



March 23, 2018

Tracy Zinn  
T&B Planning, Inc.  
17542 East 17<sup>th</sup> Street, Suite 100  
Tustin, California 92780

RE: Cultural Resources Records Search for the 8<sup>th</sup> Street and Haven Avenue Project, Rancho Cucamonga, California

Dear Ms. Zinn:

The archaeological records search has been completed for the 8<sup>th</sup> Street and Haven Avenue Project located at 8978 Haven Avenue and 10417 8<sup>th</sup> Street in Rancho Cucamonga, California. The project includes the proposed construction of a warehouse on portions of Assessor's Parcel Numbers 209-242-08 and 209-251-11. As part of the environmental review process, this address was subjected to a records search at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. The records search encompassed an area within a one-mile radius of the project and was completed on March 19, 2018 by Andrew Garrison of Brian F. Smith and Associates, Inc.

The SCCIC maps and records indicate that 13 resources have been recorded within one mile of the project Area of Potential Effect (APE). One resource (P-36-011277), a railway spur of the Atchison, Topeka and Santa Fe Railway, transects the subject property along the eastern boundary; however, this resource is located within the railway easement, which will not be impacted by development. Site P-36-011277 was recorded by URS Corporation in 2003 during a study that was conducted for the Southern California Regional Rail Authority directly adjacent to the current project.<sup>1</sup> No cultural resources are mapped within the boundaries of the subject property.

The records search also indicates that 30 previous cultural resource studies have been completed

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<sup>1</sup> Wesson, Alex, Christine Hacking, and Kirsten Erickson

2003 Haven Ave Grade Separation at SCRRA Railroad Tracks. 48PP. URS Corporation. Unpublished report on file at the South Central Coastal Information Center at California State University, Fullerton, Fullerton, California.

within one mile of the APE, none of which cover the subject property. Although visible on the current *Guasti* 7.5' United States Geological Survey (USGS) topographic map, historic maps of the area (the 1897 *Cucamonga* 15', 1953 *Guasti* 7.5', and 1954 *Ontario* 15' USGS topographic maps) do not show the railway spur or any other potentially historic structures within the APE.

If you need any additional study of this site, please contact me.

Regards,

A handwritten signature in black ink, appearing to read "Brian F. Smith", with a stylized flourish at the end.

Brian F. Smith

BFS:ag

Attachment: SCCIC Archeological Records Search



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## **BRIAN F. SMITH and ASSOCIATES**

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### **CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEMS RECORDS SEARCH**

**Company:** Brian F. Smith and Associates  
**Processed By:** Andrew Garrison  
**Date Processed:** 03-19-18  
**Project Identification:** 8<sup>th</sup> Street and Haven  
**Information Center:** South Central Coastal Information Center  
**Search Radius:** One-Mile

#### **Historical Resources:**

Trinomial and Primary site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been reviewed for all recorded sites.

There are 13 resources located within one-mile of the current project area. One (P-36-011277) intersects the property, but is located within a railway easement that will not be impacted by the project.

#### **Previous Survey Report Boundaries:**

Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been reviewed.

There are 30 reports within a mile and none intersect the APE; however, one (SB-4169) is directly adjacent to the subject property.







Resource List

PrimaryString	TrinomialString	ResourceName	OtherIDs	ResType	Age	Attribs	RecordingEvents	Reports
P-36-004200	CA-SBR-004200H	The Christmas House; Whitson House / HD Cousins	Resource Name - The Christmas House; OHP Property Number - 059325; PHI - SBR-73; Resource Name - Whitson House / HD Cousins; Other - SBCM4598; Voided - 36-016437	Building	Historic	AH15 (Standing structures); HP02 (Single family property)	1975 (Denis Hansberger); 1979 (C. Lucas); 1980 (G. Teal, SBCM); 1987 (L. Merrill)	
P-36-011276	CA-SBR-011276H	HA-1	Resource Name - HA-1	Site	Historic	AH04 (Piles/dumps/trash scatters)	2003 (A. Wesson, URS)	SB-04169
P-36-011277	CA-SBR-011277H	HA-2	Resource Name - HA-2; Other - Historic Railroad Spur	Site	Historic	AH07 (Roads/trails/railroad grades)	2003 (Wesson, URS)	SB-04169
P-36-011278	CA-SBR-011278H	10489 8th St	Resource Name - 10489 8th St	Building	Historic	HP02 (Single family property)	2003 (ERICKSON, URS)	SB-04169
P-36-011279	CA-SBR-011279H	10483 8th St	Resource Name - 10483 8th St	Building	Historic	HP02 (Single family property)	2003 (ERICKSON, URS)	SB-04169
P-36-011280	CA-SBR-011280H	10463 8th St	Resource Name - 10463 8th St	Building	Historic	HP02 (Single family property)	2003 (ERICKSON, URS)	SB-04169
P-36-011281	CA-SBR-011281H	Cucamonga Pioneer Winery District	Voided - P36-016467; Resource Name - Cucamonga Pioneer Winery District	Building, Structure, Object, Site, District, Element of district, Other	Historic	AH03 (Landscaping/orchard); AH04 (Piles/dumps/trash scatters); AH05 (Wells/cisterns); AH07 (Roads/trails/railroad grades); AH15 (Standing structures); HP04 (Ancillary building); HP08 (Industrial building)	1987 (Lynn Merrill); 2003 (ERICKSON, URS)	SB-04169
P-36-016421		DeBerard House	Resource Name - DeBerard House; OHP Property Number - 059308	Building	Historic	HP02 (Single family property)	1987 (Merrill)	
P-36-016422		English House/Danner's Market	OHP Property Number - 059309; Resource Name - English House/Danner's Market	Building	Historic	HP02 (Single family property)	1987 (L. Merrill)	
P-36-016423		Padre Winery / Cucamonga Vintage Co; Biane Winery	Resource Name - Padre Winery / Cucamonga Vintage Co; Resource Name - Biane Winery; OHP Property Number - 059310	Building, Structure, District	Historic	HP02 (Single family property); HP08 (Industrial building); HP46 (Walls/gates/fences)	1987 (Merrill); 2008 (Tanya Rathbun, LSA)	SB-03572, SB-04135, SB-04170, SB-05975, SB-07855
P-36-016436		Willows School / Professional Center	Resource Name - Willows School / Professional Center; OHP Property Number - 059324	Building	Historic	HP15 (Educational building)	0179 (C. Lucas); 1987 (L. Merrill)	
P-36-016438		Ferretti/Santolucito House	Resource Name - Ferretti/Santolucito House	Building	Historic	HP02 (Single family property)	1987 (L. Merrill)	
P-36-016439		Santolucito Italian American Market	Resource Name - Santolucito Italian American Market	Building	Historic	HP06 (1-3 story commercial building)	1987 (L. Merrill)	

# HISTORIC RESOURCES INVENTORY

Ser. No. 1730 - 16  
HABS HAER Loc X SHL No. NR Status 3  
UTM: A 11-445290-3772630 C   
B  D   
P1084-4/H 3BR-4200H  
P36-004200 CPM-73

## IDENTIFICATION

1. Common name: The Christmas House
2. Historic name: Whitson House/H.D. Cousins
3. Street or rural address: 9240 Archibald Avenue  
City Rancho Cucamonga Zip 91730 County San Bernardino
4. Parcel number: 0209-321-73
5. Present Owner: Janice L. Toews and James E. Ilsley Address: 9240 Archibald Ave.  
City Rancho Cucamonga Zip 91730 Ownership is: Public  Private X
6. Present Use: Residence Original use: Residence

## DESCRIPTION

- 7a. Architectural style: Free Classic Queen Anne
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

A two story rectangular wood structure of the free classic Queen Anne style. Roof is cross gable with wood shake shingles. A polygonal tower with S shaped curved roof is located on the south east corner. Tower roof has decorative fish scale shingles and finial. Front gable has oval window with decorative molding and shingle siding. Upper windows are double hung, lower are rectangular fixed with twin transoms. Transoms have "X" pattern. Siding is flush board. A full length single story porch extends along front of house paired columns on pedestal with turned spindle balustrade. Front steps are of concrete and straight run. Foundation material is field stone. Interesting landscape features two mature palm trees on eith side of entrance walk and two rows of windmill palms on both the north and south sides of property.



8. Construction date: Estimated  Factual 1904
9. Architect unknown
10. Builder H.D. Cousins
11. Approx. property size (in feet)  
Frontage 135 Depth 115  
or approx. acreage
12. Date(s) of enclosed photograph(s)  
July 1987

- P36-004200  
SBR-4200N
13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: None Apparent
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: \_\_\_\_\_

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This structure is significant both architecturally and historically, because of its unique architecture. Though there are other Queen Anne structures within the city, none are of the size and grandeur of this house. It was built by H. D. Cousins in 1904 of redwood. Cousins was a shipbuilder and lumberman from Eureka. He built the structure as part of a plan to raise through bred horses. However, in 1910, the structure was sold to John Whitson, who became involved in Citrus and egg ranching. It was owned by the Whitson family until 1977 for a period of time, the structure was owned by the county museum association. In 1983, it was the subject of a proposal to relocate it to a regional park, and used as a cultural center. Prior to the current owners purchasing it for use as a Bed and Breakfast Inn.

The house received the name "Christmas House" due to the lavish parties that the Whitsons held during the Christmas seasons, and because of the red and green stained windows in the upper side gables.

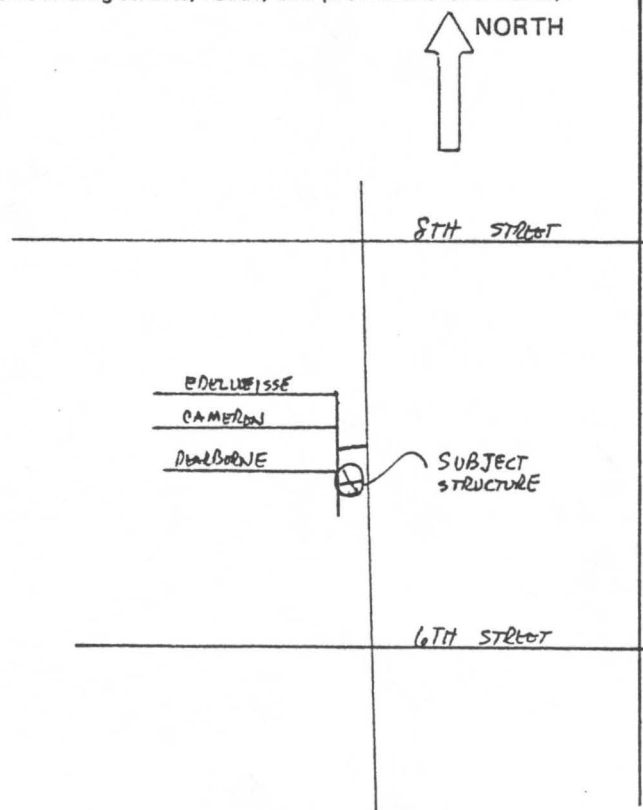
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture ☒ Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

"Light Over the Mountains"  
by D. Clucas; "Couple Uncovers the story behind Christmas House", Kim Forman, San Bernardino Sun. Sunday April 6, 1986;  
County of San Bernardino tax Ass. Records

22. Date form prepared 9/8/1987  
By (name) Lynn Merrill  
Organization \_\_\_\_\_  
Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_  
Phone: \_\_\_\_\_

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



SAN BERNARDINO COUNTY MUSEUM  
Archaeological Site Record Form

SBCM # 4598

Smithsonian # SBr-4200-H

CPH1-73

Site name Christmas House County San Bernardino

USGS quad maps: Ontario 15', GUASTI 7½'

     of      of      of      of      of      of section 11

Twp. 1 S, Rng. 7 W,      Base Meridian. Elevation     

Distance      along bearing      from     

UTM grid #s or lat. and long.     

Site dimensions: area      depth     

Site description, features, artifacts, owner, etc.     

Built in 1904, H. D. Cousins, owner and builder

Named the Christmas House for its green and red stained-glass windows

9240 ARCHIBALD AVE, CUCAMONGA

See: Historic Sites and LANDMARKS San Bernardino County

Possibility of destruction     

Other references     

Informant      Address     

Recorded by Grayce Teal Date 7/80

Address     

Remarks

Sketch artifacts, site location, and features on back

73-004200

736-004200

STATE OF CALIFORNIA—RESOURCES AGENCY  
DEPARTMENT OF PARKS AND RECREATION  
**POINT OF HISTORICAL INTEREST**

DO NOT WRITE IN THIS BLOCK

Reg. No. SB-473

Date 12-22-75

By [Signature]

County San Bernardino

Name CHRISTMAS HOUSE

Location 9240 Archibald Avenue, Cucamonga

Historical Significance:

In 1904, H. D. Cousins constructed a massive Victorian-style home. Most of the house was built with Northern California redwood. The structure was shiplapped between the inside and outside walls as well as between layers of the floors. The Cousins family planned to carry on a thoroughbred horse business on the acreage surrounding the house.

Six years after its construction, Christmas House was sold to the John Whitson family. Whitson became involved in citrus endeavors and egg ranching. The home was named Christmas House for its green and red stained-glass windows and the holiday festivities which were held there in December.

The house stands, today, a testimony to its name.

THIS POINT OF HISTORICAL INTEREST IS NOT A STATE REGISTERED HISTORICAL LANDMARK.

RECOMMENDED:

[Signature]  
Dennis Hansberger  
Signature—Chairman, County Board of Supervisors

Date

Oct 6, 1975

APPROVED:

[Signature]  
Signature—Chairman, Historical Landmarks Advisory Committee

Date

12-22-75



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

Primary # P36-011276  
HRI # \_\_\_\_\_  
Trinomial CA-SBR-11276N  
NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 6 Resource Name or #: (Assigned by recorder) HA-1

P1. Other Identifier: Historic Artifact Scatter

\*P2. Location: ☒ Not for Publication ☐ Unrestricted

\*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.) SB

\*b. USGS 7.5' Quad Guasti Date 1966 (1981) T 1S; R 7W; SE 1/4 of SE 1/4 of Sec 11; 1208 B.M.

c. Address Not applicable City Rancho Cucamonga Zip 91730

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 446,872 mE/ 3,772,521 mN (NE corner at Haven Ave.), 446,816 mE/ 3,772,481 mN (SE Corner at 8<sup>th</sup> St.), 446,479 mE/ 3,772,526 mN (NW corner at Center Ave.), 446,480 mE/ 3,772,486 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
The resource is located immediately to the west of the intersection of the SCRRA Railroad Tracks and Haven Avenue and south of the Cucamonga Pioneer Winery, which is located at 8812 Haven Avenue. The scatter extends at least 281 feet (86 meters) to the west along the north and south sides of the railroad tracks (SCRRA Right-of-Way).

