11, Walls 11, Type 11, Grade 11, Shower 11, Finish 11																			
COMPUTATION																			
APPRaiser & DATE: 260/309 6-22-71, 200-6-14-72, 200-7-15-73, 154-12-10-75, 154-8-3-77, 460-4-16-89																			
Unit Area Unit Cost Cost Unit Cost Cost Unit Cost Cost Unit Cost Cost Unit Cost Cost Unit Cost Cost																			
Res 1234 10.26 12661 11.38 14043 12.51 15437 16.21 20003 1974 24359 36.44 44966																			
CCP 130 2.56 333 2.84 369 3.13 407 4.05 526 4.94 642 9.11 1184																			
Slab 680 .40 272 .40 272 .40 272 .70 476 .70 476 1.75 1190																			
Drainage 192 2.05 394 2.28 438 2.50 480 3.24 622 3.94 756 7.29 1400																			
AD 1234 600																			
APD Garage 528 3.49 1843 3.84 2027 4.25 2244 5.62 2967 5.81 3067 12.39 6542																			
Yd 200 200 200 400 600																			
TOTAL 16303 17949 17640 26105 31011 59984																			
NORMAL % GOOD 1970 100 1971 99 1973 98 75 96 77 95 76																			
R.C.L.N.D. 16303 17949 17640 26105 31011 59984																			

14 - 1648 - 111

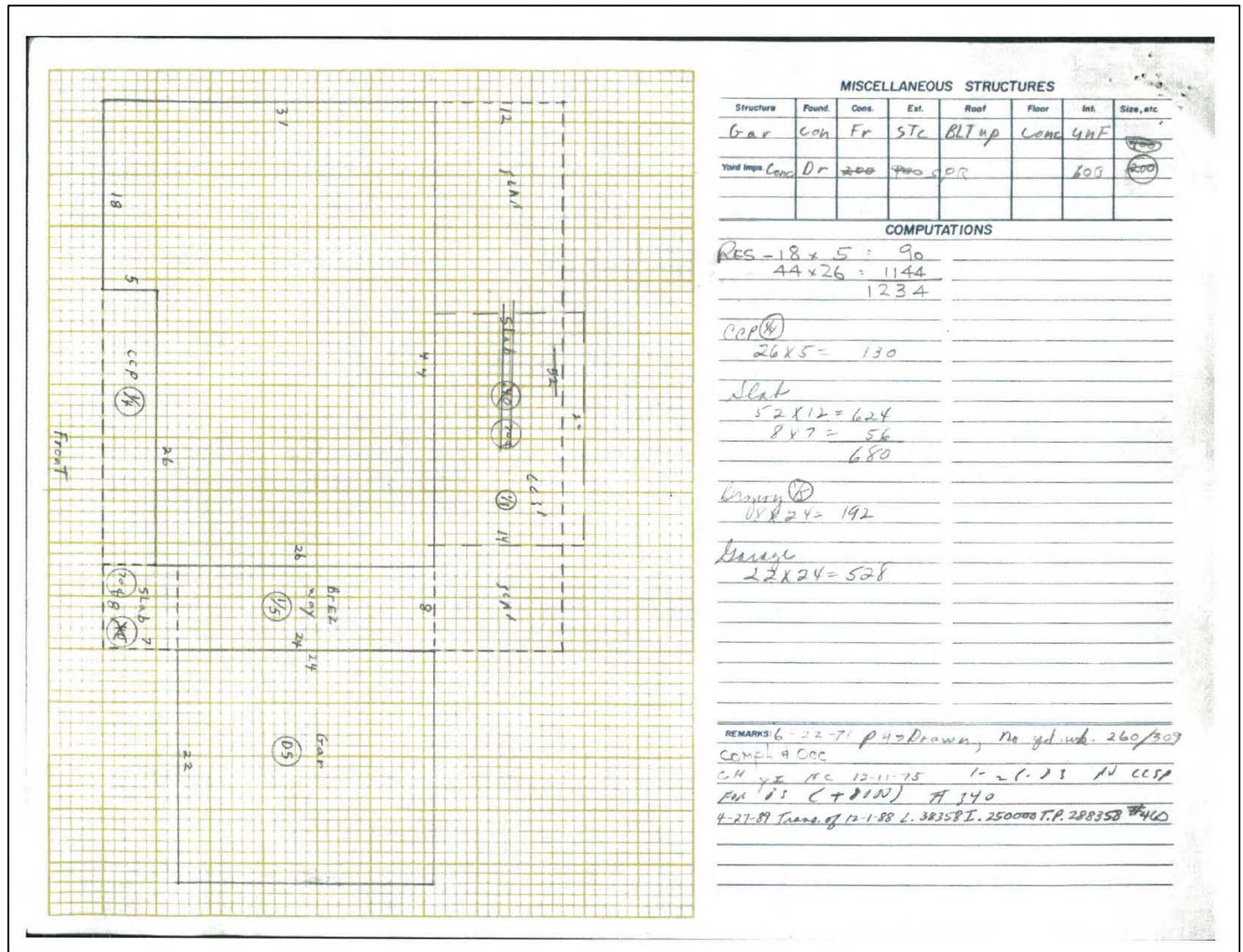
Residential Building Record: 7477 Schaefer Avenue / 1053-101-01.
Source: San Bernardino County.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial: _____

Page 44 of 46 *Resource Name or # (Assigned by recorder): Vanderham Property
*Recorded by: Ashley Losco, MSHP; Urbana Preservation & Planning, LLC
*Date: October 2020

☒ Continuation ☐ Update



Residential Building Record: 7477 Schaefer Avenue / 1053-101-01.
Source: San Bernardino County.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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HRI # _____
Trinomial: _____

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*Recorded by: Ashley Losco, MSHP; Urbana Preservation & Planning, LLC
*Date: October 2020 ☒ Continuation ☐ Update

VANDERHAM - LESSEE
CORRECTION

MISCELLANEOUS BUILDING RECORD

ADDRESS: 7477 SCHAEFFER DISTRICT: 7 PARCEL: 1053-101-01
27-021-05 SHEET 5 OF 56 SHEETS

BLDG. NO.	STRUCTURE	SIZE	FOUND.	WALL & EXTERIOR	ROOF		FLOOR & INTERIOR DETAIL	SECOND STORY or LOFT	YEAR BUILT	Est. Total Life Years
					Type	Cover				
1	MILK HSE	28 x 34	CONC.	CONC. TILT-UP	FLAT	COMP.	CONC. / CONC. FL.		71	R-30
2	MILK BARN	24 x 30	"	CONC.	"	"	"			
3	PRE-WASH	44 x 50	"	"	"	"	"			
4	DOMESTIC WATER	DWS	"	"	"	"	"			
5	PT-2600	"	"	"	"	"	"		71	
6	CORRALS	DWS	"	"	"	"	"			R-30
7	FLT WK-CONC	DWS	"	"	"	"	"			
8	GR/SHOP	100 x 60	CONC.	8" STREETS D/B 2 SIDES	SHED	G-1	CONC. UNIF. / AN. BEAMS	12' H.		
9	"	"	"	L. W. H. P. 2 SIDES OPEN	"	"	"			

25157 BARNETT 34000 2-8-71

COMPUTATION

APPRaiser-DATE		260/309		6-22 1971		3/0		5-16 1972		3/0		9-14-1973		154		12-11		1975		
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	
1	952	12.00	11424	100	11424	12.00	11424	96	10967	15.00	14280	89	12709	18.00	17136	83	14652			
2	1200	16.00	19200	100	19200	16.00	19200	96	18432	18.00	21600	89	17224	24.00	28800		23616			
3	2200	2.80	6160	100	6160	3.20	7040	96	6758	3.20	7040	89	6266	5.50	12100		9922			
4			5995	100	5995		5995	96	5755		5995	89	5336		6270		5141			
5			1000	50	500															
6	320	70.00	22400	100	22400		25600	96	24576		28800	89	25632		38400		31488			
7			3195	100	3195		3195	96	3067		3376	89	4499		7150		5863			
8	6000	25.00	15000	100	15000	2.50	15000	96	14400	2.50	14400	89	12816	4.50	27000		22140			
9							1520	96	1459		2520	89	2242		4390		3600			
TOTAL					1070	83874			1971	85414			1973	88724			75	115822		

APPRaiser-DATE		11-4		8-3		19-2-80		4-26		19-8-80		19		19	
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost
1	952	12.00	11424	75	12852	65.00	61880	50	30940						
2	1200	24.00	28800	75	21600	60.00	72000		36000						
3	2200	5.50	12100	75	9075	12.00	26400		13200						
4			9600	75	7245		9300		4650						
6			44800	75	33600		48000		24000						
7			2220	75	6615		18900		9450						
8	6000	4.50	27000	75	20250	5.90	35400		17700						
TOTAL			148316	77	111237		271880		135940						

Miscellaneous Building Record: 7477 Schaeffer Avenue / 1053-101-01.
Source: San Bernardino County.

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial: _____

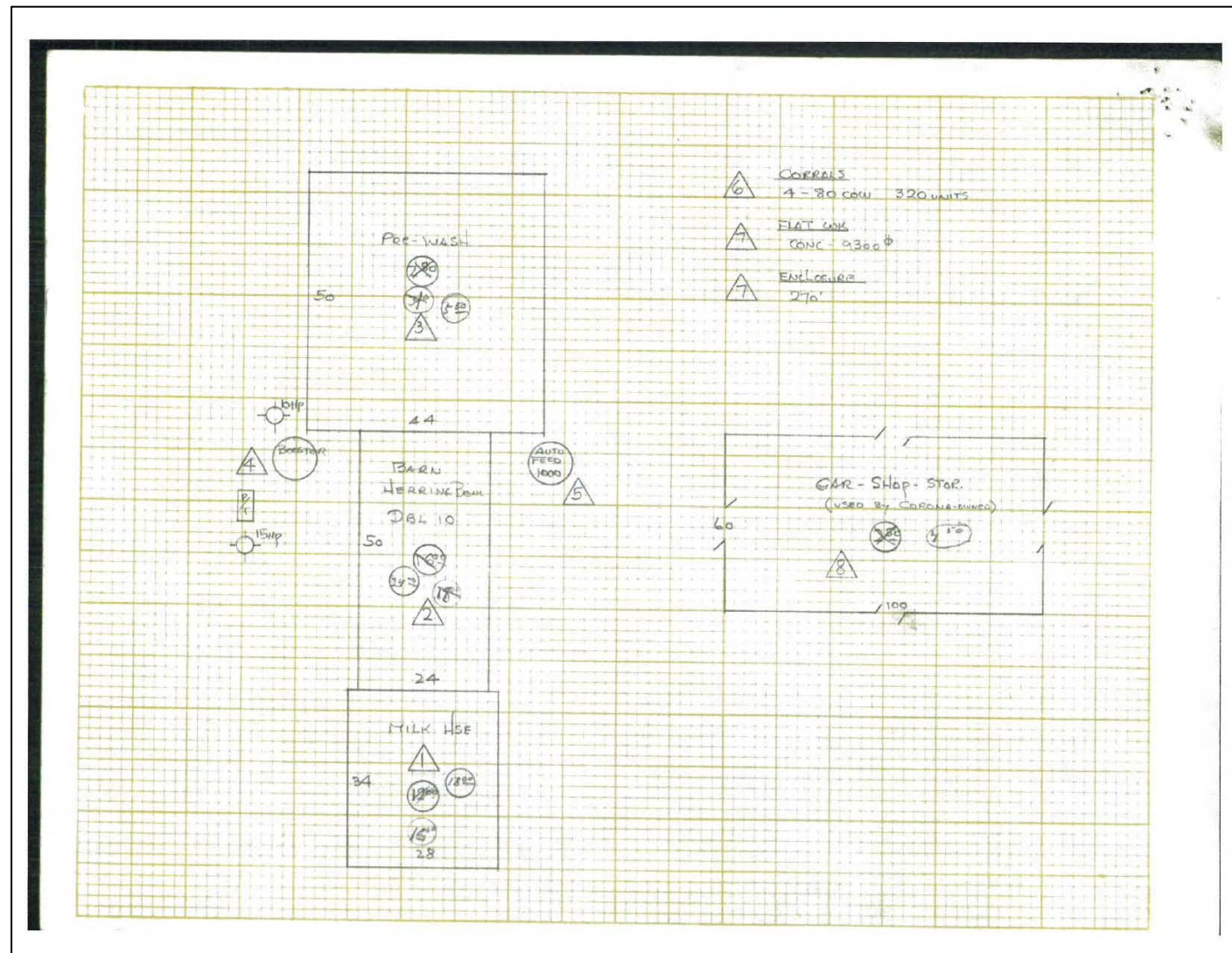
Page 46 of 46 *Resource Name or # (Assigned by recorder): Vanderham Property

*Recorded by: Ashley Losco, MSHP; Urbana Preservation & Planning, LLC

*Date: October 2020

☒ Continuation

☐ Update



Miscellaneous Building Record: 7477 Schaeffer Avenue / 1053-101-01.
Source: San Bernardino County.

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

Primary # _____
HRI # _____
Trinomial: _____
CRHR Status Code: 5B / 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 27 *Resource Name or #: (Assigned by recorder) Thommen Property

P1. Other Identifier: Not Identified

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Bernardino County *b. USGS 7.5' Quad: Ontario Date: 2018

T. 4 R of 4 of Sec. 1 B.M.

c. Address: Multiple City: Ontario Zip: 91762

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

e. **Other Locational Data:** The Thommen Property includes 1 parcel on 18.525 acres: 105309101. The property is located on Lots 8 and 9 in Section 17, all in Township 2 South, Rand 7 west, San Bernardino Base and Meridian, According to Map of Subdivision of Rancho Santa Ana Del Chino in the County of San Bernardino, State of California, recorded in Book 6 of Maps, page 15, records of San Bernardino County.

***P3a. Description:**

Located at 7345 Schaefer Avenue and 7365 Schaefer Avenue, the Thommen Property includes one residence designed in the Ranch style in 1964, a milking parlor constructed in 1961, and open grazing land. The property is set within the New Model Colony, an area that developed from the 22,000-acre Rancho Santa Ana Del Chino land grant. Granted in 1841, the land has historically been utilized for agricultural and cattle grazing purposes, with an increased emphasis on dairy farming beginning in the 1900s. Today the property and its environs are characterized by low density development and agricultural uses, primarily dairy farming.

See continuation sheet for additional information.

*P3b. Resource Attributes: HP2, HP4, HP32, HP33

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

P5b. Description of Photo: View southeast of 7365 Schaeffer Ave. dwelling north elevation taken from Schaefer Avenue.



*P6. Date Constructed/Age and Source:

☒ Historic 1961 / 1964

*P7. Owner and Address:

Southwood Limited
2201 Dupont Drive Suite 300
Irvine, CA 92612

*P8. Recorded By:

Ashley Losco, MSHP
Urbana Preservation & Planning, LLC
www.urbanapreservation.com

*P9. Date Recorded: October 2020

*P10. Survey Type: CEQA Review

*P11. Report Citation: Urbana
Preservation & Planning, LLC, Historical
Resource Survey – Proposed Schaefer
Avenue Storage Center Specific Plan,
October 2020.

*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):

***Resource Name or #** (Assigned by recorder) Thommen Property ***CRHR Status Code** 5B /6Z

Page 2 of 27

B1. Historic Name: Thommen Property B2. Common Name: Southwood Limited Property

B3. Original Use: Dairy Farm B4. Present Use: Dairy Farm

***B5. Architectural Style:** Ranch style dwelling with Milking Parlor

***B6. Construction History:** The Thommen Property was initially improved in 1930 with the construction of a 1,400 square foot single-family dwelling at 7345 Schaefer Avenue. Based on a 1947 and a 1960 aerial, a barn was located southwest of the dwelling and another unidentified structure was located in the eastern portion of the property. In 1961, the milking parlor was constructed east of the 1930 dwelling, and in 1964 a 2,400 square foot Ranch style dwelling was constructed east of the milking parlor and addressed as 7365 Schaefer Avenue. In 1976 and 1994 aerials, two small structures were constructed directly behind the dwelling and three pole structures behind the milking parlor. Between June 2004 and April 2005, the back section of the dairy parlor roof was removed. The pole structures were removed between April 2005 and December 2006, and between December 2006 and April 2007 the 1930 dwelling and barn were torn down.

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

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

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance:** **Theme** Post-1950 Scientific Large-Capacity Dairy / 1960s-1980s Ranch homes **Area** Ontario New Model Colony **Period of Significance** 1964 **Property Type** Dairy Farm **Applicable Criteria** NRHP / CRHR / City of Ontario

The 7345-7365 Schaefer Avenue property, currently owned by Southwood Limited and historically identified as the Thommen Property, contains one Ranch style dwelling and a milking parlor dating to 1964 and 1961 respectively. The property does not feature pole structures, silos, or other dairy or agricultural support structures. The 18-acre property does not meet the requirements of a post-1950s scientific large-capacity dairy and is therefore ineligible under that context. The dwelling, addressed as 7365 Schaefer Avenue, appears eligible for designation and inclusion on the Local Register under Local Register Criterion "d" for embodying the distinctive characteristics of the Ranch style in the New Model Colony between the 1960s and 1980s. Although the home is in need of basic maintenance, it exhibits the minimum characteristics of the Ranch style, with Northern European influences, and exhibits a high level of integrity. The dwelling additionally appears eligible as a contributing element to the potential New Model Colony / Chino Valley Dairy Historic District. For these reasons, the dwelling at 7365 Schaefer Avenue appear to meet the definition of an historical resource pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines. The dwelling is assigned a CRHR status code of 5B. The milking parlor associated with the property, addressed as 7345 Schaefer Avenue, appears to be individually ineligible and non-contributing. The milking parlor is assigned a CRHR status code of 6Z. **See continuation sheet for additional significance summary, and contextual and property specific history.**

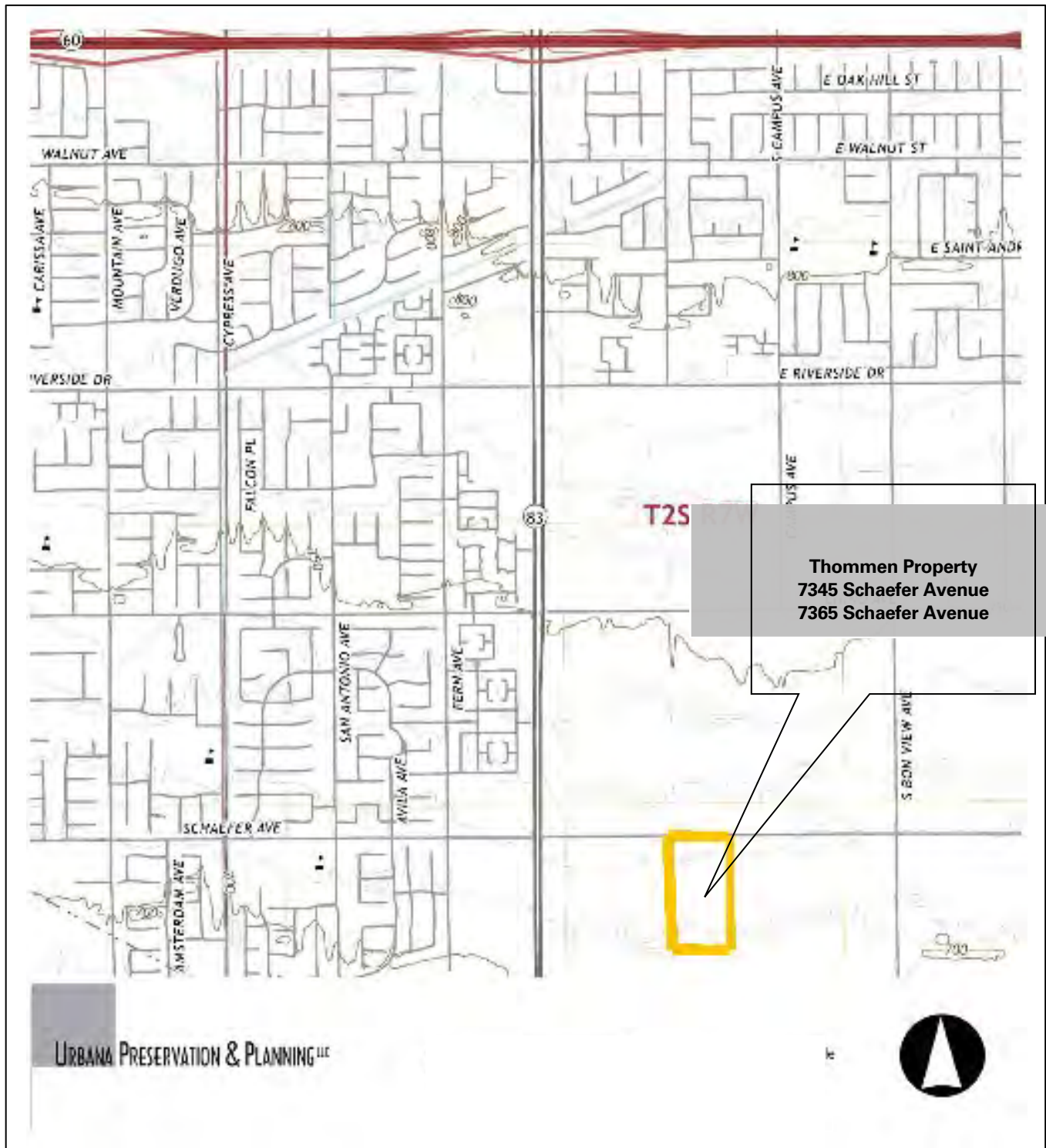
B11. Additional Resource Attributes: N/A

***B12. References:** "The City of Ontario's Historic Context for the New Model Colony," Galvin & Associates, September 2004.

B13. Remarks:

***B14. Evaluator:** Ashley Losco and Wendy L. Tinsley Becker; Urbana Preservation & Planning, LLC

***Date of Evaluation:** October 2020



Page 4 of 27 *Resource Name or # (Assigned by recorder): Thommen Property

*Recorded by: Ashley Losco, MSHP; Urbana Preservation & Planning, LLC

*Date: October 2020

☒ Continuation

☐ Update

***P3A: Description (continued):**

7365 Schaefer Avenue (105309101)

The parcel includes one single-family dwelling constructed in 1964 addressed as 7365 Schaefer Avenue and a milking parlor constructed in 1961 addressed as 7345 Schaefer Avenue. The milking parlor pre-dates the current dwelling because it was constructed for the original 1930 dwelling which was addressed as 7345 Schaefer Avenue and is no longer extant.

- o *7365 Schaefer Avenue* – The 7365 Schaefer Avenue dwelling is a one-story Ranch style building with a L-shaped plan and a detached garage connected to the dwelling by a covered walkway. The dwelling sits east of the milking parlor with open fields between the dwelling and the adjacent Inland Harbor.com LLC property to the east. The dwelling has a cross-gable roofline with overhanging boxed eaves and composition shingles. The dwelling is clad in stucco siding painted an off-white color and brown accent trim. There are brick planters around the perimeter of the dwelling and garage. The front (north) elevation of the dwelling faces Schaefer Avenue. The entrance is centered along the front elevation and is recessed back into the volume of the dwelling creating a small porch entry. The entrance has a single-entry door with concrete steps and a metal railing to the east of the door. A decorative turned wood porch post extends up from a brick planter box to the front gable. Along the front elevation are several window variations: a boxed bay with shiplap siding and two wood sash windows framed together by louvered shutters, a fixed pane corner window with accompanying wood sash units and louvered shutters extending to the west elevation, a large picture window with one wood sash unit and louvered shutters on each side, and a set of wood sash windows with louvered shutters. Within the front gable are two small decorative wood sash windows with small louvered shutters above a small wood faux, decorative balcony. The detached garage is square in plan and clad in stucco siding painted off-white. The garage has a cross-gable roof with overhanging boxed eaves with scalloped edges. Within the north elevation side gable facing Schaefer Avenue is horizontal board siding. The north elevation also has two sets of wood sash windows with louvered shutters. Two aluminum tilt-up garage doors are located on the west elevation. Based on the *City of Ontario's Historic Context for the New Model Colony Area*, the 7365 Schaefer Avenue dwelling meets the minimum characteristics of a 1960s-1980s Ranch style residence and retains a high level of integrity. The building is found individually eligible under City of Ontario Criterion d for embodying the distinctive characteristics of the Ranch style with Northern European influences.
- o *Milking Parlor* – To the west of the 7365 Schaefer Avenue dwelling is a milking parlor constructed in 1961 addressed as 7345 Schaefer Avenue. The parlor is rectilinear in plan and extends south into the property's grazing land. The building is clad in stucco painted an off-white color. The front (north) elevation faces Schaefer Avenue and accesses the road by a concrete curved driveway, a character-defining feature of the Post-1950 Scientific Large-Capacity Dairies in Ontario and Chino. The parlor has a front-gable roof with composition shingles. The front elevation has a shed roof extension across the elevation creating almost a hipped roof appearance. Within the gable is an old rectangular sign now covered in stucco. The entrance and windows throughout the property are boarded up. The property as a whole does not exhibit the minimum characteristics of a Post-1950 scientific large capacity dairy property. The property is missing minimum characteristics and possesses a low level of integrity.

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*Recorded by: Ashley Losco, MSHP; Urbana Preservation & Planning, LLC
*Date: October 2020

☒ Continuation

☐ Update



View southeast of the 7365 Schaefer Avenue dwelling and garage.
Source: Urbana Preservation & Planning, LLC.



View southeast of the 7365 Schaefer Avenue dwelling and garage.
Source: Urbana Preservation & Planning, LLC.

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*Recorded by: Ashley Losco, MSHP; Urbana Preservation & Planning, LLC
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☒ Continuation

☐ Update



Close-up view of the façade showing the wood sash windows, faux balcony, brick planters, and turned wood porch post.
Source: Urbana Preservation & Planning, LLC.



Close-up view of the garage showing the wood sash windows, shutters, scalloped edges, and brick planters.
Source: Urbana Preservation & Planning, LLC.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #

HRI #

Trinomial:

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*Recorded by: Ashley Losco, MSHP; Urbana Preservation & Planning, LLC
*Date: October 2020

☒ Continuation

☐ Update



View south of the 1961 milking parlor's north (front) elevation.
Source: Urbana Preservation & Planning, LLC.



View southwest of the east and north elevations of the milking parlor, now abandoned.
Source: Urbana Preservation & Planning, LLC.

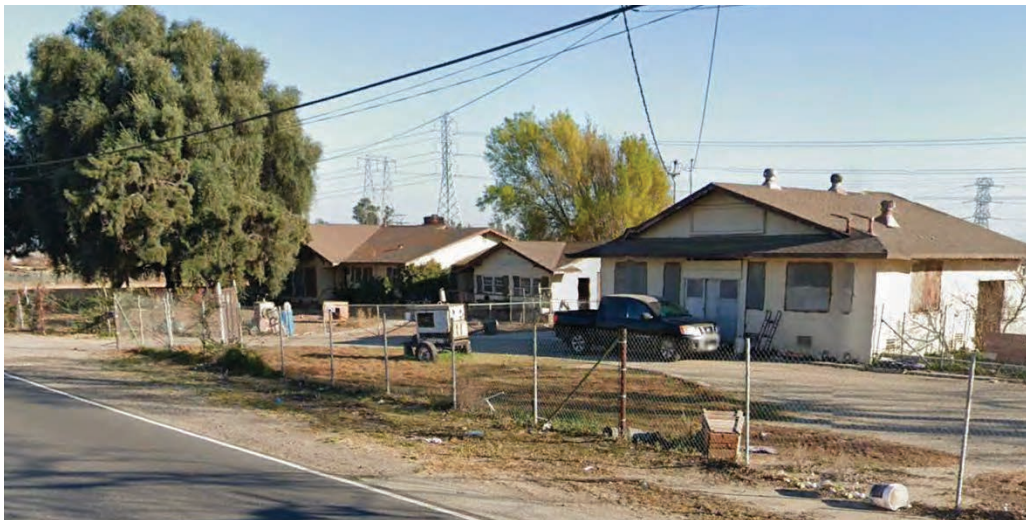
Page 8 of 27 *Resource Name or # (Assigned by recorder): Thommen Property
*Recorded by: Ashley Losco, MSHP; Urbana Preservation & Planning, LLC
*Date: October 2020

☒ Continuation

☐ Update



View southeast of the west and north elevations of the milking parlor.
Source: Urbana Preservation & Planning, LLC.

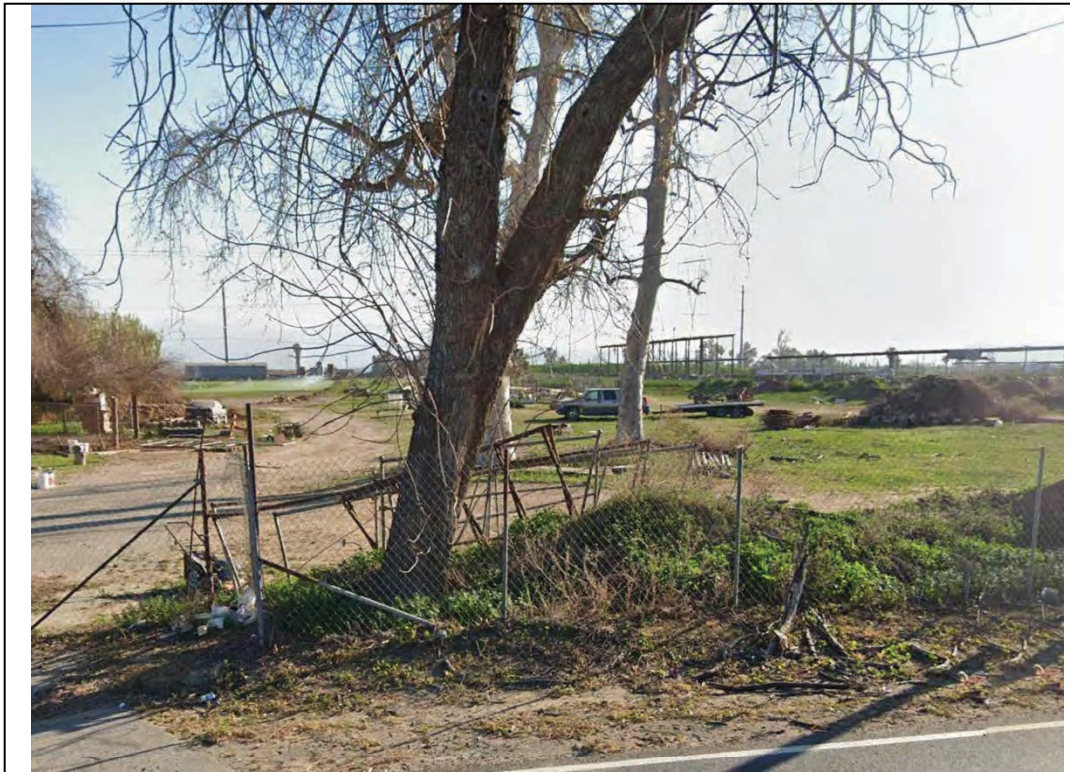


View southeast of the 7365 and 7345 Schaefer Avenue dwelling and milking parlor, respectively.
Source: Google Earth Pro.

Page 9 of 27 *Resource Name or # (Assigned by recorder): Thommen Property
*Recorded by: Ashley Losco, MSHP; Urbana Preservation & Planning, LLC
*Date: October 2020

☒ Continuation

☐ Update



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State of California - The Resources Agency
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Primary #

HRI # _____

Trinomial: _____

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*Recorded by: Ashley Losco, MSHP; Urbana Preservation & Planning, LLC

*Date: October 2020

☒ Continuation

☐ Update

***B10. Significance (continued):**

New Model Colony Historic Context

Per the *City of Ontario's Historic Context for the New Model Colony Area*, the County of San Bernardino designated 14,000 acres of agricultural land as the San Bernardino County Agricultural Preserve in 1967. The Preserve, located in the Chino Valley in the southwest area of San Bernardino County, was protected by Williamson Act contracts and the 1965 Land Conservation Act, and evolved into a world-class dairy center by 1980. By the 1990s, farmers within the Preserve were pressured to relocate their dairies as dairy operation costs and demand for housing increased. In 1999, the City of Ontario annexed 8,200 acres and named the area *New Model Colony* after the original *Model Colony of Ontario* established in 1882. **Two historic contexts, "Post-1950 scientific, large-capacity dairy properties" and "Ranch style houses," are applicable to the survey area.**

Post-1950 scientific, large-capacity dairy properties: The historic context for post-1950 scientific, large-capacity dairies coincides with the third phase of dairy farming, with a period of significance between 1950-1969. In this period, the introduction of scientific feeding and breeding resulted in larger herds and more productive operations. The average size of a property associated with this context was 40 acres or more, and included one or more large residences, an attached garage, milking parlor, numerous pole structures, and a large expanse of open space. The majority of residences were designed in the Ranch architectural style with a matching milking parlor, and a property may have included additional smaller residences to house hired workers. Additional residences were sited on either side of the milking parlor and designed and painted in the same color scheme. The milking parlors were designed in the herringbone style, a new milking parlor design in which stalls were placed at an angle and slight elevation to utilize space more efficiently and eliminate a worker's need to kneel, saving labor and time. The properties featured a circular driveway in front of the milking parlor and typically included designed landscaping. Additional dairy facilities associated with a property, including pole structures, silos, etc., were laid out behind the milking parlor in a perpendicular or parallel fashion.