\*P3. a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The boundaries of Resource HA-1 were defined by the observation of artifacts on the disturbed ground surface along both the northern and southern banks of the SCRRA railroad tracks. Artifacts consisted of white decorated dishware, fragments of cobalt, brown, green, olive, clear, amethyst and "milk" glass. Other artifacts included brick fragments, a monogrammed silver-plated fork, an intact cobalt glass bottle, and unidentifiable metal fragments. The density of the deposit varies within the site, with the densest concentrations appearing along the eastern boundary. Amethyst glass was produced between 1880-1916.

\*P3. b. Resource Attributes: (List attributes and codes) AH4: Prives/dumps/trash scatters

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

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



P5b. Description of Photo: (view, date, accession #)  
Overview of the northern portion of the site (north side of the railroad tracks); view to the west.

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

\*P7. Owner and Address: SCRRA

700 Flower Street, 26<sup>th</sup> Floor  
Los Angeles, CA 90017

\*P8. Recorded by: (Name, affiliation, and address)  
A. Wesson and C. Hacking  
URS Corporation  
2020 East First Street,  
Suite 400  
Santa Ana, CA 92705

\*P9. Date Recorded:  
21 April 2003

\*P10. Survey Type: (Describe)  
Intensive pedestrian survey at 5 meter intervals

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Haven Avenue Grade Separation Initial Study, Appendix B: Cultural Resource Technical Report.

\*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): Sketch Map



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary # R36-011276  
HRI# \_\_\_\_\_  
Trinomial SPR-11276A

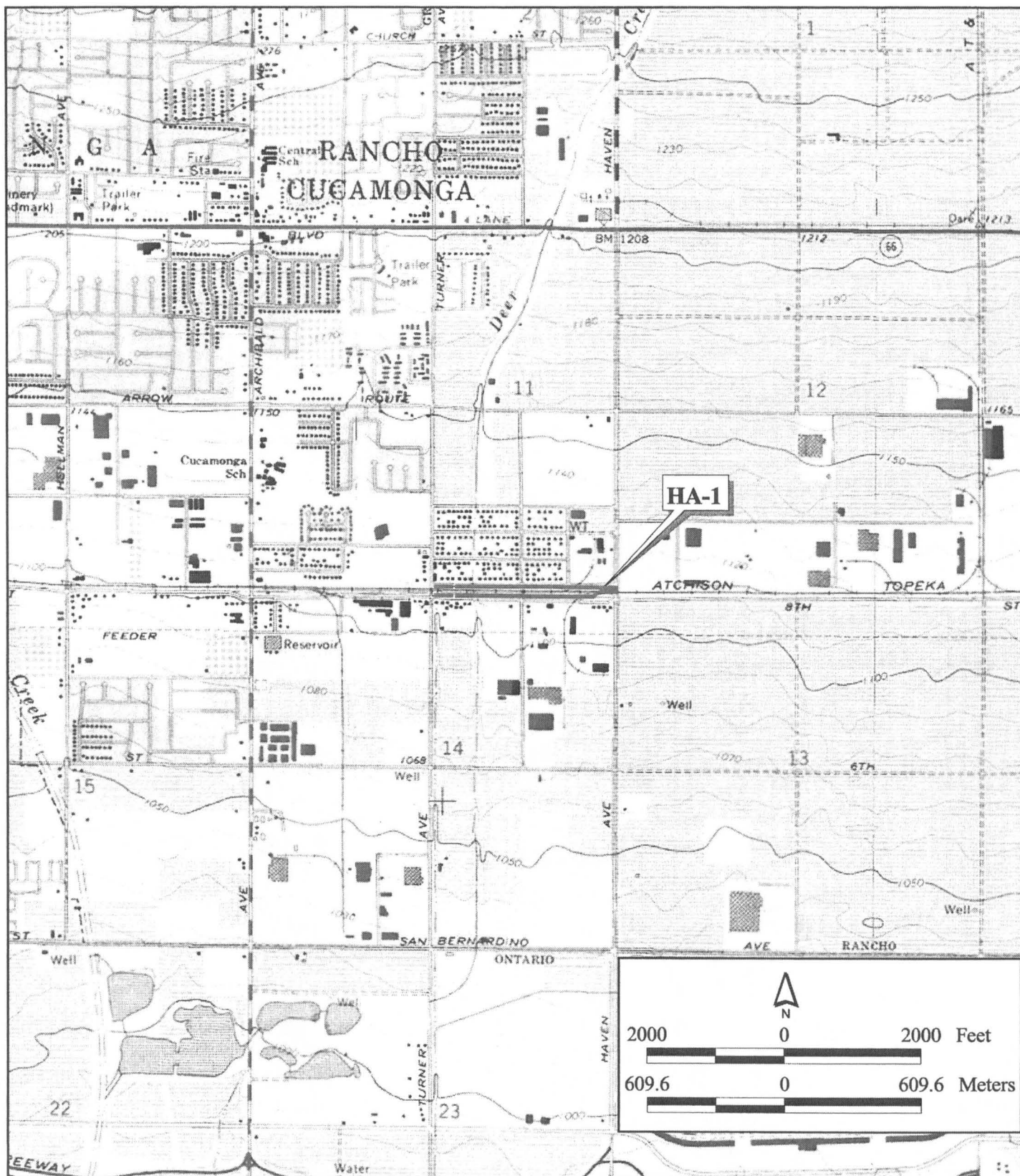
Page 2 of 6

\*Resource Name or # (Assigned by recorder) HA-1

\*Map Name: Guasti

\*Scale: 1:24,000

\*Date of map: 1966 (1981)



# ARCHAEOLOGICAL SITE RECORD

Primary #

Trinomial

P36-011276

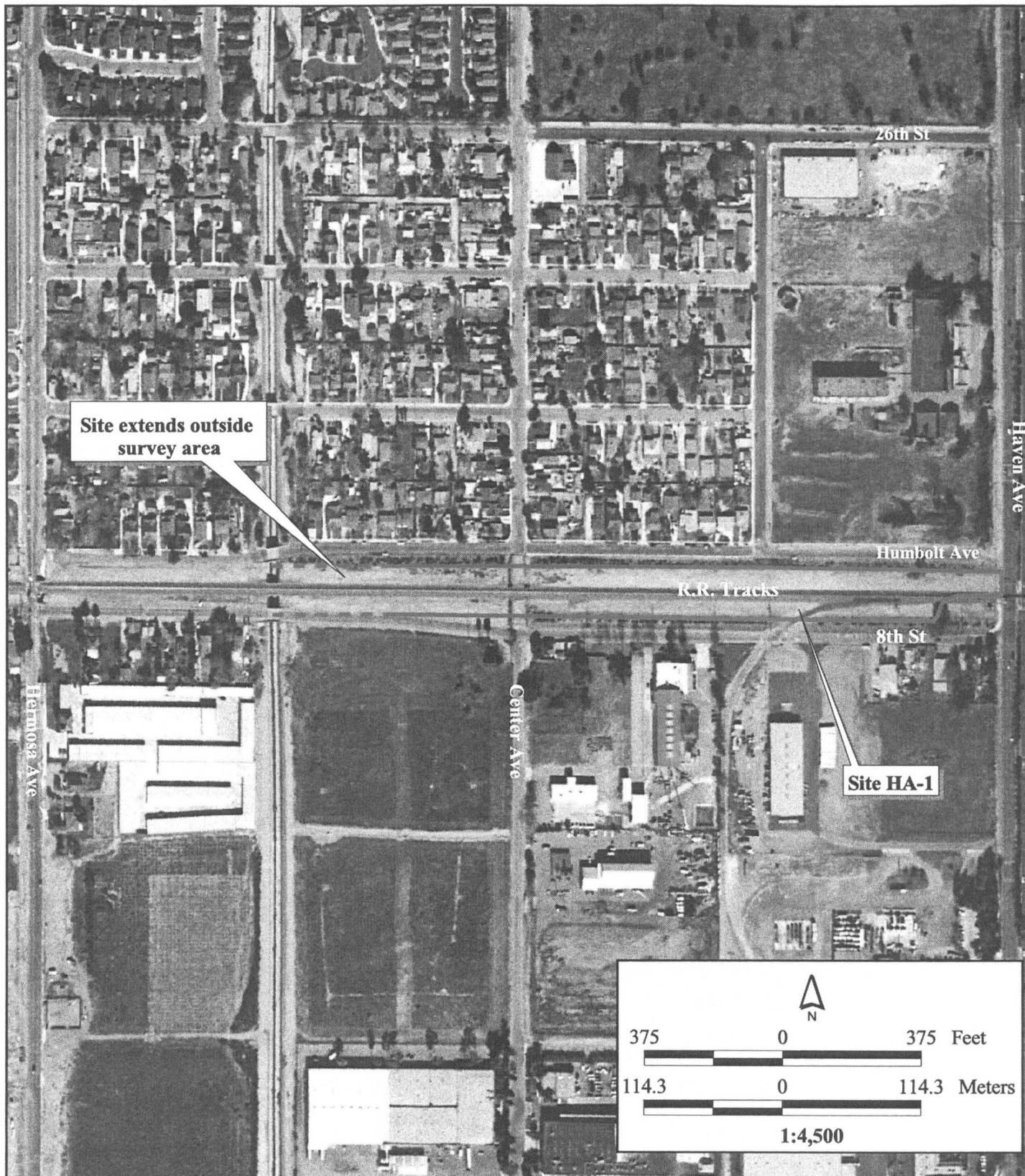
SBR-11276H

Page 3 of 6

\*Resource Name or # (Assigned by Recorder) HA-1

- \*A1. Dimensions:** a. Length 80 m (N/S) × b. Width 791 m (E/W) Note: Dimensions are for recorded portion only – site extends beyond survey area.
- Method of Measurement:** ☐ Paced ☐ Taped ☐ Visual estimate ☒ Other: GPS/Mapping
- Method of Determination** (Check any that apply.): ☒ Artifacts ☐ Features ☐ Soil ☐ Vegetation ☐ Topography  
☐ Cut bank ☐ Animal burrow ☐ Excavation ☐ Property boundary ☐ Other (Explain): \_\_\_\_\_
- Reliability of Determination:** ☐ High ☒ Medium ☐ Low Explain: Site extends further, but paved roads and disturbed/landscaped areas offer no visibility.
- Limitations** (Check any that apply): ☐ Restricted access ☒ Paved/built over ☒ Site limits incompletely defined  
☒ Disturbances ☐ Vegetation ☐ Other (Explain): \_\_\_\_\_
- A2. Depth: \_\_\_\_\_ ☐ None ☒ Unknown Method of Determination: \_\_\_\_\_
- \*A3. Human Remains:** ☐ Present ☐ Absent ☐ Possible ☒ Unknown (Explain): Unlikely due to the nature of the deposit.
- \*A4. Features:** (Number, briefly describe, indicate size, list associated cultural constituents, and show location of each feature on sketch map.): No features were noted.
- \*A5. Cultural Constituents:** (Describe and quantify artifacts, ecofacts, cultural residues, etc., not associated with features.)  
Artifacts consisted of white decorated dishware, fragments of cobalt, brown, green, olive glass fragments, clear bottle glass fragments, amethyst glass fragments and fragments of "milk" glass. Other artifacts included brick fragments, a fork, an intact cobalt bottle, and unidentifiable metal fragments. The density of the deposit varies within the site, with the richest deposits appearing along the north side of the railroad tracks. The amethyst glass fragments could possibly date to the late 1800's/early 1900's. The intact cobalt bottle could date to this period as well.
- \*A6. Were Specimens Collected?** ☒ No ☐ Yes (If yes, attach Artifact Record or catalog and identify where specimens are curated.)
- \*A7. Site Condition:** ☐ Good ☐ Fair ☒ Poor (Describe disturbances.): The resource has been disturbed by the construction of the SCRRA railroad tracks and the landscaping between the railroad tracks and Humbolt Avenue, just to the north of the site.
- \*A8. Nearest Water:** (Type, distance, and direction.) Deer Creek bisects the western portion of the site and the Cucamonga Creek is located approximately 2.6 kilometers (8530 feet) to the west of the site location.
- \*A9. Elevation:** 1150 feet above mean sea level.
- A10. Environmental Setting: (Describe culturally relevant variables such as vegetation, fauna, soils, geology, landform, slope, aspect, exposure, etc.) The resource is located along both sides of the SCRRA railroad tracks. The natural environment has been dramatically modified for the construction of the railroad tracks, with gravel dominating the ground surface. A landscaped area has been planted along the northern boundaries of the site, with non-native bushes and ornamental trees.
- A11. Historical Information: A historic railroad spur (temporarily recorded as HA-2) is partially located within the southern portion of Resource HA-1. Resource HA-2 ties into an east-west running railroad track recorded as P-36-006847 (a portion of the historic Kite-Shaped Track/Belt Line), that connected portions of Los Angeles, Orange, San Bernardino and Riverside Counties. The historic Cucamonga Pioneer Winery lies approx. 375 feet (114 meters) to the north of this resource.
- \*A12. Age:** ☐ Prehistoric ☐ Protohistoric ☐ 1542-1769 ☐ 1769-1848 ☐ 1848-1880 ☒ 1880-1914 ☒ 1914-1945  
☐ Post 1945 ☐ Undetermined Describe position in regional prehistoric chronology or factual historic dates if known.  
Amethyst glass was produced between 1880-1916.
- A13. Interpretations: (Discuss data potential, function[s], ethnic affiliation, and other interpretations) The site may represent a local dump area for the historic residences located to both the north and south of the railroad tracks (as depicted on a historic irrigation map from 1888). The site may also be associated with the Cucamonga Pioneer Winery, which is located approximately 375 feet (114 meters) to the north. It is possible that the site represents fill material from another location.
- A14. Remarks: The site may be impacted by the construction associated with the Haven Avenue Grade Separation Project. Extended Phase I (presence/absence) testing is recommended to determine if primary intact archaeological deposits exist below the surface.
- A15. References: (Documents, informants, maps, and other references) California State Engineering Department, Detail Irrigation Map, Ontario Sheet, (Irrigation Data, 1888); *Glass Bottles : Basic Identification* (Jim Rock, 1981).
- A16. Photographs (List subjects, direction of view, and accession numbers or attach a Photograph Record.):  
Original Media/Negatives kept at: URS Corporation, 2020 East First St., Ste. 400, Santa Ana, CA 92705
- \*A17. Form Prepared by** C. Hacking and A. Wesson **Date:** 23 April 2003  
**Affiliation and Address:** URS Corporation, 2020 East First St., Ste. 400, Santa Ana, CA 92705





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

Primary # P36-011276

HRI # \_\_\_\_\_

Trinomial SBR-112764

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\*Recorded by: A. Wesson and C. Hacking

\*Resource Name or # (Assigned by recorder) HA-1

\*Date Recorded 21 April 2003 ☒ Continuation ☐ Update



Figure 1: Representative sample of artifacts from the east end of the site, along the north side of the SCRRA railroad tracks. Note: the intact cobalt glass bottle included in the picture.



Figure 2: Intact cobalt glass bottle discovered at the east end of the site, along the north side of the railroad tracks.



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

Primary # 736-011276

HRI # \_\_\_\_\_

Trinomial SBR-1276#

Page 6 of 6

\*Recorded by: A. Wesson and C. Hacking

\*Resource Name or # (Assigned by recorder) HA-1

\*Date Recorded 21 April 2003 ☒ Continuation ☐ Update



Figure 3: Representative sample of artifacts from the western portion of the site, along the north side of the SCRRA railroad tracks. Note: the amethyst glass fragments included in the picture.

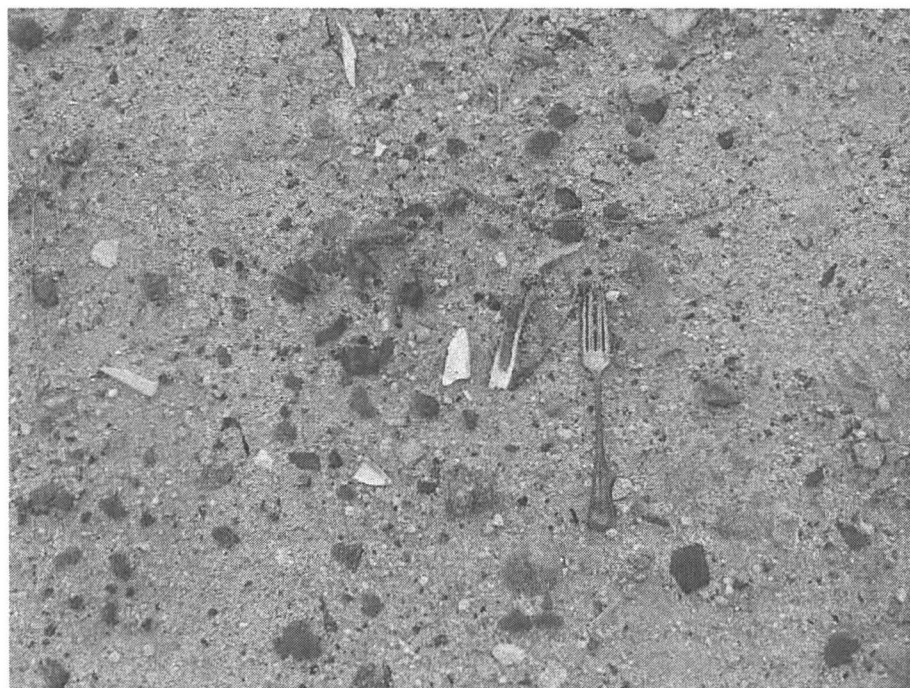


Figure 4: Representative sample of artifacts from the east end of the site, along the south side of the SCRRA railroad tracks. Note: the cobalt glass bottle fragments and the silver-plated fork included in the picture.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

**PRIMARY RECORD**

Primary # 736 011277  
HRI # \_\_\_\_\_  
Trinomial CA-SBP-11277H  
NRHP Status Code \_\_\_\_\_

Other \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 6 Resource Name or #: (Assigned by recorder) HA-2

- P1. Other Identifier: Historic Railroad Spur
- \*P2. Location: ☒ Not for Publication ☐ Unrestricted
- \*a. County San Bernardino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.) SB
- \*b. USGS 7.5' Quad Guasti Date 1966 (1981) T 1S; R 7W; SE 1/4 of SE 1/4 of Sec 11; 1208 B.M.
- c. Address Not applicable City Rancho Cucamonga Zip 91730
- d. UTM: (Give more than one for large and/or linear resources) Zone 11, 446,687 mE/ 3,772,457 mN (west end)  
446,807 mE/ 3,772,492 mN (east end)
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
The resource is located approximately 175 meters (574 feet) to the west of the intersection of the SCRRA Railroad Tracks and Haven Avenue. The resource is directly south of the Cucamonga Pioneer Winery, which is located at 8812 Haven Avenue. The spur extends south, in an arc, from the southern railroad track, approximately 150 meters (492 feet) west of Haven Avenue.
- \*P3. a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
Resource HA-2 is defined as a portion of track extending off of the southern SCRRA railroad tracks. This spur consists of rail segments that are dated as early as 1903. There are approximately eighteen segments in the section of track located north of 8<sup>th</sup> Street. The dates of the segments range from 1903-1992. It is also important to note that this portion of the resource is located within a historic artifact scatter (recorded as site HA-1), which stretches along both the northern and southern sides of the SCRRA railroad tracks. From north to south, the spur lies on the SCRRA Right-of-Way, 8<sup>th</sup> Street, APN 209-242-08, APN 209-251-11, and APN 209-251-14.
- \*P3. b. Resource Attributes: (List attributes and codes) AH7: Roads/trails/railroad grades
- \*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☒ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo: (view, date, accession #)

Overview of railroad spur and tie-in with main SCRRA track. View to the northeast from 8<sup>th</sup> Street. Note: Cucamonga Pioneer Winery is located in the background.

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

\*P7. Owner and Address: SCRRA  
700 Flower street, 26<sup>th</sup> Floor  
Los Angeles, CA 90017  
(and others)

\*P8. Recorded by: (Name, affiliation, and address)  
A. Wesson and C. Hacking  
URS Corporation  
2020 East First Street,  
Suite 400  
Santa Ana, CA 92705

- \*P9. Date Recorded: 21 April 2003
- \*P10. Survey Type: (Describe) Intensive pedestrian survey at 5 meter intervals.
- \*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Haven Avenue Grade Separation Initial Study, Appendix B: Cultural Resource Technical Report
- \*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): Sketch Map



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary # P36-011277  
HRI# \_\_\_\_\_  
Trinomial SBR-11277H

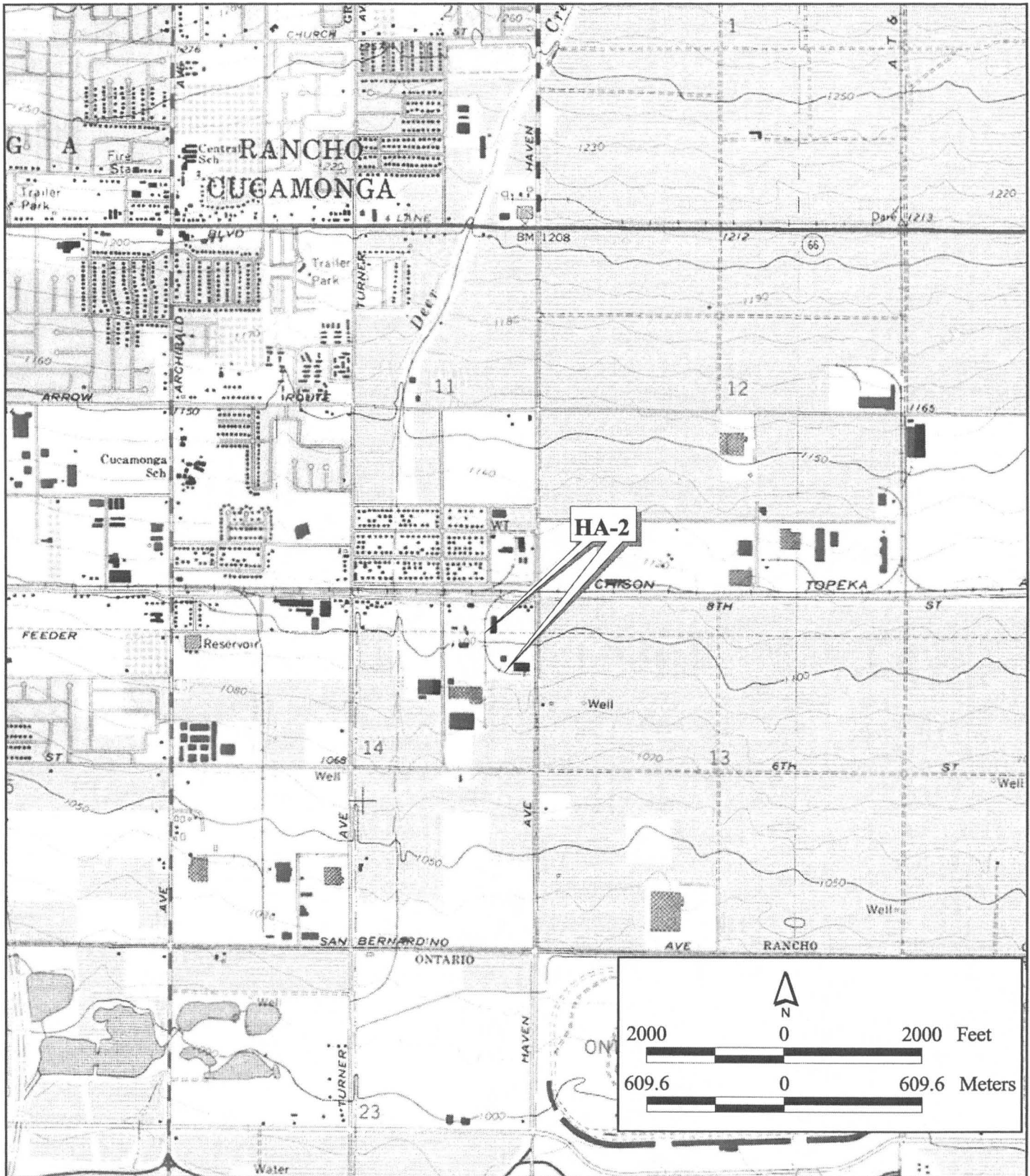
Page 2 of 6

\*Resource Name or # (Assigned by recorder) HA-2

\*Map Name: Guasti

\*Scale: 1:24,000

\*Date of map: 1966 (1981)



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**ARCHAEOLOGICAL SITE RECORD**