The **minimum characteristics** required to identify a post-1950 dairy property are: at least one residence dating to the period of significance, designed in the Ranch architectural style with little alteration; a large "herringbone style" milking parlor designed in the Ranch style; a circular driveway; numerous geometrically spaced rows of pole structures and related dairy facilities; and a vast expanse of open space to the rear of the property. A property may include multiple large residences and a few smaller workers' residences.

A post-1950 dairy property exhibiting **high integrity** exhibits the minimum characteristics. The property must include one large residence and a milking parlor designed in the Ranch style and dating to the period of significance. Additional residences may have been constructed prior to 1949. Individual elements will possess high integrity of location, design, setting, association, feeling, materials, and workmanship individually, and the property will possess high integrity as a whole. Buildings and structures will retain their original uses. If abandoned, they should clearly depict their original operational uses.

A post-1950 dairy property exhibiting **moderate integrity** exhibits the minimum characteristics. The property must include one residence and a milking parlor designed in the Ranch style and dating to the period of significance. Additional residences may have been constructed prior to 1949. The property will possess original location and physical relationships, though the individual elements may have lost some historic integrity. The property conveys historic association with a post-1950 dairy property but has a few minor alterations.

A post-1950 dairy property exhibiting **low integrity** does not exhibit the minimum characteristics. One or more of the characteristics is missing, and the majority of buildings do not date to the period of significance. The property and individual resources lack integrity of location, design, setting, association, feeling, materials, and workmanship. The property no longer conveys historic association with a post-1950 dairy property.¹ The majority of dairy properties in the New Model Colony study area are associated with the "Post-1950 scientific, large-capacity dairy properties" context.

Ranch style houses: The historic context for Ranch style houses includes three distinct phases: pre-1959, 1960-1980, and post-1980. Originating in the mid-1930s in California, the Ranch style gained popularity during the 1940s and became the dominant style throughout the county during the decades of the 1950s and 1960s. Loosely inspired by the early Ranchos of the post-mission period that dotted the landscape of the Rancho Santa Ana del Chino, several local building magazines featured ranch style homes and building plans in the 1950s-1960s, and local builders and architects utilized large lots to design and construct large, rambling plans. The majority of large Ranch style houses in the New Model Colony area date to the 1960s, demonstrating the higher income levels associated with the mechanization and industrialization of dairy operations.

The **minimum characteristics** required to identify a Ranch style residence include: single-story, expansive, horizontally-emphasized rambling footprint; low-pitched gabled, hipped or intersecting gable roof with expansive overhanging open or boxed

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eaves; wood shingle roof; "U," "L," or "S"-shaped plan; attached garage, breeze port, or covered walkway; wide prominent chimney; integral or recessed front porch; concrete slab foundation; large picture windows; plain post porch supports; wide entry doors or French style paneled front entry door; sliding glass doors sited at rear of residence; and an emphasis on outdoor space via an orientation of windows toward a rear patio area. The residence must exhibit the majority of the minimum characteristics in addition to character-defining features specific to each period.

Character-defining features of the **pre-1959 Ranch** style include: wood single roofs with wide overhanging eaves and wood-cased multi-light windows; square or diamond pattern lights on the windows; glazed and paneled doors; a single-width entry door; a combination of siding materials such as horizontal wood siding and stucco with a contrasting treatment along the footing of the main façade; small square rooftop cupolas projecting from the gable line; small projecting rectangular bays on main façade; and a multi-light picture window or large picture window.

Character-defining features of the **1960s to 1980s Ranch** style include: asbestos shingles, asphalt singles, or a composition roofing material; aluminum-cased sliding windows; a large picture window; attached two-car garage; plain metal or wood post porch supports; concrete slab front porch located under a long, narrow shed roof attached to the principal roof or recessed within the central bay of the building; homogenous exterior surface; the use of stone or masonry; arch patterns along walkways; main entry and window surrounds; stylized double doors with ornate panes; glazing and ornamental oversized hardware; and horizontally arranged aluminum siding windows sheltered by an expansive low-pitched gable or cross-gable roof.

Character-defining features of the **post-1980 Ranch** include: a clay tile roof; larger floor plan; split-level; contemporary and shed-building styles; diagonal siding; wide board trim; window surrounds; and false half-timbering, Spanish Colonial Revival influences.

A Ranch style exhibiting **high integrity** exhibits the minimum characteristics. The property maintains at least 90% of its original exterior features and must retain the essential features that were part of the original design intent. The property retains its original use. If it is abandoned, the original use is evident due to a lack of alterations. The property retains integrity of location, design, setting, association, feeling, materials, and workmanship.

A Ranch style exhibiting **moderate integrity** exhibits the minimum characteristics. The property maintains at least 50% of its original exterior features. The property may have a few minor alterations but continues to convey its historic association. The property retains integrity of location, design, feeling, association, and the majority of its workmanship and materials.

A Ranch style exhibiting **low integrity** does not exhibit the minimum characteristics. The property does not maintain at least 50% of its original exterior features, and the major features of the residence have been altered or replaced. The property does not retain integrity of location, design, setting, association, feeling, materials, and workmanship, and is no longer being used as its original purpose.²

History of the Subject Property and its Environs

The subject property is bounded by Schaefer Avenue to the north and adjacent dairy farms to the south, east, and west. According to the San Bernardino County Assessor records online, a dwelling was constructed on the property in 1930. A 1935 aerial shows the dwelling at the far northwest corner of the property with open farmland behind the building. A 1947 and a 1960 aerial show a barn southwest of the dwelling and an unidentified structure on the property to the east of the dwelling. In 1961, the dairy parlor was constructed east of the 1930 dwelling, and in 1964 the existing Ranch dwelling, now addressed as 7365 Schaefer Avenue, was constructed east of the milking parlor. A 1976 and a 1994 aerial show the dairy barn southwest of the dwelling, two new small structures directly behind the dwelling, the 1961 dairy parlor, the 1930 dwelling, the 1964 dwelling, and three pole structures behind the milking parlor. 2003 was the last year the property was used as a dairy farm as a 2003 Google Earth aerial is the last aerial showing cows on the open grazing land. Between June 2004 and April 2005, the roof of the dairy parlor was removed, and the pole structures were removed between April 2005 and December 2006. Between December 2006 and April 2007, the 1930 dwelling was torn down.

The property collectively termed herein as the "Thommen Property" (APN 105309101) was initially owned by John R. and Mattie L. Hutchinson who sold the property to George W. and Birchie Bird in July 1919.³ As an occupation, Mr. Bird built oil well derricks throughout California, particularly in the Richfield oil district in Placentia, CA. Mr. and Mrs. Bird owned and operated a ranch at the subject property and commissioned the 1930 dwelling, which is no longer extant. In 1934, the property was passed from the Birds to three trustees: Willard D. Ellis, Walter C. Dean, and Charles Parker.⁴ Ellis and Parker were removed as trustees from the property in 1935 and replaced by Frank R. Hodgson and H.W. Browning.⁵ In 1940, the trustees sold the rights to the property to the Federal Farm Mortgage Corporation (FFMC) after defaulting on the property's mortgage.⁶ The FFMC sold the property to George W. and Mary H.S. Myers in 1941, who sold the property back to the corporation that same year.⁷ At the end of 1941, the FFMC sold the property to Richard J. and Iris Jeffrey Behrens.⁸ Behrens was a farmer who grew rye on the subject property. Behrens sold the property in 1960 to

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Alice and Fritz Thommen.⁹ Before moving to Ontario, Fritz and Alice Thommen immigrated to the United States in 1924 from Switzerland with their five children: Margaret, Heidi, Louise, Frederick, and Rose. In the 1940 census, the family was listed living in Downey, CA, and Fritz was working as a milker. According to the 1940s and 1950s voter registrations and directories, Mr. and Mrs. Thommen were living in Bellflower, CA before moving to Ontario in 1960. They most likely moved to the area to own their own dairy, constructing the 1961 milking parlor and the 1964 Ranch style dwelling. Mr. and Mrs. Thommen most likely rented the 1930 dwelling to ranch hands and workers on the property, which was common on Ontario dairy farms. In 1985, Fritz Thommen passed away and ownership passed to Alice Thommen, the Alice M. Thommen Trust, and Rose Thommen in 1987. Alice owned the subject property until 2003 when it was sold to Southwood Limited.¹⁰

The City of Ontario's Historic Context for the New Model Colony Area emphasizes the importance of Dutch and Portuguese immigrants and their impact in establishing dairy operations in the New Model Colony area. The Dutch (and Portuguese) helped to modernize the dairy industry from free ranging dairy herds to dry-lot dairying that resulted in a quasi-factory setting. Dutch milkers had been familiar with the corralled or dry-lot methods and brought their knowledge of specialized dry-lot farming to the Los Angeles dairy industry, thereby countering the need for the expensive import of milk from the San Joaquin Valley. The Thommen family are not Dutch or Portuguese, but they demonstrate the important impacts of immigrant history to the area and on dairy farming practices. They were a part of a wave of migrants to the area who brought new and modern practices to the area.

Significance Conclusions

The Thommen Property is a dairy property first improved in 1930 and subsequently altered to the present. The property includes one Ranch style residence constructed in 1964, a herringbone style Milking Parlor constructed in 1961, a poorly maintained circular driveway, and open grazing land. The property as a whole does not meet the minimum characteristics of a Post-1950 Scientific, Large-Capacity Dairy and as such has not been identified as a contributing element of the New Model Colony / Chino Valley Dairy District. The property falls within the period of significance for the district, 1915-1975, but it does not possess a high degree of integrity to be included as a contributing element to the district. The property as a whole does not possess all of the main characteristics of a post-1950 scientific, large capacity dairy property: the pole structures and associated auxiliary buildings have been removed; the original 1930 dwelling, later used as ranch worker housing, was demolished between 2006 and 2007; the circular driveway is in poor condition and barely visible on one side; the milking parlor was not constructed with the existing 1964 dwelling and does not exhibit the same style or characteristics; and, the milking parlor is abandoned with boarded up windows and entrances. Sections of the milking parlor roof are missing, and it does not retain its associated pole structures. The property as a whole is not found eligible; however, the 1964 dwelling at 7365 Schaefer Avenue meets the minimum characteristics of a 1960s-1980s Ranch style residence and is found individually eligible under the City of Ontario's Criterion "d" for embodying the distinctive characteristics of the Ranch style with North European influences and is a contributing element to the New Model Colony / Chino Valley Dairy District.

Within the *City of Ontario's Historic Context for the New Model Colony Area*, the dwelling meets the minimum characteristics of a "1960s-1980s Ranch Dwelling". As the building was constructed in 1964, it is an early example of the style expressing wood sash windows, wood shutters, and gable edges, rather than the aluminum casement units seen in 1970s-1980s Ranch dwellings, which are more common in Ontario. The building also exhibits high integrity and maintains at least 90% of its original exterior features from the original design intent. The dwelling is also a rare example of a Ranch style dwelling expressing Northern European influences from the Dutch / Northern European dairymen immigrating to Ontario to operate dairy farms and constructing the associated Ranch style dwellings. According to the Historic Context, those features include a faux balcony, scalloped barge board or frieze, window boxes/ledges, and turned porch support.¹¹ The 2004 *City of Ontario's Historic Context for the New Model Colony Area* includes photos of the subject property as an example of the 1960s Ranch style and as an example of a Ranch style expressing the Northern European architectural influences.¹² At that time, the home appeared to be in excellent condition with regular maintenance measures in place. These photos are included on the following pages. Compared to the 133 identified Ranch style dwellings in the Historic Context, the dwelling is one of only nine dwellings in the area identified as potentially eligible or maintain an association with the 1960s-1980s Ranch style context and express the Northern European influences and maintains a higher degree of integrity. Most of the Ranch style buildings on the City's list are examples of the 1970s-1980s Ranch dwellings with aluminum sliding sash windows, such as 8025 Schaefer Avenue and 14333 Walker Avenue. While some of these buildings may be eligible for the 1970s Ranch style, the subject property is one of the only early 1960s examples of the style with Northern European influences.

Therefore, the 1964 dwelling at 7365 Schaefer Avenue is found individually eligible under the City of Ontario's Criterion d for embodying the distinctive characteristics of the Ranch style with North European influences (Municipal Code Article 26 Section 9-1.2615).¹³ The

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Ranch architectural style was popularized in the United States from 1935 to 1975. The style originated in Southern California in the mid-1930s loosely inspired by the early Ranchos of the post-mission period in California. These dwellings were low to the ground to emphasize a connection between the dwelling and its surroundings. They also expressed a wide veranda on an inner courtyard which was the main source of family interaction. The Ranch style is believed to have been popularized by the architect/builder, Cliff May, in San Diego and Los Angeles. The style began to gain popularity throughout the United States after World War II when the FHA mandate for small Minimal Traditional houses was lifted. The style was at its height of popularity during the 1960s and 1970s and was the most popular residential style during that time. Typically, the houses were seen in suburban tracts and large developments. The Ranch style houses in Ontario and the Chino Valley are rare examples of Ranch houses utilized for the purpose of ranching and agricultural farming. The subject property expresses the character-defining features of the Ranch style:

- Broad, low to the ground one-story shape,
- Low-pitched roof with moderate roof overhang,
- Asymmetrical façade,
- Front entry located off-center and sheltered under main roof of house,
- Partial width porch at entry,
- Different wall-cladding materials,
- Large picture window,
- Corner window,
- Wood shutters; and,
- Long-low masonry planters with horizontal emphasis.¹⁴

Although the 7365 Schaefer Avenue dwelling requires maintenance, the dwelling possesses a high degree of integrity and is able to express the 1961 Ranch style intent. The building remains in its original location on Parcel No. 105309101 in the City of Ontario / the Chino Valley of Southern California and has not been moved since the 1964 date of construction. Since 1964, the surrounding environs around the subject property have consistently been utilized for agriculture purposes and dairy farming. The properties are defined by single-family dwellings, ancillary farming buildings, and large tracts of open grazing/farmland. In the last 20 years, the setting around the subject property has changed slightly with the construction of low-density housing developments west of the subject property and Euclid Avenue. However, the setting directly surrounding the dwelling has not changed. The dwelling retains integrity of **location** and **setting**.

Based on building records and reconnaissance level survey, the 7365 Schaefer Avenue dwelling retains its original materials and design from the 1964 date of construction. The building retains its original double hung wood sash windows, wood shutters, screens, picture window, boxed bay with board siding, corner window with sash and fixed units, faux wood balcony, turned wood porch post, brick planters along the perimeter of the dwelling, and horizontal board siding in the gable of the garage. The stucco siding has most likely been replaced since 1964, but it was replaced in-kind and matched the original style of the dwelling. Only two known changes were identified during the course of historic research. The original wood gate between the garage and the dwelling was removed and replaced, and the original wood shingle roof was replaced with asbestos shingles, both at an unidentified time. Both alterations are reversible according to the *Secretary of the Interior's Standards*.¹⁵ With few alterations, the dwelling is still able to express its original Ranch style design. No known changes were made to the original form, space, structure, L-shaped plan, or Ranch style since the 1964 date of construction. The garage remains unaltered, and its relations to the dwelling remains the same. The dwelling also still expresses the Northern European design influences. The building retains integrity of **materials** and **design**.

As the dwelling still retains its original materials and design, the building is able to express the original workmanship of the unidentified architect/builder. The dwelling still retains the feeling of a 1960s Ranch style dwelling constructed in the Chino Valley for the purposes of dairy farming. Through the Northern European architectural influences, it still expresses the feeling of the Northern European families immigrating to the Chino Valley and establishing the area as their permanent home. The dwelling retains integrity of **workmanship** and **feeling**.