Primary #  
Trinomial

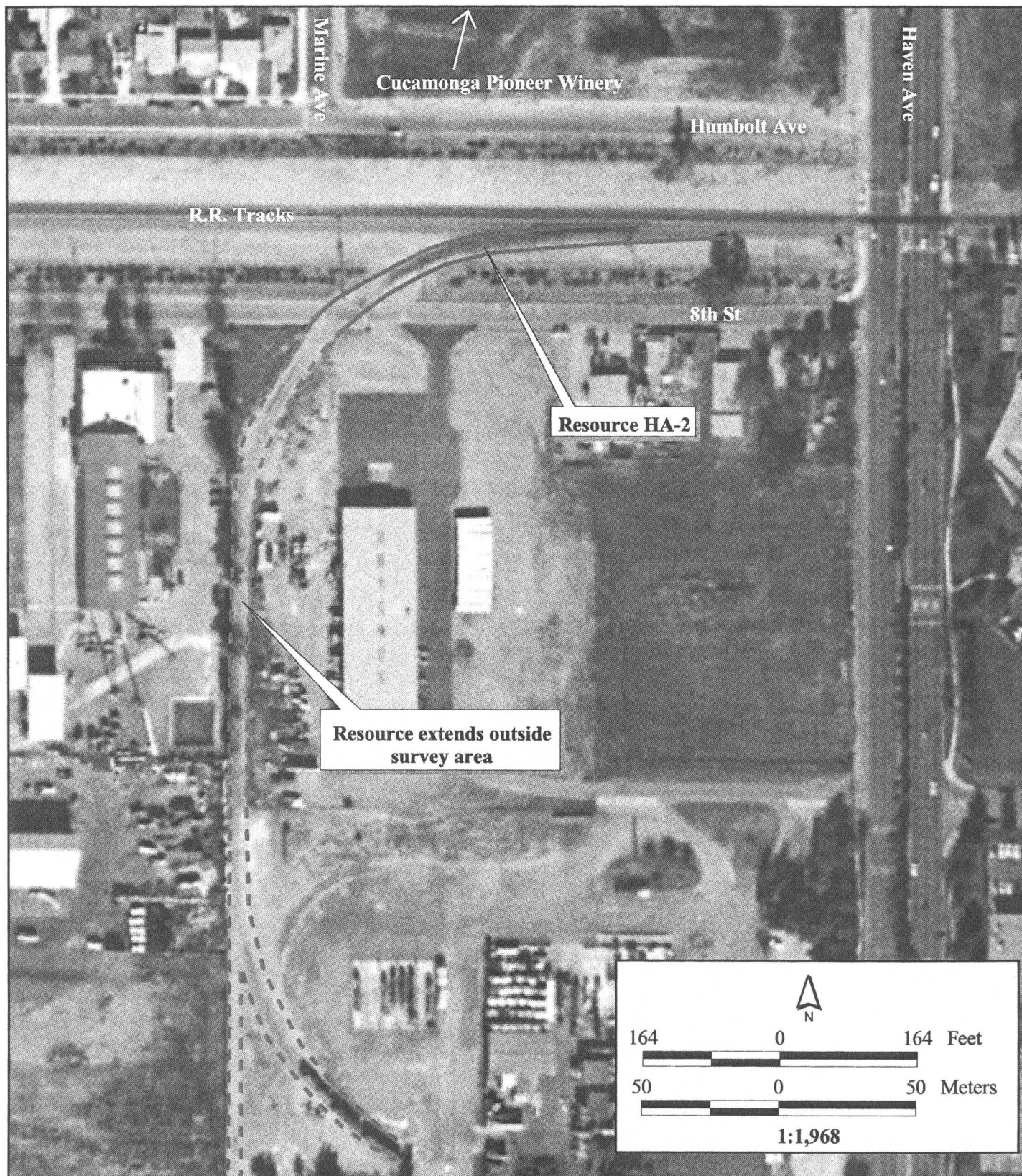
P36-011277  
SR-112774

Page 3 of 6

\*Resource Name or # (Assigned by Recorder) HA-2

- \*A1. **Dimensions:** a. Length 126 m (N/S) × b. Width 1.5 m (E/W) Note – dimensions given are only applicable to the area surveyed, the track extends further to the south approximately 984 feet (300 meters) (as mapped on USGS quadrangle).  
**Method of Measurement:** ☐ Paced ☐ Taped ☐ Visual estimate ☒ Other: Measured from map/aerial photograph.  
**Method of Determination** (Check any that apply.): ☐ Artifacts ☒ Features ☐ Soil ☐ Vegetation ☐ Topography  
☐ Cut bank ☐ Animal burrow ☐ Excavation ☐ Property boundary ☒ Other (Explain): Linear feature  
**Reliability of Determination:** ☐ High ☒ Medium ☐ Low Explain: The railroad bed extends further to the south for an unknown distance. USGS 7.5' quad. of "Guasti" (1966) and aerial photographs show the spur extending to the south approx. 779 feet (237 meters), where it splits. The original spur (shown in black on the USGS quad. map) curves to the southeast approx. 287 feet (87 meters); the other sub-spur (shown in purple in USGS quad. map [post 1966]) extends 1000 feet (305 meters) to the south.  
**Limitations** (Check any that apply): ☐ Restricted access ☒ Paved/built over ☐ Site limits incompletely defined  
☐ Disturbances ☐ Vegetation ☐ Other (Explain): See A14.
- A2. Depth: Less than 0.5 meters ☐ None ☐ Unknown Method of Determination:
- \*A3. **Human Remains:** ☐ Present ☒ Absent ☐ Possible ☐ Unknown (Explain): Highly unlikely due to the nature of the resource.
- \*A4. **Features:** (Number, briefly describe, indicate size, list associated cultural constituents, and show location of each feature on sketch map.): See Linear Feature Record, attached.
- \*A5. **Cultural Constituents:** (Describe and quantify artifacts, ecofacts, cultural residues, etc., not associated with features.)  
See Linear Feature Record, attached, Line L3.
- \*A6. **Were Specimens Collected?** ☒ No ☐ Yes (If yes, attach Artifact Record or catalog and identify where specimens are curated.)
- \*A7. **Site Condition:** ☐ Good ☐ Fair ☒ Poor (Describe disturbances.): See Linear Feature Record, attached, Line L7.
- \*A8. **Nearest Water:** (Type, distance, and direction.) The Deer Creek is located approximately 1250 feet (381 meters) to the west of the site location.
- \*A9. **Elevation:** 1150 feet above mean sea level.
- A10. **Environmental Setting:** (Describe culturally relevant variables such as vegetation, fauna, soils, geology, landform, slope, aspect, exposure, etc.) The northern portion of the resource is located within the SCRRA railroad right-of-way. The natural environment has been dramatically modified for the construction of the railroad tracks, with gravel dominating the ground surface.
- A11. **Historical Information:** See Linear Feature Record form, attached, Line L3.
- \*A12. **Age:** ☐ Prehistoric ☐ Protohistoric ☐ 1542-1769 ☐ 1769-1848 ☐ 1848-1880 ☒ 1880-1914 ☒ 1914-1945  
☐ Post 1945 ☐ Undetermined  
**Describe position in regional prehistoric chronology or factual historic dates if known**  
See Linear Feature Record form, attached, Line L3.
- A13. **Interpretations:** (Discuss data potential, function[s], ethnic affiliation, and other interpretations)  
Additional research may yield important information pertinent to the historical development of the area. This spur is directly opposite another spur that extends north from the main track to the historic Cucamonga Pioneer Winery. Resource HA-2 must have been constructed to serve an agricultural or industrial facility of some kind.
- A14. **Remarks:** Resource extends to the south, outside of the survey area (see location map and sketch map). It is important to note that the spur ties into an east-west running railroad track recorded as P-36-006847 (a portion of the historic Kite-Shaped Track/Belt Line).
- A15. **References:** (Documents, informants, maps, and other references)  
USGS 7.5' quad. of "Guasti" (1966); Site Record form for Resource P-36-006847, obtained through San Bernardino County Museum, Archaeological Information Center CHRIS Records Search (Invoice Haven Grade Separation).
- A16. **Photographs** (List subjects, direction of view, and accession numbers or attach a Photograph Record.):  
Original Media/Negatives kept at: URS Corporation, 2020 East First St., Ste. 400, Santa Ana, CA 92705
- \*A17. **Form Prepared by** C. Hacking and A. Wesson **Date:** 21 May 2003  
**Affiliation and Address:** URS Corporation, 2020 East First St., Ste. 400, Santa Ana, CA 92705





State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LINEAR FEATURE RECORD**

Primary #

HRI #

Trinomial

736-011277

SR-11277H

Page 5 of 6

Resource Name or #: (Assigned by recorder) HA-2

- L1. **Historic and/or Common Name:** Historic Railroad Spur on Kite-Shaped Track/Belt Line at Haven Ave. Crossing
- L2 a. **Portion Described:** ☐ Entire Resource ☒ Segment ☐ Point Observation **Designation:** Haven Ave. Crossing
- b. **Location of point or segment:** (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map.)  
For locational information, see Lines P2d and P2e on the Primary Record Form.
- L3. **Description:** (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)  
Resource HA-2 is defined as a railroad spur extending from the southern of two parallel east-west running SCRRA railroad tracks. It is important to note that the spur ties into an east-west running railroad track recorded as P-36-006847 (a portion of the historic Kite-Shaped Track/Belt Line). There are approximately eighteen segments to this section of track located north of 8<sup>th</sup> Street. The dates of the segments range from 1903-1992. It is also important to note that this portion of the resource is located within a historic artifact scatter (HA-1), which is located in the railroad right-of-way on both the northern and southern sides of the SCRRA railroad tracks.
- L4. **Dimensions:** (In feet for historic features and meters for prehistoric features)
- Top Width** ~4 feet
  - Bottom Width** ~5 feet
  - Height or Depth** ~1.5 feet
  - Length of Segment Within the area surveyed, approximately 413 feet. Maximum length is approximately 2,312 feet (705 meters) based on USGS quad. map "Guasti".**
- L4e. **Sketch of Cross-Section** (include scale) Facing:
- L5. **Associated Resources:** It is important to note that the spur ties into an east-west running railroad track recorded as P-36-006847 (a portion of the historic Kite-Shaped Track/Belt Line), that connected portions of Los Angeles, Orange, San Bernardino and Riverside Counties. The historic Cucamonga Pioneer Winery contains a historic railroad spur that would have connected to the same railroad line that this resource ties into. The Winery lies approx. 500 feet (1524 meters) to the north of this resource.
- L6. **Setting:** (Describe natural features, landscape characteristics, slope, etc., as appropriate.): Flat, disturbed railroad right-of-way with ballast covering the ground surface.
- L7. **Integrity Considerations:** The recorded (northern most) segment of the spur features rail sections from 1903, 1913, 1915, 1917, 1919, 1924, 1925, 1952, and 1992. This suggests that the rails have been added over time and that many of the original rails have been replaced. The track appears to be in good condition, but it is not known if it is still in use.

L8a. Photograph, Map or Drawing

L8b. **Description of Photo, Map, or Drawing-**  
(View, scale, etc.)

See Sketch Map.

L9. **Remarks:** None.

L10. **Form Prepared by:** (Name, affiliation, and address)

A. Wesson and C. Hacking  
2020 East First St., Suite 400  
Santa Ana, CA 92705

L11. **Date:** 21 April 2003

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

Primary # P36-011277

HRI # \_\_\_\_\_

Trinomial SBR-11277#

Page 6 of 6

\*Recorded by: A. Wesson and C. Hacking

\*Resource Name or # (Assigned by recorder) HA-2

\*Date Recorded 21 April 2003 ☒ Continuation ☐ Update

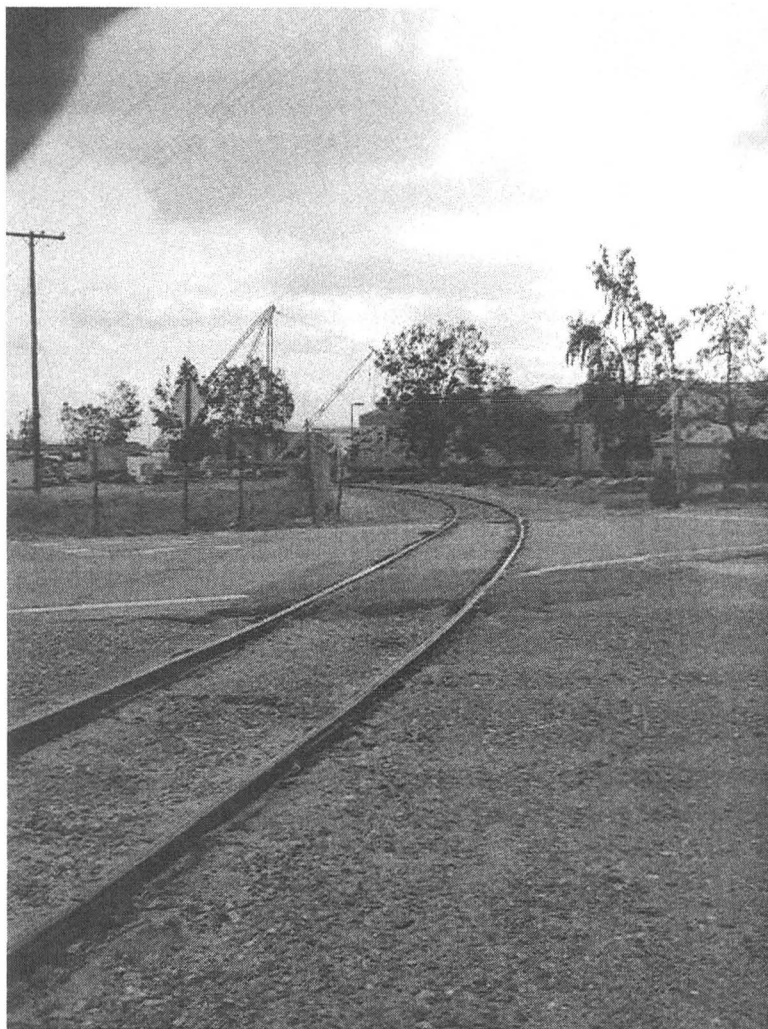


Figure 1: Historic railroad spur extending south from the SCRRA railroad track. The recorded portion of the track lies on the north side of 8<sup>th</sup> Street (note the road crossing in middle of the frame). The USGS 7.5' quadrangle of "Guasti" 1966 (1981) shows the spur extending to the south in an arc to 7<sup>th</sup> Street. View to the southwest from the SCRRA right-of-way.



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

Primary # P36-011278  
HRI # \_\_\_\_\_  
Trinomial CA-SBR-11278H  
NRHP Status Code 7

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 2

P1. Other Identifier: 10489 8<sup>th</sup> Street

P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad Guasti Date 1966 (1981) T 1S; R 7W; SE ¼ of SE ¼ of Sec 11; 1208 B.M.

c. Address 10489 8<sup>th</sup> Street City Rancho Cucamonga Zip 91730

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

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

APN 0209-242-07 TO BE DESTROYED

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

The property is located on the south side of 8<sup>th</sup> Street, west of Haven Avenue. The building is situated on a rectangular lot measuring 150- by 55.7-feet. The building is located within a light industrial/commercial area, and is one of three residential properties on the southwest corner of 8<sup>th</sup> Street and Haven Avenue.

The one story, wood frame house faces north and has a concrete foundation. There are composition shingles on both the exterior wall surface and the front gable roof. The roof has boxed eaves. The single entry front door is wood with a wood surround. The windows are wood framed, one-over-one light, double hung windows with wood sills and surrounds. There are three windows on the west and east sides. The rear of the house was not accessible. A wood frame garage is located to the east of the house.

\*P3b Resource Attributes: (List attributes and codes) (HP2) Single family property

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Description of Photo: (View, date, accession #) View southeast, 21 April 2003

P5a. Photo or Drawing



\*P6. Date Constructed/Age and

Source: ☒ Historic

☐ Prehistoric ☐ Both

1920

San Bernardino County Assessor

\*P7. Owner and Address:

Unknown

\*P8. Recorded by: (Name, affiliation, and address)

Kirsten Erickson, URS Corp

7720 N. 16<sup>th</sup> Street, Ste 100

Phoenix, Arizona 85020

\*P9. Date Recorded:

21 April 2003

\*P10. Survey Type: (Describe)

Intensive survey

P11. Report Citation\*: (Cite survey report and other sources, or enter "none".) Wesson, Alex, Christine Hacking, and Kirsten Erickson, 2003. Haven Avenue Grade Separation Initial Study Appendix B: DRAFT Cultural Resources Technical Report. URS Corporation, Santa Ana.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 7

\*Resource Name or # (Assigned by recorder) 2 (10489 8<sup>th</sup> Street)

- B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Residence B4. Present Use: Residence  
 \*B5. Architectural Style: Vernacular  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Built in 1920. Composition shingles added to exterior wall, possible addition to rear, and window and door replacements. Building permit records and dates of alterations were not available. A garage has been constructed on the east side of the house.

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

\*B8. Related Features: Garage has been constructed on the east side of the house. There is a fence around the property.

- B9a. Architect: Unknown b. Builder: Unknown  
 \*B10. Significance: Theme Residential development Area Rancho Cucamonga  
 Period of Significance 1920 Property Type Residential Applicable Criteria A, B, & C  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

**History**

The historic period of settlement in southern California began with Spanish exploration in the late eighteenth century. The Spanish government subsequently established missions and military outposts to facilitate colonization of the area. After Mexico won independence from Spain in 1821, colonization efforts in Alta California decreased. The Spanish mission system was largely abandoned and the Mexican government bestowed land grants or ranchos to those loyal to the Mexican government and to some Anglo settlers. The region that would eventually become Rancho Cucamonga was part of a 13,000-acre land grant received by Tubercio Tapia in 1839. Tapia, a soldier, smuggler, and politician, established a ranch and winery on his property (City of Rancho Cucamonga 2003).

After Tapia's death, the property was passed to his daughter Maria, who married Leon Victor Prudhomme in 1847. The winery continued to operate under the direction of Jose Maria Valdez, Tapia's foreman and caretaker until 1858. At that time, John Rains purchased the Cucamonga rancho. Rains, a former Texas Ranger, had ambitions to own land and join the upper classes of California society. In 1856, he married into a prominent and wealthy family through his marriage to Maria Merced Williams. In response to the increased demand for wine and grapes, Rains expanded the winery. Due to its location along the highway between San Bernardino and Los Angeles, the ranch became a popular stop, and the area began to be known as a prime location for grape and wine production.

See continuation sheet.

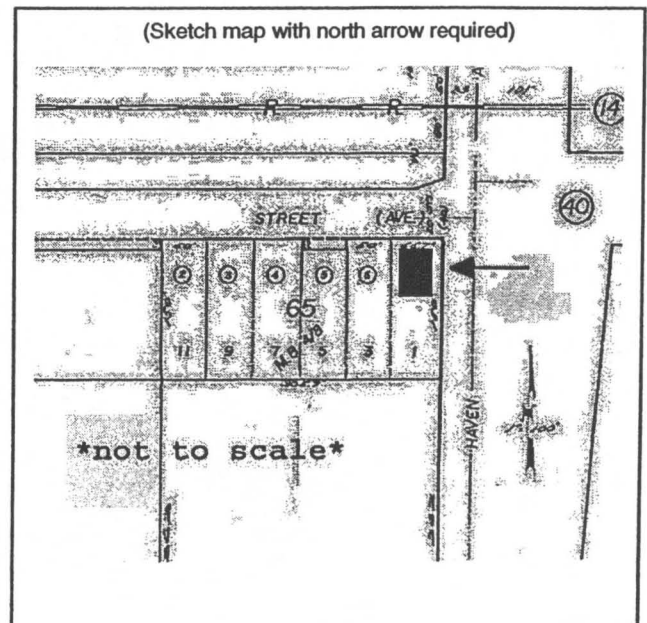
B11. Additional Resource Attributes: (List attributes and codes) None

- \*B12. References: City of Rancho Cucamonga, *Rancho Cucamonga: A Tradition of Vision*, (City of Rancho Cucamonga, 2002); City of Rancho Cucamonga, *The History of Rancho Cucamonga*, (<http://www.ci.rancho-cucamonga.ca.us/planning/heritage.htm>); Clucas, Don L., *Light Over the Mountain: A History of the Cucamonga Area*, (Kengraphics Printing and Lithography Co., Ontario, 1974); Hofer, James D., *A History of the Cucamonga Pioneer Vineyard Association*, (Masters Thesis, Claremont Graduate University, Claremont, California, 1983); Winter, Kirsten, *DPR 523 Form: 2101 N. Glenoaks Boulevard, Burbank, California*, (URS Corporation, Phoenix, 2002).

B13. Remarks:

- \*B14. Evaluator: Kirsten Erickson  
 Date of Evaluation: 2 June 2003

(This space reserved for official comments.)



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

P36 -011278 / SBR-112784  
Primary # 12  
HRI/Trinomial                     

Page 3 of 4

\*Resource Identifier: 2 (10489 8<sup>th</sup> Street)

Recorded by Kirsten Erickson

\*Date 21 April 2003

☒ Continuation ☐ Update

### History (continued)

In 1862, Rains was murdered on his way to Los Angeles, and as he had heavily mortgaged Cucamonga to finance other land purchases, his widow was forced to sell Cucamonga in 1870 to Isaias Hellman. Hellman subdivided the property, which was purchased by new settlers and land developers (City of Rancho Cucamonga 2003; Hofer 1983).

A short-lived land speculation boom occurred in southern California in the 1880s, which mainly was a result of railroad construction. After being connected by rail to the rest of the country, immigration to southern California became easier and a rate war between Southern Pacific Railroad and Santa Fe Railroad resulted in low fares. Immigrants to southern California were attracted by the favorable climate and agricultural potential. The Santa Fe Railroad track from Los Angeles to San Bernardino was completed in 1887, which promoted settlement and land purchases in Cucamonga. Hellman created the Cucamonga Fruit Lands Company and the area quickly became settled in the 1890s. A tunnel dug into the Cucamonga Canyon provided water to the settlers. Available irrigation water, along with the favorable soil and climate, allowed the settlers to grow citrus fruits, olives, figs, nuts, and grapes. The Cucamonga area was already known for its wine, and new immigrants to the area planted new vineyards and helped define Cucamonga as an important wine making region (Winter 2002; Hofer 1983; Clucas 1974; City of Rancho Cucamonga 2003).

Cucamonga, along with its neighboring communities, Alta Loma and Etiwanda, progressed during the first half of the twentieth century, but largely remained agricultural communities. Churches, schools, businesses, and infrastructure were built in the first part of the century and access to Los Angeles was provided via the Pacific Electric Railway from Alta Loma in 1913 (City of Rancho Cucamonga 2003).

The wine industry experienced setbacks during World War I and the 1920s and early 1930s. The Lever Food and Fuel Act prohibited the use of food for the making of liquor during the war, and the Volstead Act or Prohibition, which was in effect from 1919 to 1933, had an adverse effect upon the wine and grape industry. Several of the large Cucamonga wineries closed or were sold during Prohibition, while others produced grape products such as concentrates and tonics. Many grape growers shipped their grapes and grape products to eastern cities. After the repeal of Prohibition, the demand for Cucamonga sweet wines increased as wine consumption increased (Hofer 1983).

Wine sales continued to be good during World War II and wine inventories increased. However, after the war, wine supply dramatically surpassed demand due to lower agricultural prices and the post-war economy. After 1950, industrial and urban development increased, and more and more vineyard properties began to be sold. As agricultural property was transformed into industrial property and the Ontario airport expanded, wine making and agricultural enterprises in the Cucamonga area decreased. In the 1970s, the Cucamonga area experienced extreme growth as people working in Los Angeles and Orange Counties sought more affordable housing in suburban areas. In 1975, the communities of Cucamonga, Etiwanda, and Alta Loma were incorporated as the City of Rancho Cucamonga and became the third largest city in San Bernardino County (City of Rancho Cucamonga 2002).

### 10489 8<sup>th</sup> Street

The building at 10489 8<sup>th</sup> Street was constructed in 1920 by Pedro Chagolla. The building appears on the 1929 Sanborn Fire Insurance map as a dwelling, and is the only building depicted on the lot. City directory coverage for the Cucamonga area is not complete from the 1920s-1940s, but by 1948 Pedro and Ysidra Chagolla are listed as householders at this address, indicating that the Chagolla's likely resided in the house from the time of its construction. Chagolla is listed as a laborer, and may have worked as an agricultural worker or for the railroad.

### Evaluation

The building at 10489 8<sup>th</sup> Street does not appear to be eligible for listing in the National Register of Historic Places. It is representative of a residential property constructed in the 1920s and is an example of a vernacular style. Historic research did not identify any important persons associated with the building. Alterations and the current condition of the building have compromised the integrity of the building. The building does not possess sufficient significance or integrity to warrant listing under Criteria A, B, or C.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary # R36-011278  
HRI# \_\_\_\_\_  
Trinomial SBR-11278X

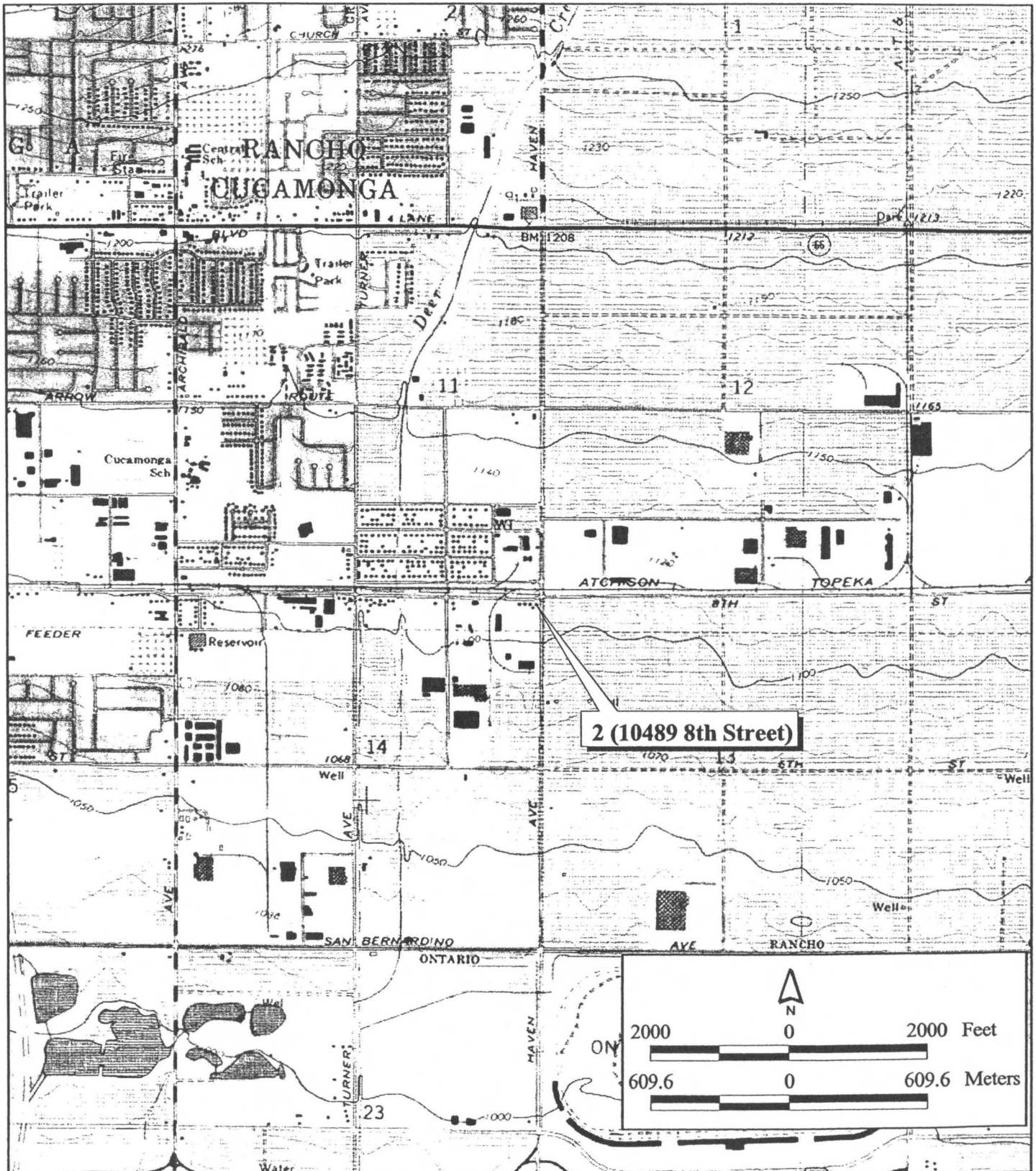
Page 4 of 4

\*Resource Name or # (Assigned by recorder) 2 (10489 8th Street)

\*Map Name: Guasti

\*Scale: 1:24,000

\*Date of map: 1966 (1981)



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

Primary # P36-011279  
HRI # \_\_\_\_\_  
Trinomial CA-SBR-11279H  
NRHP Status Code 7

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) 3

P1. Other Identifier: 10483 8<sup>th</sup> Street

P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad Guasti Date 1966 (1981) T 1S; R 7W; SE 1/4 of SE 1/4 of Sec 11; 1208 B.M.

c. Address 10483 8<sup>th</sup> Street City Rancho Cucamonga Zip 91730

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

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

APN 0209-242-06

TO BE DESTROYED

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

The property is located on the south side of 8<sup>th</sup> Street, west of Haven Avenue. The building is situated on a rectangular lot measuring 150- by 50-feet. The building is located within a light industrial/commercial area, and is one of three residential properties on the southwest corner of 8<sup>th</sup> Street and Haven Avenue.

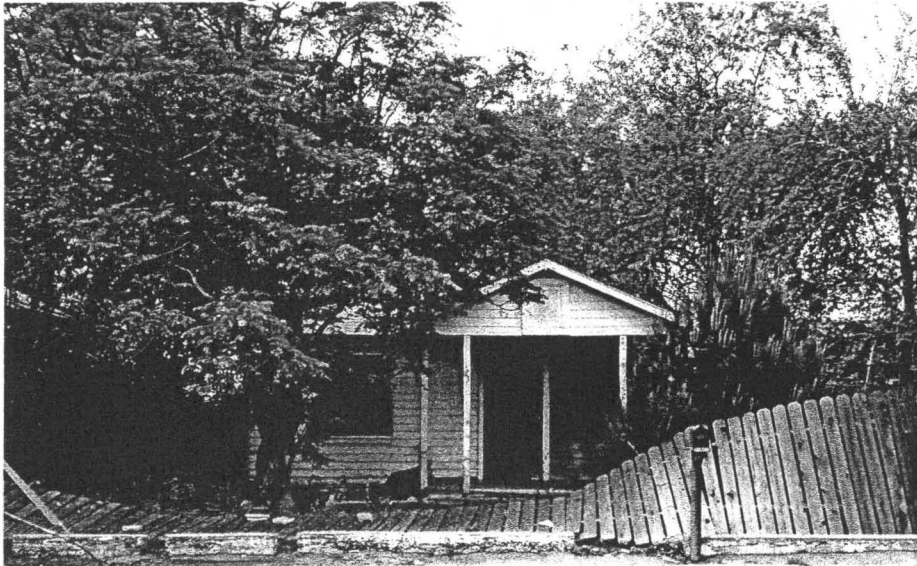
The one story, wood frame house faces north and has a concrete foundation. The exterior wall material is horizontal wood siding and the hipped roof is clad with composition shingles and has exposed rafter ends. There is a porch on the front of the building with a gable roof, which is supported with wood posts. The front door is a single entry wrought iron security door with wood surrounds. There is a hinged door located in the porch gable. The windows have been boarded over and have wood sills and surrounds. The sides and the rear of the building were not accessible.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single family property

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Description of Photo: (View, date, accession #) View south, 21 April 2003

P5a. Photo or Drawing



\*P6. Date Constructed/Age and

Source: ☒ Historic

☐ Prehistoric ☐ Both

Circa 1948

San Bernardino County Assessor

\*P7. Owner and Address:

Unknown

\*P8. Recorded by: (Name, affiliation, and address)

Kirsten Erickson, URS Corp

7720 N. 16<sup>th</sup> Street, Ste 100

Phoenix, Arizona 85020

\*P9. Date Recorded:

21 April 2003

\*P10. Survey Type: (Describe)

Intensive survey

P11. Report Citation\*: (Cite survey report and other sources, or enter "none".) Wesson, Alex, Christine Hacking, and Kirsten Erickson, 2003. Haven Avenue Grade Separation Initial Study Appendix B: DRAFT Cultural Resources Technical Report. URS Corporation, Santa Ana.

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



P36-011279/SBR-11279H

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 7

\*Resource Name or # (Assigned by recorder) 3 (10483 8<sup>th</sup> Street)

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: Vernacular

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

Built circa 1948. Building permits and alteration dates were not available. Alterations to the building include window and door replacements and modifications to the porch.

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

\*B8. Related Features: There is a fence surrounding the property, portions of which have collapsed.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Residential development Area Rancho Cucamonga

Period of Significance Circa 1948

Property Type Residential

Applicable Criteria A, B, & C

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

**History**

The historic period of settlement in southern California began with Spanish exploration in the late eighteenth century. The Spanish government subsequently established missions and military outposts to facilitate colonization of the area. After Mexico won independence from Spain in 1821, colonization efforts in Alta California decreased. The Spanish mission system was largely abandoned and the Mexican government bestowed land grants or ranchos to those loyal to the Mexican government and to some Anglo settlers. The region that would eventually become Rancho Cucamonga was part of a 13,000-acre land grant received by Tubercio Tapia in 1839. Tapia, a soldier, smuggler, and politician, established a ranch and winery on his property (City of Rancho Cucamonga 2003).

After Tapia's death, the property was passed to his daughter Maria, who married Leon Victor Prudhomme in 1847. The winery continued to operate under the direction of Jose Maria Valdez, Tapia's foreman and caretaker until 1858. At that time, John Rains purchased the Cucamonga rancho. Rains, a former Texas Ranger, had ambitions to own land and join the upper classes of California society. In 1856, he married into a prominent and wealthy family through his marriage to Maria Merced Williams. In response to the increased demand for wine and grapes, Rains expanded the winery. Due to its location along the highway between San Bernardino and Los Angeles, the ranch became a popular stop, and the area began to be known as a prime location for grape and wine production.