The 7365 Schaefer Avenue dwelling is not associated with any significant individuals or events. Upon further study of the Thommen family and identification of any significant contributions, the dwelling could be associated with the Thommen family. However, currently the building does not retain integrity of **association**.

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Scalloped
Barge Board



2004 City of Ontario's Historic Context for the New Model Colony Area image of dwelling showing Northern European Architectural influences.



Turned porch
support

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Scalloped
Barge Board



Window ledges

2004 City of Ontario's Historic Context for the New Model Colony Area image of dwelling showing Northern European Architectural influences.

Scalloped
Barge Board



Window ledges

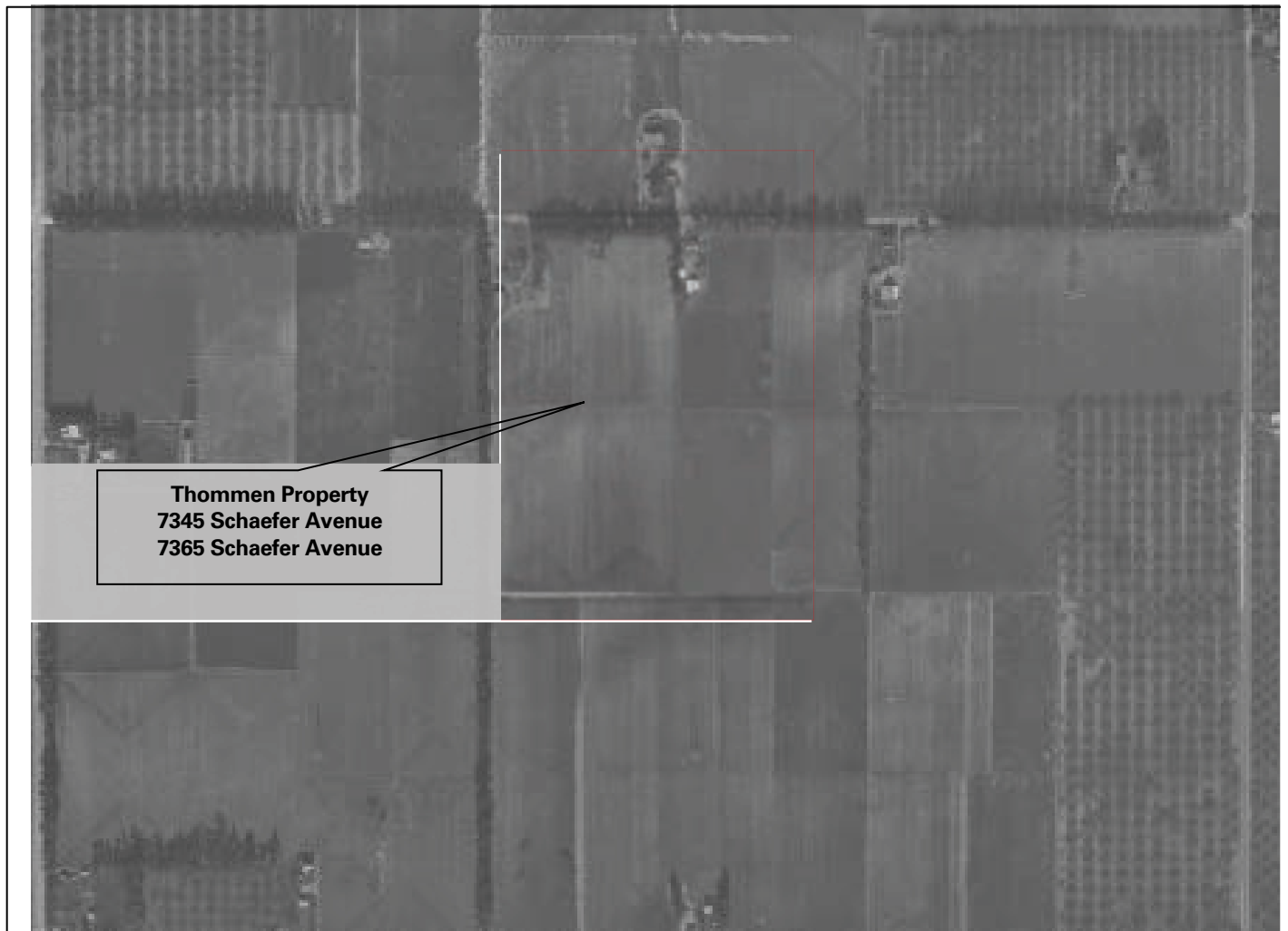
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1947 Aerial View. Survey area / project boundary delineated in red.
Source/Citation: UC Santa Barbara Frame Finder.

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1960 Aerial View.

Source / Citation: UC Santa Barbara Frame Finder.

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1976 Aerial View.

Source / Citation: UC Santa Barbara Frame Finder.

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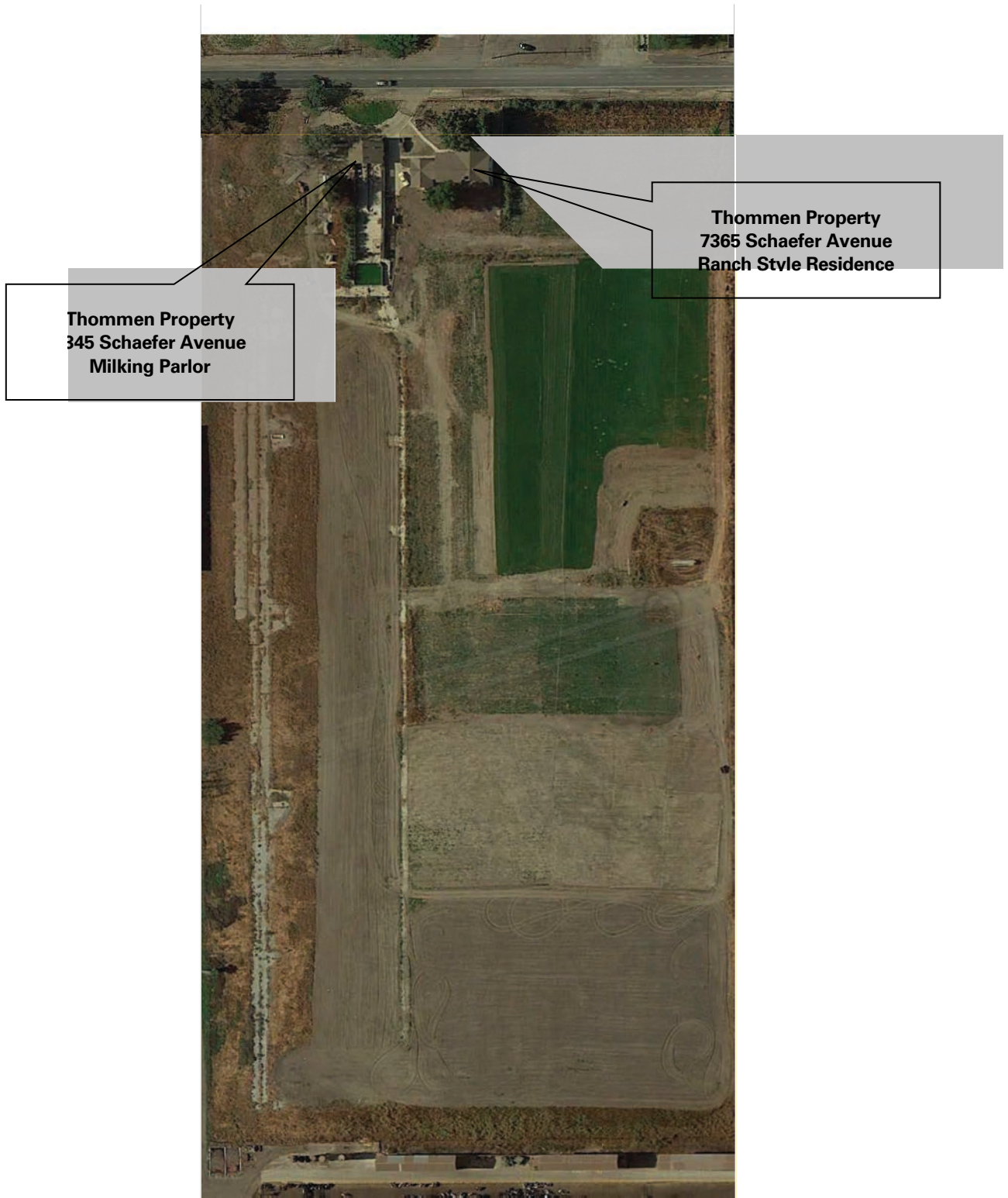
1994 Aerial View.

Source / Citation: Google Earth.

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DEPARTMENT OF PARKS AND RECREATION
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CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL																								
D4C		Light	Frame	Stucco on	Flat 4/12	Wiring	Heating	FLOORS		FLOOR FINISH		TRIM		INTERIOR FINISH																		
ARCHITECTURE		Standard	Sheathing	Siding	Gable 4/12	Conduit	Forced	1	2	Material	Grade	Trim	Walls	Ceilings																		
Above-Standard		Concrete Block	Concrete Block	Shingles	Shed 4/12	Cable <td>Gravity <td>Hardwood</td> <td>1</td> <td>2</td> <td>EST</td> <td></td> <td></td> <td></td> </td>	Gravity <td>Hardwood</td> <td>1</td> <td>2</td> <td>EST</td> <td></td> <td></td> <td></td>	Hardwood	1	2	EST																					
Stories		Special	8x8 T&G	Shingles	Cut Up	Few	Hot Unit	Ent. Hall																								
USE TYPE		FOUNDATION	Adobe	Shingles	Dormers	Avg	Floor Unit	Living																								
Single		Concrete	Floor Joist	Shingles	Gutters	Many	Zone Unit	Dining																								
Double		Reinforced	2x4 "x" "x"	Shingles	Shingle	Plumbing	Oil Burner	Bed																								
Duplex		Brick	Sub Floor	Shingles	Shake	Fixtures	Water Heater	Bed																								
Apartment		Wood	Insulated Ceilings	Shingles	Tile	Water Heater	N.B.T.U.																									
Flat		Piers	Steel Sash	Shingles	Composition	Automatic	Fireplace	Kitchen																								
Court				Shingles	Composition	Automatic	Fireplace	Drain Bd.																								
Motel				Shingles	Composition	Automatic	Fireplace	Material																								
CONSTRUCTION RECORD		PERMIT	AMOUNT	DATE	EFFEC. YEAR	APPR. YEAR	AGE	REMAINING LIFE	TABLE	%	COND.	ARCH.	FUNC.	PLAN.	CON.	STORAGE SPACE	NOV.	FL.	NO.	FINISH	WALLS	NO.	LA.	TUB	DR.	TYPE	GRADE	ST.	DT.	ED.	FINISH	
					20	76	48		SR50	51																						
COMPUTATION		UNIT	AREA	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	
		Res	1408	1240	17457																											
		Cup	256	80	204																											
		W&P (G)	136	827	1125																											
		Bar DO3	600	476	2856																											
TOTAL					21644																											
NORMAL % GOOD					77	51																										
R.C.L.N.D.					11038																											
PA 1892-10M-9-58					185000																											

Residential Building Record: 7345 Schaefer Avenue / 1053-091-01.
Source / Citation: San Bernardino County.

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MISCELLANEOUS STRUCTURES							
Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
GAR.	CON.	FRMS	WISC	GABLE	WISC	W.C.	10' x 12'

COMPUTATIONS	
RES.	GAR.
24 x 7 = 168	30 x 12 = 360
22 x 13 = 416	
10 x 16 = 640	Area Inf.
23 x 8 = 184	1408 1408
1408	186 186
	1844 1844
C.V.P.	
25 x 8 = 200	
8 x 7 = 56	
256	
W.C.P. (8' x 6')	
17 x 8 = 136	

Remarks: NO ENTRY 10-11-61
 6-22-66 NO CHANGE (200)
 6-16-72 NO CHANGE SHEETS #142, PER
 UP PRICE CHANGES ON ITEMS 243, SHEETS
 AND PUT SHEET # ON R-30 TABLE.
 9-14-72. PER UP PRICE CHG SHT #3 & CHG
 LIKE TABLE TO R-30 BECAUSE OF DISCREPANCY
 ON PLAT EARN 300
 NO ENTRY - NO CH 154 12-11-75

Residential Building Record: 7345 Schaefer Avenue / 1053-091-01.

Source / Citation: San Bernardino County.

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1053-091-01
PARCEL 212-031-00
SHEET 23 OF 26 SHEETS

MISCELLANEOUS BUILDING RECORD

ADDRESS _____

Bldg. No.	Structure	Size	Found.	Wall & Exterior	Roof		Floor & Interior Detail	Second Story or Loft	Year Built	Est. Tot. Life Yrs.
					Type	Cover				
1	MILK HSE	12X36	CONC	CONC-FR	STC	4:12 CHANGEL	CONC PL		1961	20-25
2	BARN	36X131	CONC	" Posts	"	4:12 GI	CONC UNF		1961	20-25
3	FEED ROOM	36X38	"	" FR	GI	"	"		1961	20-25
4	BARN	40X40	"	FR	V-BD	"	4-PINF UNF		1961	20-25
5	HAY BARN	12X300	CONC	Post	OPEN	CONC	"		1961	20-25
6	CORRALS	DW'S	"	"	"	"	"		1961	20-25
7	PUMP HSE	12X22	CONC	FR	GI	4:12 GI	CONC UNF		1961	20-25
8	3" WATER SYS	"	DWF	"	"	"	"		1961	20-25
9	FL W/K	"	"	"	"	"	"		1961	20-25

COMPUTATION

Appraiser - Date		154		10-11		1961		200		6-22 1966		200/260		12-15 1969		200/310		6-16 1972			
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
1	684	750	5130	100	5130	10.00	6840	72	4925	12.00	8208	68	5591	12.00	8208	52	4268				
2	4716	390	18608	100	18608	2.80	13408	72	9798	2.80	13408	68	9253	4.00	18864	52	9809				
3	1080	2.00	2160	100	2160	2.00	2160	72	1555	2.00	2160	68	1469	4.00	4320	52	2246				
4	2000	1.50	3000	53	1590	1.50	3000	44	1320	1.50	3000	43	1270	1.50	3000	42	1260				
5	5100	1.00	5100	100	5100	1.00	5100	72	3672	1.00	5100	68	3468	1.00	5100	52	2652				
6			9750	100	9750		9750	63	6142		9750	59	5752		12630	46	5810				
7	264	1.50	396	100	396	1.50	396	63	249	1.50	396	59	234	1.50	396	46	182				
8															3735	61	2278				
9																					
Total			1956	37734			1961	2746		88	1964	27047				1971	28505				

Appraiser - Date		154		10-11		1961		200		6-22 1966		200/260		12-15 1969		200/310		6-16 1972			
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
1	684	12.00	8208	46	3776	19.00	11628	42	4884	19.00	12796	25	3249								
2	4716	4.00	18864	46	8677	5.50	2594	42	1089	7.00	33012		8258								
3	1080	4.00	4320	46	1987	4.00	4320	42	1814	4.00	4320		1080								
4	2000	1.50	3000	35	1050	3.00	6000	33	1950	3.00	6000		1500								
5	5100	1.60	8160	46	3754	1.60	8160	42	3427	1.60	8160		2040								
6			17560	46	8078		26900	42	11298		28560		7140								
7	264	1.50	396	46	182	1.50	396	42	166	1.50	396		99								
8			3700	46	1702		6320	40	2528		12640		3160								
9			2700	46	1270		3920	40	1568												
Total			1973	30476			75	28754		106084	77	26521									

PA 1339-3M-6-59

Residential Building Record: 7345 Schaefer Avenue / 1053-091-01.

Source / Citation: San Bernardino County.

**State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET**

HRI # _____

Trinomial: _____

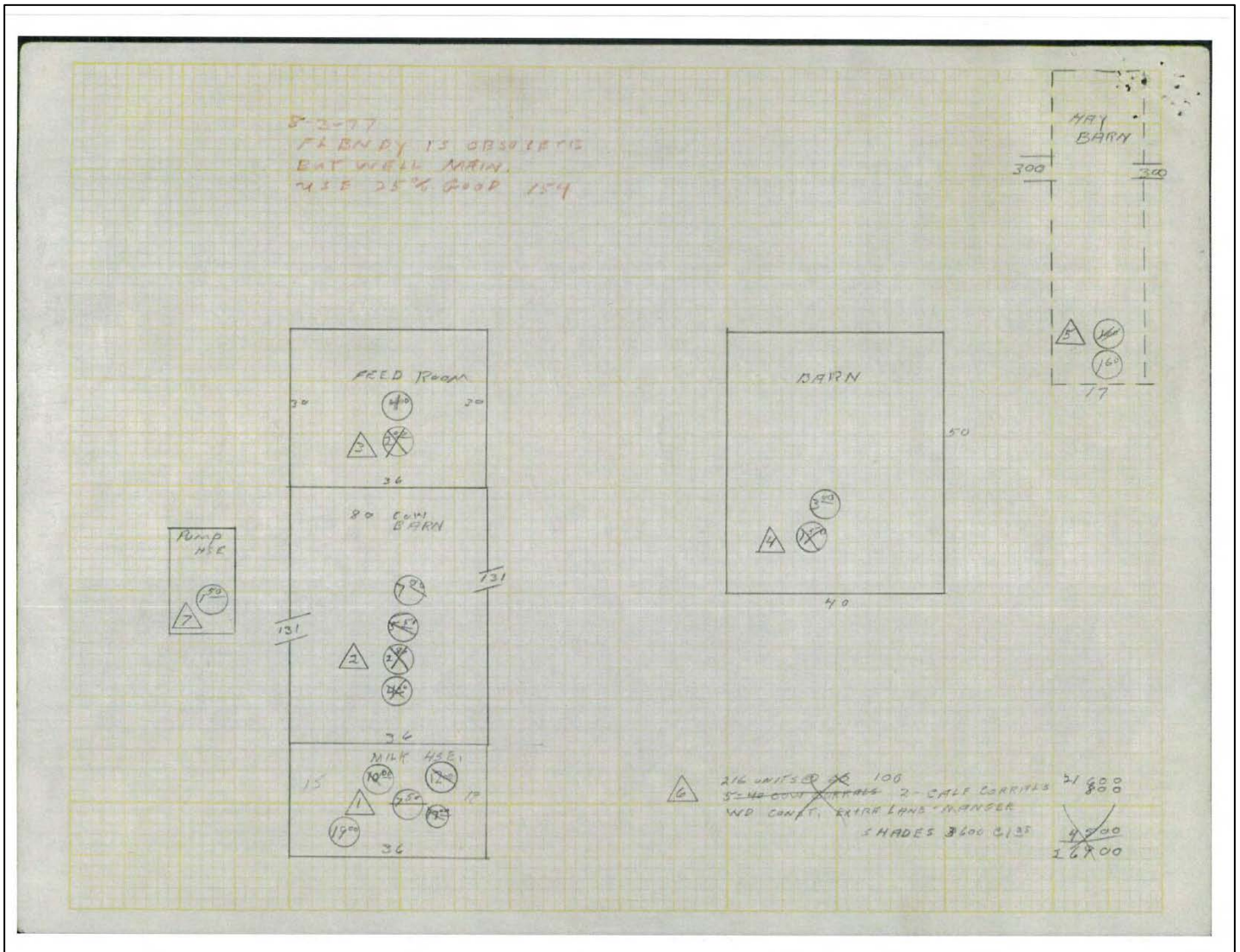
Page 24 of 27 *Resource Name or # (Assigned by recorder): Thommen Property

***Recorded by:** Ashley Losco, MSHP; Urbana Preservation & Planning, LLC

*Date: October 2020

☒ Continuation

- Update



Residential Building Record: 7345 Schaefer Avenue / 1053-091-01.

Source / Citation: San Bernardino County.

Trinomial:

☐ Update[illegible]

Source / Citation: San Bernardino County.

Page 26 of 27 *Resource Name or # (Assigned by recorder): Thommen Property

***Recorded by:** Ashley Losco, MSHP; Urbana Preservation & Planning, LLC

☒ Continuation

- Update

MISCELLANEOUS STRUCTURES

Structure	Found.	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
GAR	CONC	FR	SPL	GADE	CONC	FIN	(11) AND
TRILPS	FR	UTL-SPHS	FR-WL				(600)
	300	300			600		(1200)

COMPUTATIONS

Rm		Burgundy's
$36 \times 5 = 180$		
$25 \times 2 = 50$		$8 \times 39 = 312$
$66 \times 50 = 1980$		
$30 \times 3 = 90$		Total Rm
$26 \times 5 = 130$		$22 \times 11 = 242$
2430		
Lav		
c.c.p. 1/4		$32 \times 22 = 704$
$5 \times 5 = 25$		
c.c.p. 1/8		
$16 \times 3 = 48$		
$20 \times 5 = 100$		
148		

Remarks:

2-11-64 90% (11) (600)
6-22-66 Mch Up 1/2 11A (200)
12-11-75 G.M. AG YX UTL 15'4 12-11-75

Residential Building Record: 7365 Schaefer Avenue / 1053-091-01.

Source / Citation: San Bernardino County.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #

HRI #

Trinomial:

Page 27 of 27 *Resource Name or # (Assigned by recorder): Thommen Property

*Recorded by: Ashley Losco, MSHP; Urbana Preservation & Planning, LLC

*Date: October 2020

☒ Continuation

☐ Update

Works Cited / Endnotes

¹ Galvin and Associates, *The City of Ontario's Historic Context for the New Model Colony Area*, September 2004, Pages 52-58.

² Galvin and Associates, Pages 38-39.

³ Grant Deed between John R. Hutchinson and Mattie L. Hutchinson (Grantors) and George W. Bird and Birchie Bird (Grantees), County of San Bernardino Book 660 Page 112 DS, July 16, 1919.

⁴ Trust Deed between George W. Bird and Birchie Bird (Grantors) and Willard D. Ellis, Walter C. Dean, and Charles Parker (Grantees), County of San Bernardino Book 1005 Page 235, May 1, 1934.

⁵ Trust Deed between Willard D. Ellis, Walter C. Dean, and Charles Parker (Grantors) and Walter C. Dean, Frank R. Hodgson, and H.W. Browning (Grantees), County of San Bernardino Book 1082 Page 483, September 3, 1935.

⁶ Trustees' Deed between Walter C. Dean, Frank R. Hodgson, and H.W. Browning (Grantors) and the Federal Farm Mortgage Corporation (Grantee), County of San Bernardino County Book 1427 Page 490, September 27 6, 1940.

⁷ Grant Deed between Federal Farm Mortgage Corporation (Grantor) and George W. Myers and Mary H.S. Myers (Grantees), County of San Bernardino Book 1479 Page 409, June 9, 1941; and Grant Deed Between George W. Myers and Mary H.S. Myers (Grantors) and Federal Farm Mortgage Corporation (Grantee), County of San Bernardino Book 1487 Page 238, August 26, 1941.

⁸ Grant Deed between Federal Farm Mortgage Corporation (Grantor) and R.J. Behrens and Iris Jeffrey Behrens (Grantees), County of San Bernardino Book 1500 Page 93, September 24, 1941.

⁹ Grant Deed between R.J. Behrens and Iris Jeffrey Behrens (Grantors) and Fritz Thommen and Alice Thommen (Grantees), County of San Bernardino Book 5064 Page 404, February 25, 1960.

¹⁰ Grant Deed between Rose Thommen (Grantor) and Southwood Limited (Grantee), County of San Bernardino Document # 2003-0904974, December 5, 2003.

¹¹ Galvin and Associates, Pages 59-64.

¹² Galvin and Associates, Pages 50 and 63.

¹³ *City of Ontario Municipal Code*, Article 26: Historic Preservation, Section 9-1.2615, Current through January 21, 2020, Page 26-5.

¹⁴ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Knopf, 2015), Pages 597-603.

¹⁵ Kay D. Weeks and Anne E. Grimmer, *Secretary of the Interior's Standards for the Treatment of Historic Properties*, U.S. Department of the Interior National Park Service Technical Preservation Services, Washington D.C., 2017, Pages 99-100.

ATTACHMENT 4.

PREPARER

QUALIFICATIONS

Alexia Landa, BA
Historian + Archaeologist
alexia@urbanapreservation.com

Alexia Landa is a Veteran of the United States Navy having served from 2007-2012, including deployments in the Middle East. For the USN, she served as an Aircrew Survival Equipmentman. In this capacity she inspected aircraft and aircrew life-support equipment for evidence of abuse, damage, or malfunction. She holds a Bachelor of Arts (double major) in History and Anthropology from San Diego State University. Prior to joining Urbana, Alexia served as an Archaeological Specialist for the California Department of Parks and Recreation Southern Service Center where she performed archaeological monitoring and site assessment activities for a variety of project types including State Park facility improvements, historic building maintenance, and municipal water and sewer system repair and replacement. She meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the discipline of History. At Urbana Alexia leads field survey and monitoring activities, conducts contextual and site-specific research, prepares historic context statements, and authors technical reports and site records. Ms. Landa's passion for history is demonstrated through her volunteer work with the Museum of Man, the San Diego Museum of Natural History, and as a member of the Board of Directors for the San Diego County Archaeological Society.

PROJECT EXPERIENCE

In-progress	<i>Southern California Edison Company Transmission Line Rating Remediation Program, Historic-Era Built Environment Survey Report Eldorado -Pisgah-Lugo Project, San Bernardino County, California and Clark County, Nevada</i>
2018-present	<i>Southern California Edison Company Transmission Line Rating Remediation Program, Historic-Era Built Environment Survey Report Ivanpah-Control Project, Inyo, Kern, and San Bernardino Counties, California</i>
2020	<i>City of Coronado Determination of Historic Significance, 518 Adella Lane, Coronado, CA</i>
2020	<i>Rancho Miramonte Project Historic Property Survey Report, Chino, CA</i>
2020	<i>City of Coronado Determination of Historic Significance, 800 1st Street, Coronado, CA</i>
2020	<i>City of Coronado Determination of Historic Significance, 610 10th Street, Coronado, CA</i>
2020	<i>Southern California Edison Company Transmission Line Rating Remediation Program, Historic-Era Built Environment Survey Report Kern River to Los Angeles Project, Kern and Los Angeles Counties, California</i>
2020	<i>Even Hewes Highway / Coyote Wash Bridge Historic Property Survey Report, Imperial County, California</i>
2019-2020	<i>Southern California Edison Company Transmission Line Rating Remediation Program, Historic-Era Built Environment Survey Report Control-Silver Peak Transmission Corridor, Inyo and Mono Counties, California</i>
2019	<i>Lindsay Substation and Bliss-Lindsay 66kV Sub-Transmission Line Historic Property Survey Report, Lindsay, CA</i>
2019	<i>Pedley Powerhouse Historic Property Survey Report, Norco, California</i>
2017-2019	<i>Crew Chief / Archaeological Monitor for linear trench utility excavations; prepared daily reporting, photo documentation, and artifact recordation; facilitate contractor and crew communications.</i>
2017	<i>Site excavation, artifact identification, screening, and lab analysis for ancient paleocoastal site at Santa Rosa Island within Channel Islands National Park</i>

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 (844) 872-2623

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 248 3rd Street, #841
 Oakland, CA 94607

Southern California
 7705 El Cajon Blvd., #1
 La Mesa, CA 91942

Southwest Region
 428 E. Thunderbird Rd., #419
 Phoenix, AZ 85022

Mountain Region
 280 W. Kagy Blvd., #D-186
 Bozeman, MT 59715

Midwest Region
 2400 E. Main St., #103-218
 St. Charles, IL 60174

EDUCATION

Bachelor of Arts-
 History and Anthropology
 School of Arts and Letters,
 California, State University, San Diego

PROFESSIONAL EXPERIENCE

Historian + Archaeologist: Urbana
 Preservation & Planning, LLC
 (San Diego) 2018 – present

Field Archaeologist / Historian:
 Loveless & Linton, Inc. Cultural
 Preservation & Archaeology
 (San Diego) 2017-2019

Archaeological Project Leader:
 California State Parks, Southern
 Service Center (San
 Diego) 2017-present

Field Archaeologist:
 PanGIS, Inc. (San Diego) 2017

Field Archaeologist:
 Channel Islands National Parks
 Services (Santa Rosa) 2017

PROFESSIONAL MEMBERSHIPS

Society of California Archaeology

Board Member: San Diego County
 Archaeological Society

Society of Architectural Historians



URBANA PRESERVATION & PLANNING^{LLC}

Alexia Landa, BA
Historian + Archaeologist
alexia@urbanapreservation.com

2017-2020 *Archaeological Project Leader for California State Parks projects in San Diego, Imperial, Kern, Orange, Los Angeles, Ventura, Santa Barbara, San Luis Obispo Counties.*

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Phoenix, AZ 85022

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280 W. Kagy Blvd., #D-186
Bozeman, MT 59715

Midwest Region
2400 E. Main St., #103-218
St. Charles, IL 60174

ACTIVITIES & HONORS

San Diego County Archaeological
Society Board Member, 2018-
present

—
Society of California
Archaeology Member, 2016-
present

—
SDSU School of Arts and Letters,
Dean's List

—
SDSU Anthropology Graduate
Students Association
Undergraduate Writing
Contest, 1st Place Winner, 2016

—
SDSU Spencer Lee Rogers
Alumni Award Nominee, 2017

Ashley Losco, MSHP

Historian / Preservation Planner

ashley@urbanapreservation.com

Historian / Preservation Planner, **Ashley Losco**, holds a Master of Science in Historic Preservation from the University of Pennsylvania, and a Bachelor of Arts in History from Florida State University.

Ashley meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History and Architectural History. She is experienced in conducting conditions assessments, completing historic sites inventories, writing historic district nominations, and preparing Historic Structure Reports (HSR), including preparation of an HSR for the Garden Room at Taliesin West, Frank Lloyd Wright's home and school located outside of Scottsdale, Arizona. Prior to joining Urbana, Ashley worked for the City of Philadelphia Planning Commission where she performed contextual and property-specific historic research, documented existing conditions of established and potential historic districts, prepared historic site nominations, and performed quality control reviews for local nomination packages. She additionally worked for the Northeast Regional Office of the National Park Service, within the Historic Structures Research and Documentation Unit, where she completed conditions assessments for the Black Stone River Valley National Historical Park, the Gateway National Recreation Area, and the Old Slater Mill National Historic Landmark. Ms. Losco brings field survey and research experience in urban, rural, and open space settings, and in documenting cultural landscapes.