See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) None

\*B12. References: City of Rancho Cucamonga, *Rancho Cucamonga: A Tradition of Vision*, (City of Rancho Cucamonga, 2002); City of Rancho Cucamonga, *The History of Rancho Cucamonga*, (<http://www.ci.rancho-cucamonga.ca.us/planning/heritage.htm>); Clucas, Don L., *Light Over the Mountain: A History of the Cucamonga Area*, (Kengraphics Printing and Lithography Co., Ontario, 1974); Hofer, James D., *A History of the Cucamonga Pioneer Vineyard Association*, (Masters Thesis, Claremont Graduate University, Claremont, California, 1983); Winter, Kirsten, *DPR 523 Form: 2101 N. Glenoaks Boulevard, Burbank, California*, (URS Corporation, Phoenix, 2002).

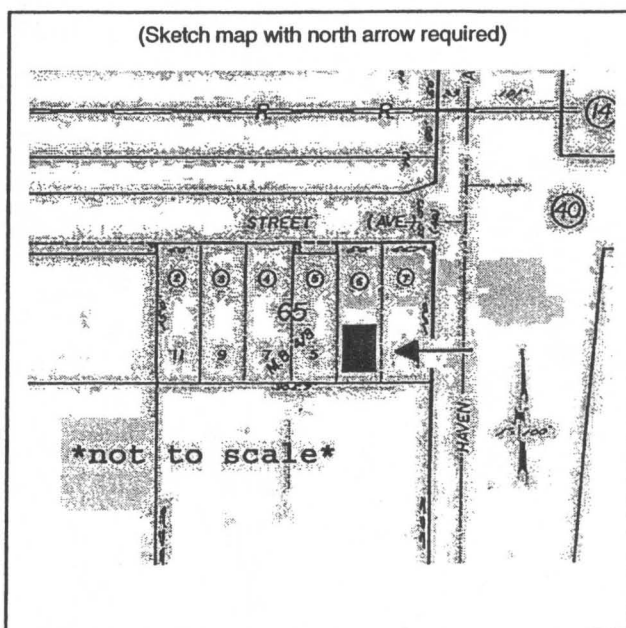
B13. Remarks:

\*B14. Evaluator: Kirsten Erickson

Date of Evaluation: 2 June 2003

(This space reserved for official comments.)

(Sketch map with north arrow required)



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

P36-011279 / SBR-11279 H  
Primary # \_\_\_\_\_  
HRI/Trinomial \_\_\_\_\_

Page 3 of 4

\*Resource Identifier: 3 (10483 8<sup>th</sup> Street)

Recorded by Kirsten Erickson

\*Date 21 April 2003

☒ Continuation

☐ Update

**History (continued)**

In 1862, Rains was murdered on his way to Los Angeles, and as he had heavily mortgaged Cucamonga to finance other land purchases, his widow was forced to sell Cucamonga in 1870 to Isaias Hellman. Hellman subdivided the property, which was purchased by new settlers and land developers (City of Rancho Cucamonga 2003; Hofer 1983).

A short-lived land speculation boom occurred in southern California in the 1880s, which mainly was a result of railroad construction. After being connected by rail to the rest of the country, immigration to southern California became easier and a rate war between Southern Pacific Railroad and Santa Fe Railroad resulted in low fares. Immigrants to southern California were attracted by the favorable climate and agricultural potential. The Santa Fe Railroad track from Los Angeles to San Bernardino was completed in 1887, which promoted settlement and land purchases in Cucamonga. Hellman created the Cucamonga Fruit Lands Company and the area quickly became settled in the 1890s. A tunnel dug into the Cucamonga Canyon provided water to the settlers. Available irrigation water, along with the favorable soil and climate, allowed the settlers to grow citrus fruits, olives, figs, nuts, and grapes. The Cucamonga area was already known for its wine, and new immigrants to the area planted new vineyards and helped define Cucamonga as an important wine making region (Winter 2002; Hofer 1983; Clucas 1974; City of Rancho Cucamonga 2003).

Cucamonga, along with its neighboring communities, Alta Loma and Etiwanda, progressed during the first half of the twentieth century, but largely remained agricultural communities. Churches, schools, businesses, and infrastructure were built in the first part of the century and access to Los Angeles was provided via the Pacific Electric Railway from Alta Loma in 1913 (City of Rancho Cucamonga 2003).

The wine industry experienced setbacks during World War I and the 1920s and early 1930s. The Lever Food and Fuel Act prohibited the use of food for the making of liquor during the war, and the Volstead Act or Prohibition, which was in effect from 1919 to 1933, had an adverse effect upon the wine and grape industry. Several of the large Cucamonga wineries closed or were sold during Prohibition, while others produced grape products such as concentrates and tonics. Many grape growers shipped their grapes and grape products to eastern cities. After the repeal of Prohibition, the demand for Cucamonga sweet wines increased as wine consumption increased (Hofer 1983).

Wine sales continued to be good during World War II and wine inventories increased. However, after the war, wine supply dramatically surpassed demand due to lower agricultural prices and the post-war economy. After 1950, industrial and urban development increased, and more and more vineyard properties began to be sold. As agricultural property was transformed into industrial property and the Ontario airport expanded, wine making and agricultural enterprises in the Cucamonga area decreased. In the 1970s, the Cucamonga area experienced extreme growth as people working in Los Angeles and Orange Counties sought more affordable housing in suburban areas. In 1975, the communities of Cucamonga, Etiwanda, and Alta Loma were incorporated as the City of Rancho Cucamonga and became the third largest city in San Bernardino County (City of Rancho Cucamonga 2002).

**10483 8<sup>th</sup> Street**

The building at 10483 8<sup>th</sup> Street was constructed circa 1948 by Pedro Martinez. The 1948 Cucamonga city directory lists Martinez and his wife Maria as householders. Mr. Martinez was employed as a laborer for the Santa Fe Railroad. The house currently appears to be abandoned.

**Evaluation**

The building at 10483 8<sup>th</sup> Street does not appear to be eligible for listing in the National Register of Historic Places. It is representative of a residential property constructed in the late 1940s and is an example of a vernacular style. Historic research did not identify any important persons associated with the building. Alterations and the current condition of the building have compromised the integrity of the building. The building does not possess sufficient significance or integrity to warrant listing under Criteria A, B, or C.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary # P36-011279  
HR#  
Trinomial SPR-11279H

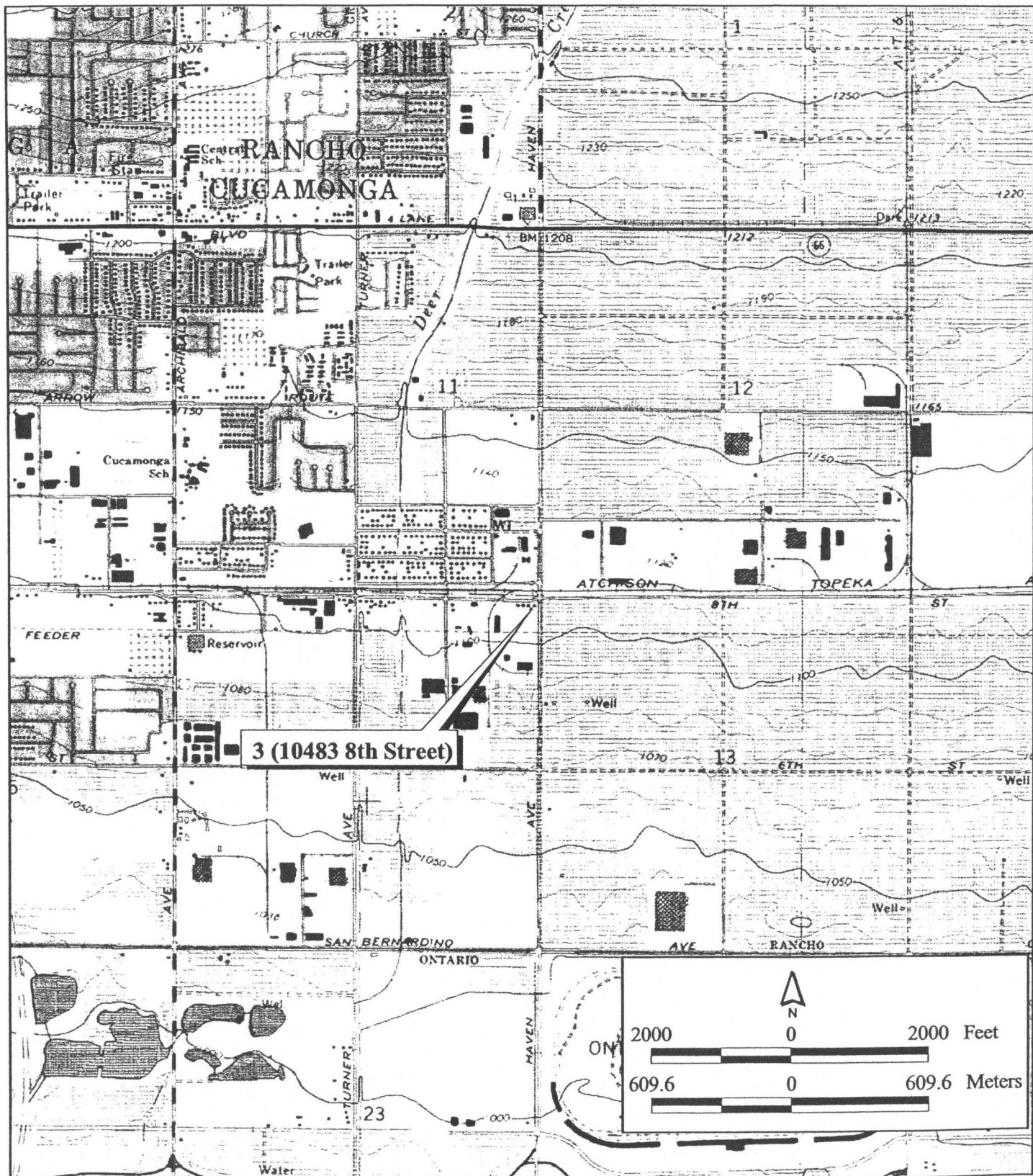
Page 4 of 4

\*Resource Name or # (Assigned by recorder) 3 (10483 8th Street)

\*Map Name: Guasti

\*Scale: 1:24,000

\*Date of map: 1966 (1981)





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

7/03  
Primary # P36-011280  
HRI # \_\_\_\_\_  
Trinomial CA-SBR-11280H  
NRHP Status Code 7

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 4

P1. Other Identifier: 10463 8<sup>th</sup> Street

P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad Guasti Date 1966 (1981) T 1S; R 7W; SE 1/4 of 11; SB 1208 B.M.

c. Address 10463 8<sup>th</sup> Street City Rancho Cucamonga Zip 91730

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

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

APN 0209-242-03

*TO BE DESTROYED*

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

The property is located on the south side of 8<sup>th</sup> Street, west of Haven Avenue. The building is situated on a rectangular lot measuring 150- by 50-feet. The building is located within a light industrial/commercial area, and is one of three residential properties on the southwest corner of 8<sup>th</sup> Street and Haven Avenue.

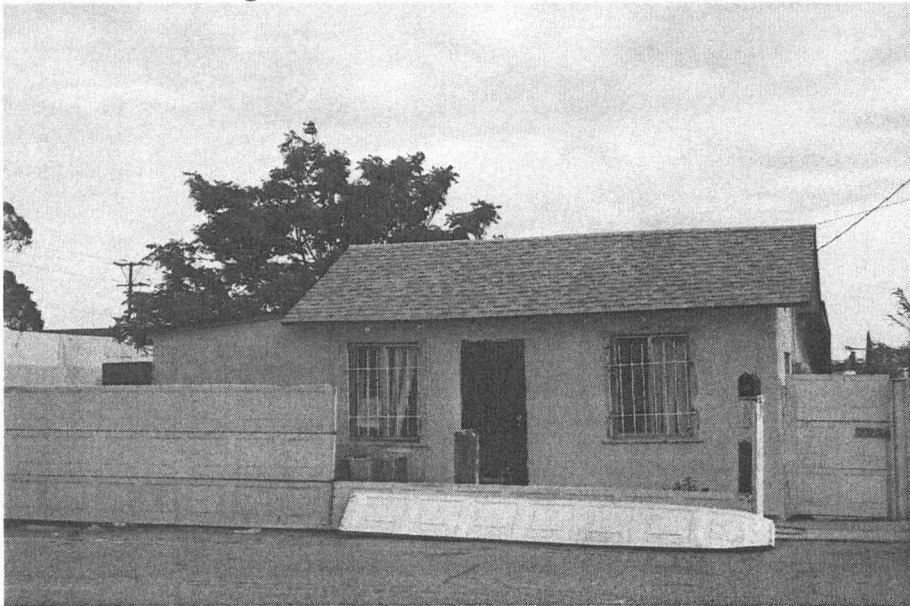
The one story wood frame house faces north and has a concrete foundation. The exterior wall surface is stucco and the roof is side gable with a shed roof extensions. The roof is clad with composition shingles and has exposed rafter ends. The front door is a single entry, wrought iron security door and the windows are metal frame sliding windows with wood sills and surrounds. Wrought iron security grilles have been placed on the outside of the windows. There is a vent in the gable end. The sides and rear of the building were inaccessible. Several additions have been constructed to the side and rear of the building.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single family property

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Description of Photo: (View, date, accession #) View south, 21 April 2003

P5a. Photo or Drawing



\*P6. Date Constructed/Age and

Source: ☒ Historic

☐ Prehistoric ☐ Both

Circa 1948

San Bernardino County Assessor

\*P7. Owner and Address:

Unknown

\*P8. Recorded by: (Name, affiliation, and address)

Kirsten Erickson, URS Corp

7720 N. 16<sup>th</sup> Street, Ste 100

Phoenix, Arizona 85020

\*P9. Date Recorded:

21 April 2003

\*P10. Survey Type: (Describe)

Intensive survey

P11. Report Citation\*: (Cite survey report and other sources, or enter "none".) Wesson, Alex, Christine Hacking, and Kirsten Erickson, 2003. Haven Avenue Grade Separation Initial Study Appendix B: DRAFT Cultural Resources Technical Report. URS Corporation, Santa Ana.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 7

\*Resource Name or # (Assigned by recorder) 4 (10463 8<sup>th</sup> Street)

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: Vernacular

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

Built circa 1948. Building permits and dates of alterations were unavailable. Visible alterations include several shed roof additions to the rear and sides of the building. Windows and doors appear to have been replaced.

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

\*B8. Related Features: none visible

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Residential development Area Rancho Cucamonga

Period of Significance Circa 1948

Property Type Residential

Applicable Criteria A, B, & C

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

**History**

The historic period of settlement in southern California began with Spanish exploration in the late eighteenth century. The Spanish government subsequently established missions and military outposts to facilitate colonization of the area. After Mexico won independence from Spain in 1821, colonization efforts in Alta California decreased. The Spanish mission system was largely abandoned and the Mexican government bestowed land grants or ranchos to those loyal to the Mexican government and to some Anglo settlers. The region that would eventually become Rancho Cucamonga was part of a 13,000-acre land grant received by Tubercio Tapia in 1839. Tapia, a soldier, smuggler, and politician, established a ranch and winery on his property (City of Rancho Cucamonga 2003).

After Tapia's death, the property was passed to his daughter Maria, who married Leon Victor Prudhomme in 1847. The winery continued to operate under the direction of Jose Maria Valdez, Tapia's foreman and caretaker until 1858. At that time, John Rains purchased the Cucamonga rancho. Rains, a former Texas Ranger, had ambitions to own land and join the upper classes of California society. In 1856, he married into a prominent and wealthy family through his marriage to Maria Merced Williams. In response to the increased demand for wine and grapes, Rains expanded the winery. Due to its location along the highway between San Bernardino and Los Angeles, the ranch became a popular stop, and the area began to be known as a prime location for grape and wine production.

See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) None

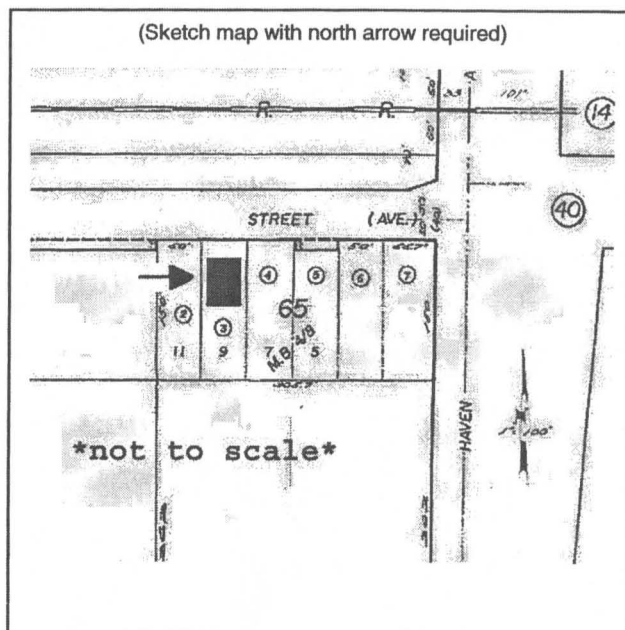
\*B12. References: City of Rancho Cucamonga, *Rancho Cucamonga: A Tradition of Vision*, (City of Rancho Cucamonga, 2002); City of Rancho Cucamonga, *The History of Rancho Cucamonga*, (<http://www.ci.rancho-cucamonga.ca.us/planning/heritage.htm>); Clucas, Don L., *Light Over the Mountain: A History of the Cucamonga Area*, (Kengraphics Printing and Lithography Co., Ontario, 1974); Hofer, James D., *A History of the Cucamonga Pioneer Vineyard Association*, (Masters Thesis, Claremont Graduate University, Claremont, California, 1983); Winter, Kirsten, *DPR 523 Form: 2101 N. Glenoaks Boulevard, Burbank, California*, (URS Corporation, Phoenix, 2002).

B13. Remarks:

\*B14. Evaluator: Kirsten Erickson

Date of Evaluation: 2 June 2003

(This space reserved for official comments.)



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

Primary # R36-011280  
HRI/Trinomial SBP-11280H

Page 3 of 4

Recorded by Kirsten Erickson

\*Resource Identifier: 4 (10463 8<sup>th</sup> Street)

\*Date 21 April 2003

☒ Continuation ☐ Update

### History (continued)

In 1862, Rains was murdered on his way to Los Angeles, and as he had heavily mortgaged Cucamonga to finance other land purchases, his widow was forced to sell Cucamonga in 1870 to Isaias Hellman. Hellman subdivided the property, which was purchased by new settlers and land developers (City of Rancho Cucamonga 2003; Hofer 1983).

A short-lived land speculation boom occurred in southern California in the 1880s, which mainly was a result of railroad construction. After being connected by rail to the rest of the country, immigration to southern California became easier and a rate war between Southern Pacific Railroad and Santa Fe Railroad resulted in low fares. Immigrants to southern California were attracted by the favorable climate and agricultural potential. The Santa Fe Railroad track from Los Angeles to San Bernardino was completed in 1887, which promoted settlement and land purchases in Cucamonga. Hellman created the Cucamonga Fruit Lands Company and the area quickly became settled in the 1890s. A tunnel dug into the Cucamonga Canyon provided water to the settlers. Available irrigation water, along with the favorable soil and climate, allowed the settlers to grow citrus fruits, olives, figs, nuts, and grapes. The Cucamonga area was already known for its wine, and new immigrants to the area planted new vineyards and helped define Cucamonga as an important wine making region (Winter 2002; Hofer 1983; Clucas 1974; City of Rancho Cucamonga 2003).

Cucamonga, along with its neighboring communities, Alta Loma and Etiwanda, progressed during the first half of the twentieth century, but largely remained agricultural communities. Churches, schools, businesses, and infrastructure were built in the first part of the century and access to Los Angeles was provided via the Pacific Electric Railway from Alta Loma in 1913 (City of Rancho Cucamonga 2003).

The wine industry experienced setbacks during World War I and the 1920s and early 1930s. The Lever Food and Fuel Act prohibited the use of food for the making of liquor during the war, and the Volstead Act or Prohibition, which was in effect from 1919 to 1933, had an adverse effect upon the wine and grape industry. Several of the large Cucamonga wineries closed or were sold during Prohibition, while others produced grape products such as concentrates and tonics. Many grape growers shipped their grapes and grape products to eastern cities. After the repeal of Prohibition, the demand for Cucamonga sweet wines increased as wine consumption increased (Hofer 1983).

Wine sales continued to be good during World War II and wine inventories increased. However, after the war, wine supply dramatically surpassed demand due to lower agricultural prices and the post-war economy. After 1950, industrial and urban development increased, and more and more vineyard properties began to be sold. As agricultural property was transformed into industrial property and the Ontario airport expanded, wine making and agricultural enterprises in the Cucamonga area decreased. In the 1970s, the Cucamonga area experienced extreme growth as people working in Los Angeles and Orange Counties sought more affordable housing in suburban areas. In 1975, the communities of Cucamonga, Etiwanda, and Alta Loma were incorporated as the City of Rancho Cucamonga and became the third largest city in San Bernardino County (City of Rancho Cucamonga 2002).

### 10463 8<sup>th</sup> Street

The building at 10463 8<sup>th</sup> Street was constructed circa 1948. The first listing in the Cucamonga city directory appeared in 1951. M.G. and Adelina Hernandez are listed as householders of the property. Mr. Hernandez was employed as a ranch foreman.

### Evaluation

The building at 10463 8<sup>th</sup> Street does not appear to be eligible for listing in the National Register of Historic Places. It is representative of a residential property constructed in the late 1940s and is an example of a vernacular style. Historic research did not identify any important persons associated with the building. Alterations to the building have compromised the integrity. The building does not possess sufficient significance or integrity to warrant listing under Criteria A, B, or C.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary # R36-011280  
HR# \_\_\_\_\_  
Trinomial SBR-11280 H

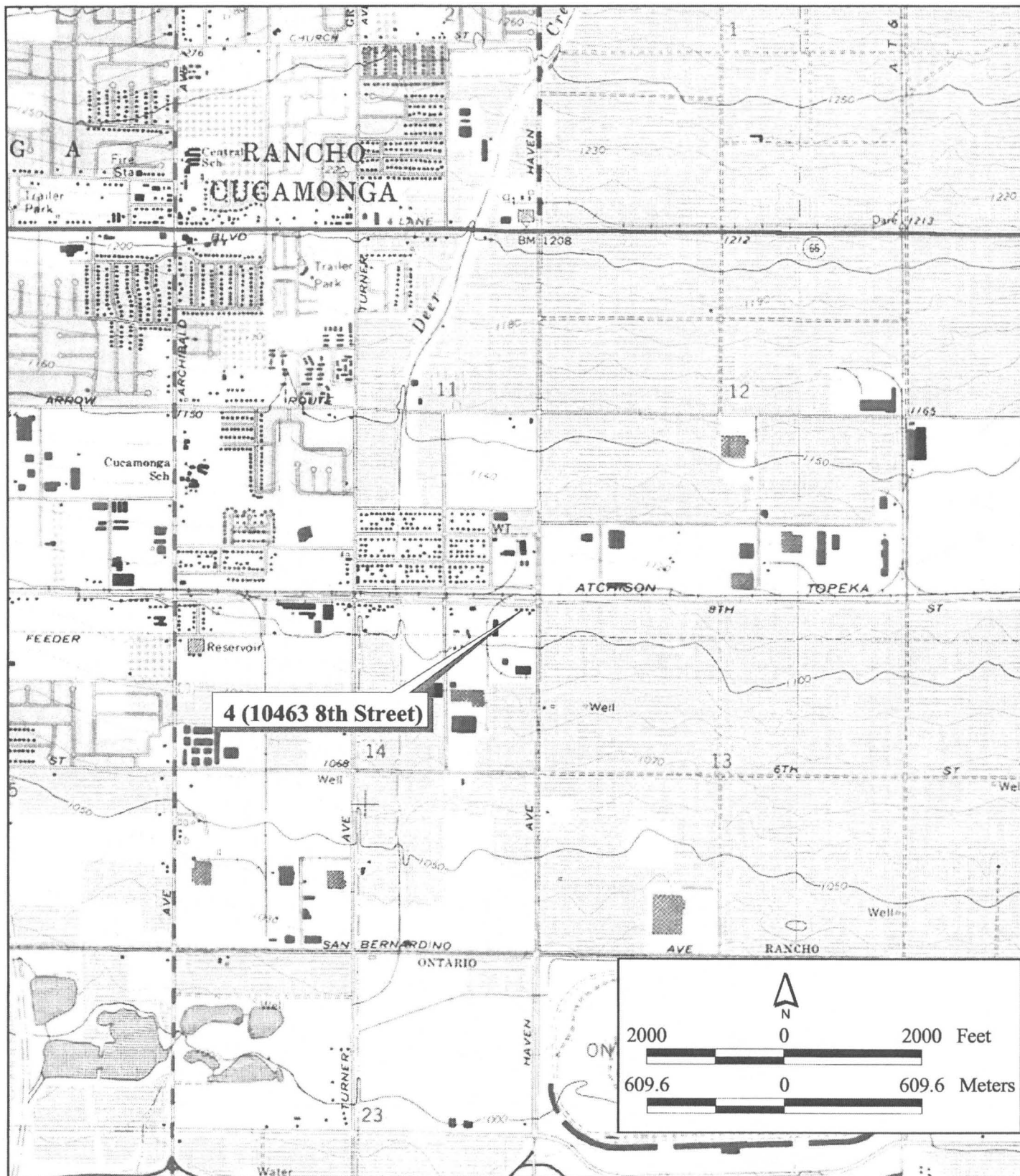
Page 4 of 4

\*Resource Name or # (Assigned by recorder) 4 (10463 8th Street)

\*Map Name: Guasti

\*Scale: 1:24,000

\*Date of map: 1966 (1981)



PRIMARY RECORD

Primary #

HRI #

Trinomial

NRHP Status Code

36-011281

Other Listings

Review Code

Reviewer

Date

Page 1 of 34

\*Resource Name or #: (Assigned by recorder) 1

P1. Other Identifier: Cucamonga Pioneer Winery District

P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad Guasti Date 1966 (1981) T 1S; R 7W; SE 1/4 of SE 1/4 of Sec 11; 1208 B.M.

c. Address 8812 Haven Avenue City Rancho Cucamonga Zip 91730

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

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

APN 0209-131-02

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

The Cucamonga Pioneer Winery District is located on a parcel measuring approximately 700- by 600-feet on the northwest corner of Haven Avenue and Humboldt Avenue in Rancho Cucamonga. The surrounding area consists of a residential neighborhood to the west, Haven Avenue and an agricultural field to the east, light industrial properties to the north, and Humboldt Avenue and the Metrolink/Southern California Regional Rail Authority (SCRRA) (formerly Atchinson, Topeka and Santa Fe [AT&SF]) railroad tracks to the south.

The district includes both archaeological and historic architectural resources. There are nine main architectural components within the district, seven of which are contributing elements to the historic district. There are also several outbuildings and ancillary structures on the property. The buildings and structures are concentrated in the north half of the parcel, a majority of which are located in the northeast corner. The landscape of the winery parcel consists mostly of graded dirt, although a portion of the yard has been paved with asphalt. Four historic artifact scatters and two isolated artifacts were documented within the District. The artifact scatters have not been formally evaluated for significance, but Loci 1, 2, and 4 should be considered potentially contributing elements of the District.

See continuation sheet.

\*P3b. Resource Attributes: (List attributes and codes) (HP8) Industrial Building, (HP4) Ancillary building, (AH4)

Privies/dumps/trash scatters, (AH16) Other

\*P4. Resources Present: ☒ Building ☒ Structure ☒ Object ☒ Site ☒ District ☒ Element of District ☒ Other

P5a. Photo or Drawing

SEE SKETCH MAP

P5b. Description of Photo:

(View, date, accession #)

Not applicable/see sketch map

\*P6. Date Constructed/Age and

Source: ☒ Historic

☐ Prehistoric ☐ Both

Circa 1905, 1936, and 1950

(Hofer 1983; Sanborn maps 1913 and 1929)

\*P7. Owner and Address:

Paul Hofer

11274 S. Turner

Ontario, California 91761

\*P8. Recorded by: (Name, affiliation, and address)

Kirsten Erickson, Christine

Hacking & Alex Wesson

URS Corporation

2020 East First Street, Ste. 400

Santa Ana, CA 92705

\*P9. Date Recorded:

21 April 2003

\*P10. Survey Type: (Describe)

Intensive survey

P11. Report Citation\*: (Cite survey report and other sources, or enter "none") Wesson, Alex, Christine Hacking, and Kirsten Erickson, 2003. Haven Avenue Grade Separation Initial Study Appendix B: DRAFT Cultural Resources Technical Report. URS Corporation, Santa Ana.

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

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

☐ Artifact Record ☐ Photograph Record ☒ Nine Primary Record Forms for District Architectural Components



CONTINUATION SHEET

Page 2 of 34

Recorded by: Kirsten Erickson, Christine Hacking, Alex Wesson

\*Resource Identifier: 1

\*Date 21 April 2003

☒ Continuation ☐ Update

Description (continued)

The buildings and structures on the winery parcel are associated with grape processing and wine making. Five of the contributing elements are buildings associated with wine making. The scale house is located near the main gate to the winery and a scale located to the south of the scale house weighed truck loads of grapes as the growers brought them to the winery. The scale house likely served as an administrative area, as well as the place where truck weights were recorded. Three of the buildings were used to process the grapes—the Boiler Building, the Distillery, and the Fermentation Building. The last contributing building is the Storage/Cellar Building. Two of the contributing elements are structures—the grape crusher and the railroad spur.