SELECT PROJECT EXPERIENCE

In-progress	<i>Southern California Edison Company Transmission Line Rating Remediation Program Historic-Era Built Environment Survey Report – Eldorado-Pisgah-Lugo Transmission Line Project, San Bernardino County, California and Clark County Nevada</i>
In-progress	<i>Southern California Edison Company Transmission Line Rating Remediation Program Historic-Era Built Environment Survey Report – Ivanpah-Control Transmission Line Project, Inyo, Kern, and San Bernardino Counties, California</i>
In-progress	<i>Southern California Edison Company Transmission Line Rating Remediation Program Historic-Era Built Environment Survey Report – Kern River to Los Angeles Transmission Line Project, Kern and Los Angeles Counties, California</i>
2020	<i>1610 Santa Barbara Street Historic Resource Research Report, San Diego, CA</i>
2020	<i>4630 Date Street Historic Designation & Mills Act Application, La Mesa, CA</i>
2020	<i>Red Fox Room Retroactive Historic Resource Research Report, JCG Development, Inc., San Diego, CA</i>
2020	<i>Determination of Historic Significance, 300 F Avenue, City of Coronado, Coronado, CA</i>
2020	<i>Determination of Historic Significance, 518 Adella Lane, City of Coronado, Coronado, CA</i>
2020	<i>Determination of Historic Significance, 300 G Street, City of Coronado, Coronado, CA</i>
2020	<i>Determination of Historic Significance, 135 B Avenue, City of Coronado, Coronado, CA</i>
2020	<i>Historic Resource Research Report, 1020 Prospect Street – The Muse, La Jolla, CA</i>

EDUCATION

Master of Science – Historic Preservation,
School of Design
University of Pennsylvania
Graduate Thesis:
Historic Structure Report: Taliesin West Garden Room

—
Bachelor of Arts – History
Florida State University
Museum Studies Minor

PROFESSIONAL EXPERIENCE

Historian / Preservation Planner:
Urbana Preservation & Planning,
LLC (San Diego, CA) 2019-present

—
Community Planning Preservation
Intern: Philadelphia City Planning
Commission (Philadelphia, PA)
2018-2019

—
Historic Structures Research and
Documentation Office Intern:
National Park Service Northeast
Regional Office (Lowell, MA) 2018

—
DC Small Parks Cultural Landscape
Intern: University of Pennsylvania
with the National Park Service
(Philadelphia, PA) 2018

—
Research Intern: University of
Pennsylvania (Philadelphia, PA)
2017-2018

—
Easements and Database Intern:
Florida Trust for Historic
Preservation (Tallahassee, FL)
2017



Ashley Losco, MSHP
Historian / Preservation Planner
ashley@urbanapreservation.com

- 2020 *Historic Property Survey Report, Rancho Miramonte Project, Chino, CA*
- 2020 *Historic Site Designation Report, 4350 Nabal Drive, La Mesa, CA*
- 2020 *Historic Resource Research Report, 4630 Date Avenue, La Mesa, CA*
- 2020 *Historic Resource Research Report, 2956 Roosevelt Street, Carlsbad, CA*
- 2020 *Mills Act Application and Rehab Plan, 552 Rushville Street, La Jolla, CA*
- 2020 *Mills Act Application and Rehab Plan, 1025 Devonshire Drive, La Mesa, CA*
- 2020 *Historic Resource Research Report, The Prospect Center Building, 1020 Prospect Street, La Jolla, CA*
- 2020 *Culverwell and Taggart's Historic District Nomination Package, City of San Diego, San Diego, CA*
- 2020 *Arizona Street Tract Historic District Nomination Package, City of San Diego, San Diego, CA*
- 2020 *Limited Conditions Assessment and Historic Resource Research Report, 8445 Avenida de las Ondas, San Diego, CA*
- 2020 *Middle Ranch Pipeline Historic Resource Analysis Report, Santa Catalina Island, CA*
- 2020 *Determination of Historic Significance, 800 1st Street, City of Coronado, Coronado, CA*
- 2020 *Determination of Historic Significance, 610 10th Street, City of Coronado, Coronado, CA*
- 2020 *Determination of Historic Significance, 277 B Avenue, City of Coronado, Coronado, CA*
- 2019 *Determination of Historic Significance, 365 Glorietta Place, City of Coronado, Coronado, CA*
- 2019 *Determination of Historic Significance, 1325 6th Street, City of Coronado, Coronado, CA*
- 2019 *Determination of Historic Significance, 400 2nd Street, City of Coronado, Coronado, CA*
- 2019 *Historic Resource Research Report, 2561 1st Avenue, San Diego, CA*
- 2019 *Determination of Historic Significance, 275 J Avenue, City of Coronado, Coronado, CA*
- 2019 *Determination of Historic Significance, 911 F Avenue, City of Coronado, Coronado, CA*
- 2019 *Determination of Historic Significance, 456 Orange Avenue, City of Coronado, Coronado, CA*
- 2019 *Determination of Historic Significance, 468 A Avenue, City of Coronado, Coronado, CA*
- 2019 *Determination of Historic Significance, 924 D Avenue, City of Coronado, Coronado, CA*
- 2019 *Determination of Historic Significance, 790 G Avenue, City of Coronado, Coronado, CA*
- 2019 *Determination of Historic Significance, 241-243 F Avenue, City of Coronado, Coronado, CA*



Ashley Losco, MSHP
Historian / Preservation Planner
ashley@urbanapreservation.com

- 2019 *Pedley Powerhouse Historical Resource Analysis Report, Norco, CA*
- 2019 *Church of God Bulletin 580 Package, 5930 Division Street, San Diego, CA*
- 2019 *South Strawberry Mansion Historic District Nomination, Philadelphia, PA*
- 2018 *Conditions Assessment for McKerrow School, Detroit, MI*
- 2018 *Black Stone River Valley National Historical Park Conditions Assessment, National Park Service Unit (Rhode Island / Massachusetts)*
- 2018 *Gateway National Recreation Area Conditions Assessment, National Park Service (New York City / New Jersey)*
- 2018 *Slater Historic Textile Mill Window Conditions Assessment, National Park Service (Pawtucket, Rhode Island)*
- 2018 *Virginia Avenue Small Parks Documentation, DC Small Parks Cultural Landscape, Virginia Ave, NW, Washington, DC*

Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

Founding Principal, **Wendy L. Tinsley Becker, RPH, AICP**, brings an expert background in American history, architecture, and urban planning, with a particular emphasis on issues relating to historic preservation. Her experience includes extensive historical resources survey work, design review under *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, single-site historic property research and documentation, and practice in municipal regulatory planning and cultural resources compliance issues including code compliance, revision and review, CEQA, NEPA, and Section 106 of the National Historic Preservation Act. As a preservation-planning consultant she participates in the development and administration of local land use regulations, policies, programs and projects; prepares reports involving research and analysis of various planning issues; conducts site-specific project and design review; and facilitates project coordination between contractors, architects, developers, citizens and other stakeholders. Wendy meets the *Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History and Architectural History and the *draft standards* established for Historic Preservation and Land Use/Community Planning. She is included on the California Council for the Promotion of History's Register of Professional Historians and also maintains professional certification in the American Institute of Certified Planners (AICP).

Wendy is a co-author and editor of the AICP Certified Urban Designer Exam Study Guide (V1.0) released in March 2016. From 2013 forward she has provided professional training to AICP exam applicants as part of the American Planning Association California Chapter – San Diego Section annual exam training program.

Wendy has assisted municipalities, utility providers, and lead agencies in preservation planning program development and implementation efforts. She regularly consults for private and agency applicants on historical resource and historic property analysis for discretionary projects and undertakings pursuant to Section 106 of the National Historic Preservation Act and the California Environmental Quality Act, as well as Federal Rehabilitation Tax Credit proposals at National Register listed or eligible properties, which are subject to review by the State Office of Historic Preservation and the National Park Service. She was the author / facilitator and lead historic preservation consultant for the City of Chula Vista's award-winning Municipal Preservation Planning Program. She authored the Historic Preservation Element for the City of La Mesa's award winning 2011 / 2030 General Plan update process. She provides survey, architectural history, context development, programmatic agreement, and historic preservation planning consulting services for the Southern California Edison Company including preparation of a programmatic guide for the treatment of all historic-era properties in the company's 55,000 square mile service territory. She served as the lead Architectural Historian for the City and County of Honolulu High Capacity Transit Corridor Project's Kako'o (Section 106 Programmatic Agreement Program manager) consultant team. Wendy's professional analysis and determinations are reviewed for compliance and concurrence by numerous municipalities, and state and federal agencies including the California State Office of Historic Preservation, the California Public Utilities Commission, the USDA Forest Service, the Bureau of Land Management, and the National Park Service.

Her current interests include facilitating approvals for brick and mortar construction and building rehabilitation projects, and working with community-based organizations that emphasize public participation while striving for the improvement of the built environment through good urban and architectural design and associated social programs.

EDUCATION

Master of City Planning,
Preservation & Urban Design Emphasis
San Diego State University

—
Bachelor of Arts – History
San Diego State University

REGISTRATIONS

American Institute of Certified Planners
(#022838)
Register of Professional Historians
(#612)

EXPERIENCE

2005-present: Founding Principal
Urbana Preservation & Planning, LLC

—
2012-present: Faculty Lecturer
San Diego State University
City Planning Graduate Program

—
2006-2017: Faculty Instructor
University of California, San Diego
Urban Planning & Development Program

—
2002-2005: Historian / Planner
Architectural Resources Group

—
2001-2002: Historian / Planner
Historic Research Services

—
2000-2001: Historian
Office of Marie Burke Lia, Esq.

—
1996-1999: Asst. Coordinator +
Researcher:
SHPO/CHRIS
South Coastal Information Center

PROJECT EXPERIENCE*

2020	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report.</i>
2020	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah-Control Transmission Corridor, Historic-Era Built Environment Survey Report.</i>
2020	<i>Historic District Nomination Package, Arizona Street Tract, Park Villas Subdivision, City of San Diego, CA.</i>
2020	<i>Historical Resource Analysis Report, Moiola School, Fountain Valley, CA.</i>
2020	<i>Historical Resource Survey, Proposed Merrill Commerce Center Specific Plan, Ontario, CA.</i>
2020	<i>Historic Property Survey Report, Evan Hewes Highway and Bridge Evaluation, Imperial County, CA.</i>
2019	<i>Historic Context and Preservation Element Historical Resource Analysis Report / Historic Property Survey Report for Southern California Edison Company Lindsay Substation and Bliss-Lindsay 66kV Sub-Transmission Line.</i>
2019	<i>To Kalon Vineyard / Robert Mondavi Winery Patent Litigation Expert Witness Consulting, Oakville, CA.</i>
2019	<i>Historical Resource Analysis Report, Vic Braden Tennis College, 23333 Ave La Caza, Coto De Caza, CA.</i>
2019	<i>Church of God in Christ Bulletin 580 Package.</i>
2019	<i>Historical Resource Analysis Report, 7407 Alvarado Road, La Mesa, CA.</i>
2019	<i>City of Laguna Beach Preservation Ordinance and Program Consulting.</i>
2019	<i>Historic Resource Research Report and Conditions Consulting, 8445 Avenida de las Ondas, La Jolla, CA.</i>
2019	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report.</i>
2019	<i>Southern California Edison Catalina Island Historic-Era Water System Management Program, Catalina Island, CA.</i>
2019	<i>Historical Resource Analysis Report / Historic Property Survey Report, Southern California Edison Catalina Island Wrigley Pipeline Project, Catalina Island, CA.</i>
2019	<i>Retroactive Historical Resource Research Report, 31st Street, San Diego, CA.</i>
2019	<i>Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Pedley Powerhouse Complex, Norco, California.</i>
2019	<i>Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Company Eastern Sierras Transmission System, Mono County and Inyo County, California.</i>
2019	<i>Historical Resource Research Report, 3629 Front Street, San Diego, CA.</i>
2019	<i>Programmatic Agreement Among the Bureau of Land Management – California, the USDA Forest Service, Pacific Southwest Region, California Utility Providers, and the California Office of Historic Preservation, Regarding the Identification, Evaluation, Management, and Exemption of Historic-Era Electrical Infrastructure Facilities in the State of California.</i>
2019	<i>City of San Diego Clairemont Community Plan Update, Historic Context and Preservation Element.</i>
2019	<i>Historic Site Report, 10446 Russell Road, La Mesa, CA.</i>
2019	<i>City of Coronado, As-Needed Historic Research Consulting, Coronado, CA.</i>
2019	<i>Historical Resource Research Report, 4250-52 Cleveland Ave, San Diego, CA.</i>
2018	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.</i>

BOARDS + COMMITTEES

Chair / Immediate Past Chair:
American Planning Association
National Urban Design & Preservation
Division, 04/2012-12/2016
—
Founder + Volunteer Executive
Director / Ex –Officio Director: Built
Environment Education Program
(BEEP) San Diego, 2008-2015
—
Education Committee Member:
California Preservation Foundation,
04/2012-04/2014
—
Vice-Chair + Newsletter Editor: APA
National Urban Design & Preservation
Division, 01/2010-03/2012
—
Director & Education Chair: San Diego
Architectural Foundation, 11/2008-
2011
—
Appointed Public Member: City of San
Diego Historical Resources Board
Incentives Subcommittee, 08/2008-
02/2010
—
Advisor/Member – UCSD Extension
Advisory Group Urban Planning &
Development Certificate Program,
2007 forward
—
Founding President – Jack London
District Association, 2005-2006

SELECT AWARDS

2016 - Award of Excellence for
Preservation Advancement - City of San
Diego Historical Resources Board
(recognized for Urbana's preservation
planning study for the San Diego State
Normal School Campus & San Diego
City Schools Historic District).
—
2014 - American Planning Association
(APA) San Diego Chapter – Planning
Agency Award for preparation of La
Mesa 2030 General Plan. *Historic
Preservation Element prepared by
WLTB / Urbana.

2018	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Control-Haiwee Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.</i>
2018	<i>Southern California Edison Company Transmission Line Rating and Remediation Program ICKI Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.</i>
2018	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Lugo-Pisgah Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.</i>
2018	<i>City of San Diego Park Boulevard Residential Historic District Historic Context Statement and Nomination Package.</i>
2018	<i>California Department of General Services, Metropolitan State Hospital Project Historical Resource Analysis Report.</i>
2018	<i>City of San Juan Capistrano, River Street Marketplace Historical Resource Analysis Report.</i>
2018	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.</i>
2017	<i>Historic Site Designation Package, Wexler House 1088 Sierra Vista Avenue, La Mesa, California.</i>
2017	<i>Nelson-Sloan Otay Rock Plant Property, Chula Vista, California 91910.</i>
2017	<i>Adams Avenue, Murrieta, California, Tract Map Historical, Cultural, and Paleontological Report.</i>
2017	<i>4 Greenwood Common (Berkeley Landmark No. 125) Mills Act Application Package, Berkeley, CA.</i>
2017	<i>Historical Resource Analysis Report, 1201 S. Grand Avenue, Los Angeles, California.</i>
2017	<i>Design Review Analysis and Historical Resource Research Report, 4884 Marlborough Avenue, San Diego, California.</i>
2017	<i>Historical Resource Analysis Report / Historic Property Survey Report, SCE MacNeil Substation, Burbank, California.</i>
2017	<i>Peer Review Statement, 400 S. Alameda Street, Los Angeles, California.</i>
2017	<i>4617-4619 and 4621-4625 Park Boulevard, San Diego, California, Historical Resource Technical Report.</i>
2017	<i>Historical Resource Research Report, 707 17th Street, San Diego, California.</i>
2017	<i>5064 Lotus Street, San Diego, California, Historical Resource Technical Report.</i>
2017	<i>Historical Resource Technical Report, 550 Sicard Street, San Diego, California.</i>
2017	<i>Historic Landmark Designation Package, 9415-9425 Eldorado Lane, La Mesa, California.</i>
2017	<i>6035 University Avenue, San Diego, California, Historical Resource Technical Report.</i>
2016	<i>Expert Witness Consulting, Bernati Ticino Trust v. City of San Diego</i>
2016	<i>4365-4369 Ohio Street, San Diego, California, Historical Resource Technical Report.</i>
2016	<i>4505 Park Boulevard, San Diego California, Historical Resource Technical Report.</i>
2016	<i>Designation and Mills Act Rehabilitation Reporting and Consulting for the Edwin K. Hurlbert House, 2930 Chatsworth Boulevard, San Diego, CA.</i>
2016	<i>NHPA Section 106 Historic Property Analysis and Findings of Effect Statement for the Southern California Yeshiva High School, San Diego, CA.</i>

SELECT AWARDS (CONT.)

2013 – American Planning Association National Division Executive Committee Recipient – Division Achievement Award (<i>recognized for professional development webinars on historic preservation, urban design, and development topics developed on behalf of the APA Urban Design & Preservation Division</i>).
—
2012 - American Association of Environmental Professionals San Diego Chapter – <i>Outstanding Planning Document Award for preparation of the City of Chula Vista Historic Preservation Program & Ordinance. *Historic Preservation Ordinance& Program prepared by WLTB / Urbana.</i>
—
2012 - American Planning Association National Division Executive Committee Recipient – Education Excellence Award (<i>recognized for education efforts on behalf of the APA Urban Design & Preservation Division</i>).
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2011 - American Planning Association National Division Executive Committee Recipient Branding Award (<i>recognized for visibility, outreach, and education efforts on behalf of the APA Urban Design & Preservation Division</i>).
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2010 - Award of Excellence in Education - City of San Diego City Planning & Community Investment Department Historical Resources Board (<i>recognized for the Built Environment Education Program developed for the San Diego Architectural Foundation / BEEP San Diego</i>).
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2009 - San Diego Public Library Foundation / Friends of the San Diego Public Library 2008-2009 Chapter Volunteer Award, University Heights Branch (<i>recognized for preservation planning work at the historic San Diego State Normal College campus</i>).

2016	<i>Peak Valley Solar Farm CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), San Bernardino County, CA.</i>
September 2016	<i>City of Oceanside / Caltrans, Coast Highway (Hill Street) Bridge over the San Luis Rey River Replacement Project Historical Resources Evaluation Report, Oceanside, CA.</i>
August 2016	<i>Historical Resource Technical Report – 715 Muirlands Vista Way, La Jolla, CA.</i>
June 2016	<i>Class III Cultural Resources Inventory / NRHP Eligibility Determination, SCE Eldorado 500kV Transmission System, California, Arizona, Nevada.</i>
June 2016	<i>Casa de las Flores Property Carriage House / Garage Building, Historical Resource Analysis Report, Chula Vista, CA.</i>
May 2016	<i>Historic American Engineering Record (HAER) No. CA-167-O – Southern California Edison Company Big Creek Hydroelectric System Vincent 220kV Transmission Line, Kern, Fresno, and Los Angeles Counties.</i>
May 2016	<i>San Diego Gas & Electric Company Eastern Division Property Eligibility Review Memo, El Cajon, CA.</i>
March 2016	<i>Historical Resource Review - 1347-1349 Locust Street, Walnut Creek, CA.</i>
March 2016	<i>City of La Mesa Collier Park NHPA Section 106 Review, La Mesa, CA.</i>
March 2016	<i>Redwood Solar Farm 4 CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), Kern County, CA.</i>
March 2016	<i>City of La Mesa Vista La Mesa Park NHPA Section 106 Review, La Mesa, CA.</i>
February 2016	<i>City of Chula Vista Third Avenue Community Character + Business Improvement Guidelines.</i>
February 2016	<i>City of San Diego HRB No. 461 / Anderson House, San Diego County Historic Site Designation and Mills Act Rehabilitation Consulting, 3841 Sweetwater Road, Bonita, CA.</i>
January 2016	<i>Historic American Landscapes Survey (HALS) No. CA-122 – Collier Park, La Mesa, CA.</i>
December 2015	<i>Historic American Engineering Record (HAER) No. CA-2138 – Southern California Edison Company Substations: Monumental Type, Santa Barbara, Kern, Fresno, and Los Angeles Counties.</i>
December 2015	<i>Pacific Gas & Electric Company South of Palermo Project Historical Resource Analysis Report / Historic Property Survey Report.</i>
November 2015	<i>Historic American Engineering Record (HAER) No. CA-167-N – Amendment to Southern California Edison Company Big Creek Hydroelectric System East & West Transmission Line.</i>
November 2015	<i>Designation and Mills Act Rehabilitation Reporting and Consulting for the Alexander Schreiber Spec House No. 1 / Payne House, 1429 Dale Street, San Diego, CA.</i>
October 2015	<i>Designation and Mills Act Rehabilitation Reporting and Consulting for the Florence Palmer Spec. House II of III, 350 Fern Glen, San Diego, CA.</i>
May 2015	<i>Historic-era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the Southern California Edison Company's Service Territory.</i>
March 2015	<i>Class III Cultural Resources Inventory for Southern California Edison's Coolwater-Lugo Transmission Project, San Bernardino County, California – Volume 1: Historic-Era Built Environment Survey Report.</i>
2014-2015	<i>Los Angeles Regional Intercommunications System NHPA Section 106 Assessment of 125 sites located throughout Los Angeles County.</i>

RELATED EXPERIENCE

Member: County of San Diego Valle de Oro Community Planning Group, 09/2016 forward
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Director + Civic Improvement Chair, Grossmont-Mt. Helix Improvement Association, 08/2016 forward
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Mentor: San Diego State University Aztec Mentor Program, Spring 2016 Cohort
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Co-Author / Editor: AICP Certified Urban Designer Exam Study Guide, Version 1.0 (released March 2016)
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AICP Exam Course Speaker: California Chapter, San Diego Section, (annually) 02/2013-present
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Retreat Facilitator: Beautiful Pacific Beach, Annual Board of Directors Retreat, (annually) 2016-present
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Invited Panel Speaker: *Density and Design: The Future of Housing in San Diego*, American Planning Association San Diego Section, San Diego, 09/2017
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Invited Speaker: *Building Community and Character – Preservation is Place*; 1st Annual Historic Preservation Conference Nebraska State Office of Historic Preservation, Omaha (NE), 06/2013
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Panel Speaker: *Preservation Toolkit for Small Cities*, American Planning Association California Chapter Conference, 10/2012
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Invited Speaker: *Preliminary Findings – The Status of Preservation Planning Regulatory Programs in the San Diego Region - 2012*, Association of Environmental Professionals San Diego Chapter September Luncheon, 09/2012

2014	<i>Historic Preservation and Urban Planning Expert Witness, Brandon Milan v. City of San Diego, State of California Superior Court Case No. 37-2013-00067039-CU-EI-CTL.</i>
2013-2014	<i>Historic Preservation and Urban Planning Expert Witness, Edward Valerio v. City of San Diego, U.S.D.C. Case No. 12C1200W (WMC)</i>
November 2014	<i>Historic-Era Built Environment Survey Report, NRHP / CRHR Eligibility Evaluations, and Concurrence Consulting for proposed Coolwater Lugo Transmission Project (approx. 200 built environment sites over 13 segments in the vicinity of Apple Valley, Barstow, and Hesperia, California).</i>
November 2014	<i>Herald Examiner Building, 1101-1139 S. Broadway, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.</i>
November 2014	<i>Cecil Hotel Building, 640 Main Street, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.</i>
November 2014	<i>Cecil Hotel Building, 640 Main Street, Los Angeles, CA, City of Los Angeles Historic Cultural Monument Application Package – Draft Submittal.</i>
November 2014	<i>Historic-Era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the SCE Service Territory.</i>
October 2014	<i>Commercial Exchange Building, 416 W. 8th Street, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.</i>
October 2014	<i>NRHP / CRHR Eligibility Review, SCE Lighthipe and Laguna Bell Substations, Long Beach and Commerce, California.</i>
October 2014	<i>NRHP / CRHR Eligibility Review, SCE Eagle Rock Substation, Los Angeles, California.</i>
October 2014	<i>NRHP / CRHR Eligibility Review, SCE Colton Substation, Colton, California.</i>
September 2014	<i>City and County of Honolulu Little Makalapa National Register of Historic Places Nomination Peer Review.</i>
September 2014	<i>City and County of Honolulu Big Makalapa National Register of Historic Places Nomination Peer Review.</i>
September 2014	<i>Sudberry Properties Strawberry Fields Historic Cultural Landscape Analysis Report, Chula Vista, CA.</i>
July 2014	<i>Friday Morning Club Building, 938 S. Figueroa, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.</i>
May 2014	<i>Commercial Club of Southern California Building / Case Hotel Part 2 Determination of Eligibility, Los Angeles, CA.</i>
May 2014	<i>City and County of Fresno Tertiary Treatment and Disinfection Facility – Plant 2 NHPA Section 106 and CEQA Historical Resource Assessment.</i>
April 2014	<i>City and County of Honolulu Aloha Stadium Station Project Treatment Plan Peer Review, Honolulu, CA.</i>
April 2014	<i>Redwood Solar Farm Historic Property Survey / Historical Resource Report, Kern County, CA.</i>
April 2014	<i>4th @ Broadway EIR Mitigated Negative Declaration – Historical Resource Assessment Report, Los Angeles, CA</i>
March 2014	<i>Commercial Club of Southern California Building / Case Hotel Part 1 Determination of Eligibility, Los Angeles, CA.</i>
February 2014	<i>Commercial Club of Southern California Building / Case Hotel Historic Cultural Monument Application, Los Angeles, CA.</i>

RELATED EXPERIENCE (CONT.)

Invited Panel Speaker: *Outsiders & Fringe Dwellers – Preservation Partners of the Future*, California Preservation Foundation Conference, 05/2011

Guest Lecturer: *Preservation, Housing, and Sustainability*, UCSD Urban Studies & Planning Program, 05/2011

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Invited Speaker: *Harriett Wimmer, Women, and Modern Landscape Architecture in California*, Congress of History of San Diego & Imperial Counties, 03/2011

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Guest Lecturer: *Historic Preservation Planning*, San Diego State University Public Administration Program, 07/2010

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Attendee: AIA Webinar, *The 2030 Commitment: Setting and Achieving Energy Goals with Integrated Design*, 12/2009

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Attendee: APA Webinar, *Balancing the Land-Use Transportation Equation: At the Community Level*, 09/2009

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Attendee: APA Webinar, *LEED for Neighborhoods*, 08/2009

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Attendee: San Diego APA, *Making Density Work – San Diego Density Symposium*, 10/2008

Moderator: *Planning for Preservation: A Survey of Municipal Preservation Programs Throughout San Diego County*, San Diego APA & UCSD Extension-UPD Cert. Program, 08/2008

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Invited Speaker: *Local Historic Site Designation & The Mills Act Historic Property Tax Credit Program*, City of San Leandro (CA), 04/2005

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Attendee: CA Preservation Foundation & CA Office of Historic Preservation, *Historical Resource Surveys for Local Governments*, San Diego (CA) 02/2004

January 2014 *1560 S. Escondido Boulevard NHPA Section 106 Review and Concurrence Consulting.*

November 2013 *Consulting for Two Historic House Relocations to the City of San Diego Development Services Department, Public Works Department, and City Attorney's Office.*

September 2013 *Caltrans Section 106 Historic Property and CEQA Historical Resource Survey – Gilbert Street, Santa Ana, CA.*

October 2013 *NHPA Section 106 Historic Property and CEQA Historical Resource Survey Report, Proposed Coolwater Lugo Transmission Project.*

June 2013 *Historic Agricultural Landscapes of Visalia and Tulare County electronic book and exhibit – Tulare County Museum of Farm Labor and Agriculture, Visalia, CA*

January 2013 *National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – Big Creek Hydroelectric System East & West Transmission Line, Fresno to Los Angeles, CA*

January 2013 *Historical and Architectural Eligibility Evaluation of Delano Substation Complex.*

October 2012 *Historical and Architectural Eligibility Evaluations of the Southern California Edison Company Historic-Era Casitas, Santa Barbara, Carpinteria, Santa Clara, and Goleta Substations*

October 2012 *City and County of San Francisco, 2419-2435 Lombard Street Historical Resource Evaluation Report.*

2011-2013 *Historic Preservation Expert Witness, Academy of Our Lady of Peace v. City of San Diego, U.S.D.C. Case No. 09CV0962 WQH (MDD)*

In-process *San Diego Municipal Anglers Building Historical Resource Designation Report, San Diego, CA*

July 2012 *National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – SCE San Joaquin Cross Valley Loop Project, Visalia, CA*

June 2012 *Historic Structure Report - Casa Peralta, 384 West Estudillo Avenue, San Leandro, CA*

June 2012 *County of San Diego Historic Site Designation Report, John N. Mortenson's Hines Residence, Mt. Helix, CA*

April 2012 *NHPA Section 106 Review, Lodi Municipal Stadium, Lodi, CA*

March 2012 *Federal Rehabilitation Certification Application – Part 3 Request for Certification of Completed Work – Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*

February 2012 *National Register of Historic Places Nomination, Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*

February 2012 *Sequoia National Forest Electric Power Conveyance Systems NRHP Eligibility Evaluations, Tulare County, CA*

January 2012 *NHPA Section 106 Review, La Mesa Youth Center, La Mesa, CA*

December 2011 *City of La Mesa 2012 General Plan Update – 2030 Historic Preservation Element, La Mesa, CA*

December 2011 *Crown City Medical Center EIR Historical Resource Initial Study, Pasadena, CA*

November 2011 *NHPA Section 106 Review, 4470 Acacia Avenue, La Mesa, CA*

September 2011 *Big Creek Hydroelectric System Historic District Vincent 220kV Transmission Line NRHP Eligibility Evaluation and Historic Property Treatment Plan.*

July 2011 *Historic-Era Electric Power Conveyance Systems Programmatic Agreement (SCE, BLM, & CA, NV SHPO) (Context, Typology, Identification, Integrity Qualifications, & Treatment Processes)*

RELATED EXPERIENCE (CONT.)

Attendee: National Charrette Institute, *Introduction to Dynamic Planning* (Level 1 NCI Charrette Manager Certification Training), San Diego (CA) 10/2003 —

Attendee: CA Preservation Foundation, *Incentives for Historic Preservation Projects*, Berkeley (CA) 09/2003 —

Attendee: University of Southern CA, *Preservation Planning & Law*, Los Angeles (CA) 07/2003 —

Attendee: League of CA Cities, *Smart Growth Zoning Codes*, Lodi (CA) 12/2002 —

Invited Participant: *Second Natures, Redefining The Los Angeles Riverfront*, Los Angeles (CA) 01/2002 (2-Day Planning & Design Charrette hosted by MOCA & The Geffen) —

Selected Smart Growth Researcher: San Diego State University Foundation & City Planning Graduate Program, Dr. Roger Caves, 01/2001 – 08/2001 (Grant Topic: Planning for Sprawl in the U.S) —

Attendee: *Section 106 An Introductory Course*, National Preservation Institute, San Francisco (CA) 04/1999

COURSES CREATED & TAUGHT

BUSA 40687 - Historic Preservation Planning (UCSD 2006-2012) —

BUSA 40515 - Fundamentals of City Planning (UCSD 2007) —

BUSA 40748 - Foundations of Urban Planning & The Built Environment (UCSD 2009-2012) —

BUSA 40749 - Functions & Processes of City Planning (UCSD 2011-2012) —

ART 40436 - American Architectural History I & II (UCSD 2008-2014) —

CP 670 - History of Urban Planning (SDSU 2012)

June 2011	<i>Aesthetic impact Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA</i>
April 2011	<i>Kern River – Los Angeles 60 / 66kV Transmission Line NRHP Eligibility Evaluation, Kern & L.A. Counties</i>
December 2010	<i>Historic Structure Report - Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA</i>
October 2010	<i>City of San Diego Redevelopment Agency, Historic Property / Historical Resource Analysis Report of the Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA</i>
November 2010	<i>Historic Designation Report, Burt F. Raynes Residence, 299 Hilltop Drive, Chula Vista, CA</i>
August 2010	<i>Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Vincent No. 1 220kV Transmission Line NRHP/CRHR Review</i>
July 2010	<i>Southern California Edison Company Tehachapi Renewable Transmission Project Rosamond Substation NRHP/CRHR Review, Montebello, California</i>
July 2010	<i>Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Mesa 220kV Transmission Line NRHP/CRHR Review</i>
June 2010	<i>Southern California Edison Company Tehachapi Renewable Transmission Project Chino-Mesa 220kV Transmission Line NRHP/CRHR Review</i>
June 2010	<i>Southern California Edison Company Tehachapi Renewable Transmission Project Chino Substation NRHP/CRHR Review, Chino, California</i>
April 2010	<i>Historical Resource Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA</i>
March 2010	<i>Imig Manor/ Lafayette Hotel Part 2 20% Federal Rehabilitation Tax Credit Application</i>
January 2010	<i>CEQA Historical Resource Analysis Report, 2629 National Avenue, San Diego CA</i>
December 2009	<i>City of Santa Ana Warner Avenue Transportation Study Historical Resource Survey, Santa Ana, CA</i>
December 2009	<i>Proposed Heidi Square Redevelopment Project – Project Management, Preservation Planning & Subdivision Re-Design Consulting, San Lorenzo, CA</i>
November 2009	<i>City of San Diego Redevelopment Agency, Historical Resource Review of 4102-4122 University Avenue, San Diego, CA</i>
November 2009	<i>CEQA Historical Resource Analysis Report, 7195 Country Club Drive, La Jolla, CA</i>
November 2009	<i>Imig Manor/ Lafayette Hotel Part 1 20% Federal Rehabilitation Tax Credit Application</i>
August 2009	<i>CEQA Historical Resource Analysis Report, 5511 Calumet Avenue, La Jolla, CA</i>
August 2009	<i>Preservation Planning Study, Site Development, & Rehabilitation Analysis of the Herman Hotel Carriage House, Chula Vista, CA</i>
August 2009	<i>Historical Site Designation, Design Review, & Mills Act Property Tax Consulting for the Dennstedt Building Company's Calavo Gardens Queen Avenue Dwelling, Mt. Helix, CA</i>
August 2009	<i>CEQA and NHPA Section 106 Review of the Nike Missile Defense System - LA - 14/29 Commemorative Site, unincorporated Los Angeles, CA</i>
July 2009	<i>Code Compliance & Resource Review, 2341 Irving Avenue, San Diego, CA</i>
July 2009	<i>City of Santa Ana Bristol & 17th Transportation Study Historical Resource Survey, Santa Ana, CA</i>
May 2009	<i>Fresno Unified School District Historical Resource Survey of the Proposed M-4 Site, Fresno, CA</i>
May 2009	<i>Section 106 Review of Casa Blanca – 716 Santa Clara Avenue, Alameda, CA</i>

April 2009	<i>Design Review Analysis for the 2110 Glenneyre Street Property, Laguna Beach, CA</i>
April 2009	<i>Section 106 Review of the Fairfax Theatre, Oakland, CA</i>
March 2009	<i>National Register of Historic Places Documentation & Eligibility Evaluation for the Middle Fork American River Hydroelectric Project, Placer County, California</i>
February 2009	<i>Historical Resource Analysis Report & Design Review – 337 Hawthorne Road, Laguna Beach, CA</i>
February 2009	<i>San Diego Normal School Campus Phase I Preservation Planning Study & Historical Resource Survey, San Diego, CA</i>
January 2009	<i>Historical Resource Analysis Report, 634 2nd Avenue, Chula Vista, CA</i>
October 2008	<i>Pier 29 National Historic Preservation Act Finding of Effects Statement, San Francisco, CA</i>
2007-2008	<i>Lead Consultant – City of Chula Vista Historic Preservation Program Development – City of Chula Vista Historic Preservation Program Binder (ordinance, historic inventory database, historical overview statement, incentives, project review process and related permit application and processing forms</i>
August 2008	<i>Mayor John Gill Residence, Designation, Mills Act & Rehabilitation Consulting, San Leandro, CA</i>
July 2008	<i>California Portland Cement Company P&H Excavators #3 & #4 Historic Context Statement & California Register Eligibility Review, Mojave, CA</i>
July 2008	<i>Historic Context Statement – Bean Springs Site, Rosamond, CA</i>
June 2008	<i>Cultural Resource Report & Regulatory Review, PL-SCE-Tehachapi-10H, Acton, CA</i>
May 2008	<i>Historical Resource Documentation & Review, San Diego Aqueduct, San Diego, CA</i>
April 2008	<i>Historic Site Designation & Mills Act Historic Property Tax Consulting for the Goldberg Residence, 4654 Iowa Street, San Diego, CA</i>
April 2008	<i>Storefront Improvement / Façade Revitalization Historical Resource Analysis & Design Review Assistance, 3201 Adams Avenue, San Diego, CA</i>
March 2008	<i>Lombardi Ranch CEQA Review, San Ardo, California</i>
February 2008	<i>Del-Sur Saugus Mining Complex Historical Resource Review, Grass Valley, CA</i>
February 2008	<i>Foothill Ranch Historical Resource Review, Palmdale, CA</i>
January 2008	<i>Section 106 Review 1425-1475 South Main Street, Walnut Creek, CA</i>
January 2008	<i>Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4670 Del Monte Ave., San Diego, CA</i>
November 2007	<i>Historic Site Designation & Mills Act Historic Property Tax Consulting for the Olmstead Building Company's Calavo Gardens Project #531, Mt. Helix, CA</i>
October 2007	<i>Southern CA Edison Company's Del Sur-Saugus Transmission Line Historical Resource Review, Lancaster - Palmdale, CA</i>
October 2007	<i>Southern CA Edison Company's Antelope Substation Historical Resource Review, Lancaster, CA</i>
September 2007	<i>Historical Resource Review & Data Responses for the Proposed SDG&E Orange Grove Energy Project in Pala, CA</i>
September 2007	<i>SCE Kaiser Pass Cabin Historic Property Assessment, Fresno Co., CA</i>
August 2007	<i>USDA Forest Service Meeks Creeks Bridge Assessment, Lake Tahoe, CA</i>
July 2007	<i>Historical Resource Analysis Report, 433 W. Meadow Drive, Palo Alto, CA</i>
May 2007	<i>Historic Preservation Assessment & New Project Planning and Design Consulting – 3994 Jackdaw Street, San Diego (CA)</i>
February 2007	<i>419 Park Way Historical Resource Analysis Report, Chula Vista, CA</i>

- January 2007 *Upper Triangle Areas Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 50 Properties over 15 City Blocks), Fresno, CA*
- December 2006 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Charles Wakefield Cadman Residence, Mt. Helix, CA.*
- November 2006 *Historical Resource Analysis of the 4303 Narragansett Avenue Property, San Diego, CA*
- September 2006 *Section 106 Review of the 1333 Balboa Street Property, San Francisco, CA*
- September 2006 *Section 106 Review of the Historic Delta-Mendota Canal, Los Banos, CA*
- August 2006 *Historical Evaluation Report – 2959 East Avenue, Hayward, CA*
- June 2006 *Historical Resource Analysis Report: 418-450 10th Avenue Properties, San Diego, CA*
- May 2006 *Section 106 Review of the Cocoanut Grove Building – Santa Cruz Beach Boardwalk, Santa Cruz, CA*
- May 2006 *Historical Resource Evaluation Report for the 70 15th Street Warehouse, San Diego, CA*
- April 2006 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4528 Saratoga Avenue, San Diego, CA*
- March 2006 *City of Fresno Arts-Culture District Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 90-100 Properties over 18 City Blocks), Fresno, CA*
- March 2006 *South Mossdale Historic-Era House Evaluation, Lathrop, CA*
- February 2006 *Westwind Barn Historic Preservation Study, Los Altos Hills, CA*
- January 2006 *Section 106 Review of the 2654 Mission Street Property, San Francisco, CA*
- January 2006 *Section 106 Review of the 325 Mowry Avenue Property, Fremont, CA 94536*
- January 2006 *Section 106 Review of Ardenwood 34551 Ardenwood Boulevard, Fremont, CA 94555*
- December 2005 *Section 106 Review of the 1230 N Street Property, Sacramento, CA 95814*
- December 2005 *Section 106 Review of the Sacramento City College Water Tower, Sacramento, CA*
- November 2005 *Section 106 Review of Fair Oaks Watts, 525 La Sierra Drive, Sacramento, CA*
- November 2005 *Napa Valley College Bus Shelter West Historical Resource Analysis Report, Napa, CA*
- October 2005 *Section 106 Review of the 1025 3rd Street Property, Sacramento, CA 95818*
- September 2005 *City of Davis, Historic Anderson Bank Building Research, Documentation & Design Review Analysis, 203 G Street, Davis, CA*
- September 2005 *Historical Resource Analysis Report, 1212 & 1214 Second Street, San Rafael, CA*
- August 2005 *Historical Resource Analysis Report – Somky Property/Thompson's Soscol Ranch, Napa, CA 94558*
- July 2005 *Walnut Creek Women's Club Environmental Impact Report, 1224 Lincoln Avenue, Walnut Creek, CA*
- June 2005 *Tam Property Lot Split Historic Preservation Consulting, Castro Valley, CA*
- May 2005 *Historical Resource Analysis Report, 7329-7331 Eads Avenue, San Diego, CA*
- March 2005 *Ehlers Estate Historical Resource Analysis, 3222 Ehlers Lane, St. Helena, CA*
- March 2005 *University of CA at Santa Cruz Preservation Consulting (Campus Wide Cultural Resources Inventory, Historic Context Statement – Campus Planning History)*
- February 2005 *Hall Winery Historical Resource Analysis, St. Helena, CA*
- January 2005 *Historical Resource Evaluation, 700 28th Avenue, San Mateo, CA*
- January 2005 *Historical Resource Evaluation, 312 & 318 Highland Avenue, San Mateo, CA*
- December 2004 *San Mateo Motel Historical Resource Report – Park Bayshore Townhomes – Environmental Impact Report (Revised February 2005)*

- November 2004 *Historical Evaluation of the San Mateo Motel, 801 South Bayshore Boulevard, San Mateo, CA*
- October 2004 *Stonegate Homes Subdivision Plan, and Single-and-Multi-Family Dwellings Design Review, San Mateo, CA*
- September 2004 *University of CA at Santa Cruz, Getty Campus Heritage Grant Application*
- September 2004 *City of Riverside Downtown Fire Station No.1 Cultural Resources Analysis, Riverside, CA*
- August 2004 *Residential Remodel Design Review – Glazenwood Historic District Contributor, 929 Laurel Avenue, San Mateo, CA*
- August 2004 *Odd Fellows Hall, Historic Structure Report, 113 South B Street, San Mateo, CA (with Conservator Seth Bergstein)*
- July 2004 *Design Review Analysis – Schneider’s Building, 208 East Third Street, San Mateo, CA 94401*
- July 2004 *Embarcadero Cove Development Project Initial Study – Preliminary Historical Resource Analysis, Oakland, CA 94606*
- July 2004 *Historical Resource Evaluation Report – 4830 Cape May Avenue, San Diego, CA 92107 (Revised January 2005)*
- June 2004 *City of Monterey Alvarado Street Mixed-Use Project - APE Survey, Monterey, CA*
- June 2004 *City and County of San Francisco Historical Resource Evaluation Report – 450 Frederick Street, San Francisco, CA 94117*
- June 2004 *Design Review Analysis – 117 Clark Drive, San Mateo, CA 94402*
- May 2004 *Historical Evaluation of the 426 Clark Drive Residence, San Mateo, CA 94402*
- April 2004 *City and County of San Francisco Historical Resource Evaluation Report – 1272 42nd Avenue, San Francisco, CA 94122*
- April 2004 *City of Fresno Broadway Row Historical Resource Survey, Fresno, CA*
- March 2004 *Historical Evaluation of the 117 Clark Drive Residence, San Mateo, CA 94402*
- March 2004 *Historical Evaluation Of The Fresno Republican/McMahan’s Building, 2030 Tulare Street, Fresno, CA 93721*
- February 2004 *Crocker Bank Building Preservation Planning Considerations Memorandum*
- January 2004 *Historical Evaluation of the 501 Walnut Street Residence, San Carlos, CA 94070*
- January 2004 *Historical Evaluation of the 20 Madison Avenue and 29 Hobart Avenue Properties, San Mateo, CA 94402*
- January 2004 *Historical Evaluation Of The Residence Located At 571 Valley Street, San Francisco, CA*
- January 2004 *Historical Evaluation Of The 3925 20th Street Residence, San Francisco, CA 94131*
- November 2003 *Historical Evaluation of Commercial Building Located at 1022 El Camino Real, San Carlos, CA*
- November 2003 *Peer Review Statement for the K & T Foods Building, 451 University Avenue, Palo Alto, CA*
- November 2003 *Historical Evaluation of the Greer-O’Brine Property, 51 Encina Avenue, Palo Alto, CA,*
- November 2003 *Embarcadero Hotel Environmental Impact Report, Historical Resources Analysis and Design Review Statement*
- October 2003 *City of San Leandro Historical Resources Survey, Historic Context Statement, Historic Preservation Ordinance, and Draft Historic Preservation Benefits/Incentive Program*
- August 2003 *Palm Theater Environmental Impact Report, Historical Resources Analysis*
- July 2003 *Historical Evaluation Of The First Christian Church Building, 2701 Flores Street, San Mateo, CA 94403*

June 2003	<i>Alameda Naval Air Station Reuse Project Historic Preservation Regulatory and Policy Memorandum</i> (Prepared for Alameda Point Community Partners-Master Developer for NAS Alameda)
May 2003	<i>Historical Evaluation Of The Residence Located At 606 Dorchester Road, San Mateo, CA</i>
March 2003	<i>Ames Aeronautical Laboratory 40' x 80' Wind Tunnel National Register Nomination</i> (Prepared for NASA Ames Research Center)
March 2003	<i>Ames Aeronautical Laboratory 6' x 6' Supersonic Wind Tunnel National Register Nomination</i> (Prepared for NASA Ames Research Center)
March 2003	<i>Ames Aeronautical Laboratory Administration Building National Register Nomination</i> (Prepared for NASA Ames Research Center)
March 2003	<i>Historical Evaluation Of The Residence Located At 1015 South Grant Street, San Mateo, CA</i>
February 2003	<i>8th & Market, 10 United Nations Plaza, Cell Site Impact Review, San Francisco, CA</i>
February 2003	<i>Existing Conditions and Subdivision Design Alternatives For The Proposed Hayman Homes Tract No. 7267, Proctor Road, Castro Valley, CA</i>
February 2003	<i>Historical Evaluation Of The Residence Located At 336 West Poplar Avenue, San Mateo, CA</i>
January 2003	<i>Historical Evaluation Of The Residence Located At 744 Occidental Avenue, San Mateo, CA</i>
January 2003	<i>Historical Evaluation Of The 131 and 141 West Third Avenue Apartment Buildings, San Mateo, CA</i>
December 2002	<i>CA State Capitol Building, Historical Resource Review, Sacramento, CA</i>
November 2002	<i>Wireless Antenna Site Review, Medical Arts Building, 2000 Van Ness Avenue, San Francisco, CA</i>
October 2002	<i>Historical Evaluation Of The LeDucq Winery Estate, 3222 Ehlers Lane, St. Helena, CA 94574</i> (Revised June 2003)
October 2002	<i>Historical Assessment Of The St. Patrick's Parish Community Building Located At 3585 30th Street, San Diego, CA, 92104</i>
September 2002	<i>Historical Assessment Of The Building Located At 4257 Third Street, San Diego, CA,</i>
April 2002	<i>Historical Assessment Of The Building Located At 3567 Ray Street, San Diego, CA,</i>
October 2001	<i>Historical Assessment Of The Gustafson's Furniture Building Located At 2930 El Cajon Boulevard, San Diego, CA, 92104</i>
September 2001	<i>Historical Review Of Lots A, B, K & L, Block 93, Horton's Addition Lockling, San Diego, CA</i>
August 2011	<i>El Cortez Hotel Part 3 - Request for Certification of Completed Work</i>
August 2001	<i>Core Inventory Of All Sites Appearing To Be More Than 45 Years Of Age Not Previously Documented</i> (Prepared For Centre City Development Corporation)
August 2001	<i>Urbana Project Abstract Bibliography</i> (Prepared for Dr. Roger Caves, San Diego State University and San Diego State University Foundation)
July 2001	<i>Historical Assessment Of The Kirkland Apartments Building Located At 2309 Fifth Avenue, San Diego, CA, 92103</i>
July 2001	<i>Historical Assessment Of The Building Located At 4230 Maryland Street, San Diego, CA, 92103</i> (With Kathleen A. Crawford)
June 2001	<i>Historical Assessment Of The 2525-2529, 2537-2547, 2561 First Avenue Residences, San Diego, CA 92103</i>
May 2001	<i>Update Of The November 1988 Historic Site Inventory Of Centre City East For Centre City Development Corporation</i> (with Scott Moomjian)



April 2001	<i>East Village Inventory Of All Sites Appearing To Be More Than 45 Years Of Age Not Previously Documented (Prepared For Centre City Development Corporation)</i>
April 2001	<i>Update Of The May 1989 Historic Site Inventory Of Bayside For Centre City Development Corporation</i>
January 2001	<i>Historic Survey Report Of The Former Teledyne-Ryan Aeronautical Complex 2701 North Harbor Drive San Diego, CA 92101 (with Scott Moomjian)</i>
January 2001	<i>Historical Assessment Of The Fletcher-Salmons Building 602-624 Broadway, San Diego, CA 92101</i>
December 2000	<i>Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site, Alternative 1 Site, and Alternative 2 Site</i>
November 2000	<i>Cultural Resource Report for The Edison/Hamilton/Parks Area Elementary School Preferred Site and Alternative Sites</i>
November 2000	<i>Cultural Resource Report for The Adams/Franklin Area Elementary School Preferred Site and Alternative Site</i>
October 2000	<i>The National Register of Historic Places Travel Itinerary; Old Town San Diego</i>
August 2000	<i>Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site and Alternative Sites</i>
July 2000	<i>Cultural Resource Report, 52nd Street Area Elementary School Preferred & Alternative Sites, San Diego, CA</i>
July 2000	<i>Historical Assessment Of The 3658 Warner Street Residence, San Diego, CA 92106</i>
July 2000	<i>Historical Assessment Of The 367 Catalina Boulevard Residence, San Diego, CA 92106</i>
July 2000	<i>Historical Assessment Of The 906 West Lewis Street Residence, San Diego, CA 92103</i>
May 2000	<i>Historical Assessment Of The 501-503, 507 and 509 14th Street Residences, San Diego, CA</i>
May 2000	<i>The San Diego Flume Company System Redwood Pipeline, San Diego County, CA</i>
March 2000	<i>Historical Assessment of The Society For Crippled Children's Hydrotherapy Gymnasium Located at 851 South 35th Street, San Diego, CA 92113 (with Scott Moomjian)</i>

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