Non-contributing elements include a poured concrete water tank and a residential building, which likely was built in the 1940s or 1950s and does not possess sufficient significance or integrity. There are other ancillary buildings on the property, including concrete sheds, a concrete tank, concrete structures that may have housed pumps or other machinery, three cooling towers, and a redwood shed.

Archaeological Loci 1, 2, and 4

These three archaeological components to the District have not been evaluated at the time of publication for this form, but should be considered potentially contributing elements to the District.

- Locus 1: This historic artifact scatter is located on the north side of a concrete tank at the northern periphery of the winery parcel. Artifacts within the scatter consisted of white decorated earthenware fragments, as well as fragments of brown, green, olive, and clear container glass. Other artifacts included unidentifiable metal objects, nails, bottle tops, staples, bolts, screws, and pull-tops from beer cans.
- Locus 2: This historic artifact scatter is located around a circular concrete water tank in the northwest corner of the winery parcel. Artifacts within the scatter consisted of white decorated earthenware fragments, as well as fragments of cobalt, brown, green, olive, pink, clear, and "milk" within the scatter glass. Other artifacts included brick fragments, unidentifiable metal fragments, coils, barbed wire, modern beer bottles, bottle caps, roof sheeting, an old five-rung ladder, and pull-tops from beer cans.
- Locus 4: This historic artifact scatter that extends along the entire western perimeter of the winery parcel. The scatter also extends along the western half of the southern perimeter of the parcel. Artifacts within this scatter are similar to those found in Loci 1 and 2, however amethyst glass was noted in the artifact deposits along the boundaries of the property line. Most of the artifacts were observed between the perimeter fence and the paved surface of Marine Avenue and Humbolt Avenue. These artifacts may be associated with the Boarding House (no longer extant) shown on the 1913 Sanborn Fire Insurance Company map in the west central portion of the winery parcel (Figure 5).

Archaeological Locus 3 and Isolate A and B

These three archaeological components to the District do not appear eligible individually or as contributors to the District.

Locus 3: This sparse historic artifact scatter is located in the southeastern quadrant of the winery parcel, in a plowed field south of the boiler building. Artifacts within the scatter consisted mainly of brick fragments and a few unidentifiable metal fragments.

Isolate A consists of a fragment of amethyst container glass.

Isolate B consists of a ceramic sailor doll's head.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary # P36-011281 36-011281  
HRI#  
Trinomial SBR-11281 #

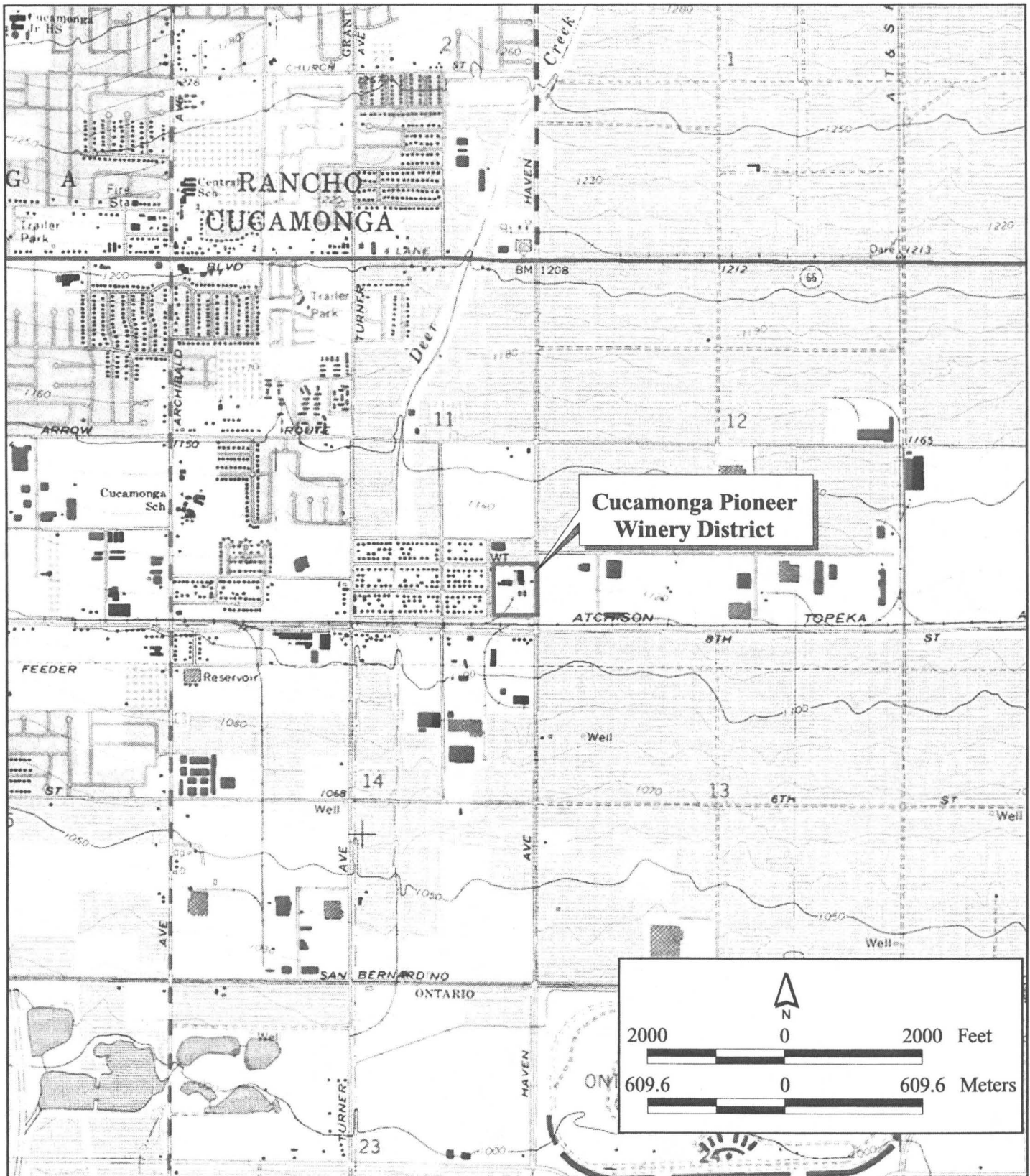
Page 3 of 34

\*Resource Name or # (Assigned by recorder) Cucamonga Pioneer Winery District

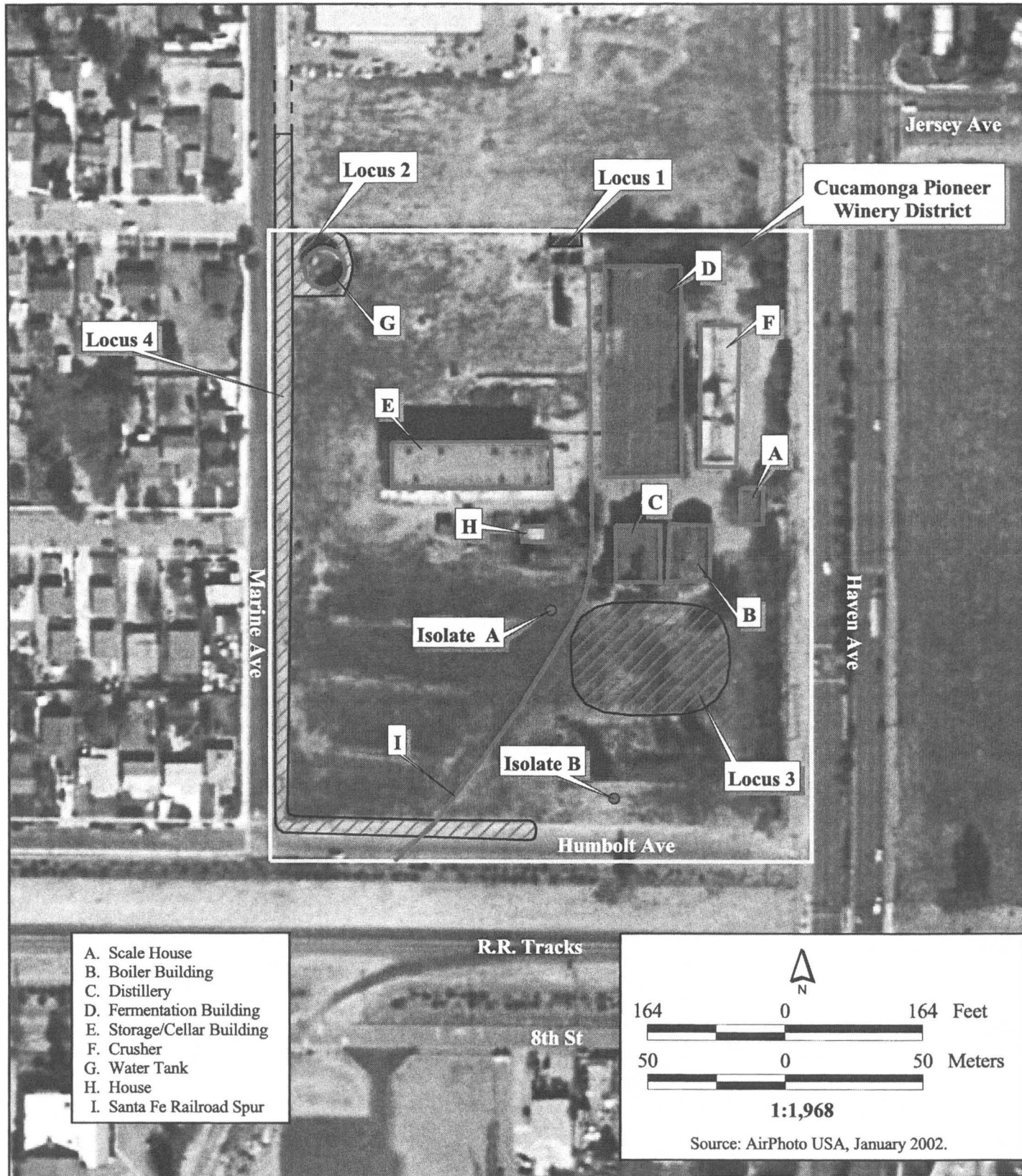
\*Map Name: Guasti

\*Scale: 1:24,000

\*Date of map: 1966 (1981)









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

Primary # P36-011281  
HRI/Trinomial SPR-11281/H

Page 5 of 34

\*NRHP Status Code 3S  
\*Resource Name or # (Assigned by recorder): 1

D1. Historic Name: Cucamonga Pioneer Winery

D2. Common Name: same

\*D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.)

(See description on the Primary Record form for more information)

The Cucamonga Pioneer Winery District is a suite of archaeological and historic architectural resources associated with a local winery organized by local grape growers in 1934. The buildings are located in the north half of the parcel, with a majority of the built environment located in the northeast corner. Although the parcel is surrounded by residential and light industrial development, it maintains the feeling of a rural winery.

See continuation sheet.

\*D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.)

The district boundary was defined as the boundaries of the San Bernardino County Assessor's parcel upon which the winery is located (APN 0209-131-02). The parcel is approximately 700- by 600-feet and bounded by the property line to the north, Humboldt Avenue to the south, Haven Avenue to the east, and Marine Avenue to the west (see sketch map).

\*D5. Boundary Justification

The boundaries were determined by utilizing the existing winery property lines. All of the District's significant elements are located within this boundary and the setting of the parcel retains integrity due to the relationship of the extant buildings and the agricultural feeling of the parcel. The winery has been located on this parcel since approximately 1905.

\*D6. Significance: Theme Wineries and cooperative wineries: 1900-1950

Area Rancho Cucamonga and southern California

Period of Significance 1935-1950 Applicable Criteria A, B, & C

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

Note: Three of the historic artifact scatters within the District (Locs 1, 2, and 4) should be considered potentially contributing elements to the District. They have not been formally evaluated for CRHR eligibility, but they may contain intact primary archaeological deposits from the period of significance, which would make them contributing elements to the District, and would make the District eligible under Criterion D.

#### Historic Context

The historic period of settlement in southern California began with Spanish exploration in the late eighteenth century. The Spanish government subsequently established missions and military outposts to facilitate colonization of the area. After Mexico won independence from Spain in 1821, colonization efforts in Alta California decreased. The Spanish mission system was largely abandoned and the Mexican government bestowed land grants or ranchos to those loyal to the Mexican government and to some Anglo settlers. The region that would eventually become Rancho Cucamonga was part of a 13,000-acre land grant received by Tubercio Tapia in 1839. Tapia, a soldier, smuggler, and politician, established a ranch and winery on his property (City of Rancho Cucamonga 2003).

After Tapia's death, the property was passed to his daughter Maria, who married Leon Victor Prudhomme in 1847. The winery continued to operate under the direction of Jose Maria Valdez, Tapia's foreman and caretaker until 1858. At that time, John Rains purchased the Cucamonga rancho. Rains, a former Texas Ranger, had ambitions to own land and join the upper classes of California society. In 1856, he married into a prominent and wealthy family through his marriage to Maria Merced Williams. In response to the increased demand for wine and grapes, Rains expanded the winery. Due to its location along the highway between San Bernardino and Los Angeles, the ranch became a popular stop, and the area began to be known as a prime location for grape and wine production.

See continuation sheet

\*D7. References

City of Rancho Cucamonga, *Rancho Cucamonga: A Tradition of Vision*, (City of Rancho Cucamonga, 2002); City of Rancho Cucamonga, *The History of Rancho Cucamonga*, (<http://www.ci.rancho-cucamonga.ca.us/planning/heritage.htm>, 2003); City of Rancho Cucamonga, *Designated and Potential Historical Site List*, (City of Rancho Cucamonga, Revised April 1994); Clucas, Don L., *Light Over the Mountain: A History of the Cucamonga Area*, (Kengraphics Printing and Lithography Co., Ontario, 1974); Daily Report, "Pioneer Winery Grows Steadily," (*Daily Report*, on file at the City of Rancho Cucamonga Planning Department, Pioneer Winery file, 1941); Hofer, James D., *A History of the Cucamonga Pioneer Vineyard Association*, (Masters Thesis, Claremont Graduate University, Claremont, California, 1983); Winter, Kirsten, *DPR 523 Form: 2101 N. Glenoaks Boulevard, Burbank, California*, (URS Corporation, Phoenix, 2002).

\*D8. Evaluator: Kirsten Erickson

Affiliation and Address: URS Corporation, 7720 N. 16<sup>th</sup> Street, Ste 100, Phoenix, AZ 85020

Date of Evaluation: 4 June 2003

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**CONTINUATION SHEET**

Primary #

HRI/Trinomial

Page 6 of 34\*Resource Identifier: 1Recorded by: Kirsten Erickson, Christine Hacking, and Alex Wesson\*Date 21 April 2003☒ Continuation☐ Update**Detailed Description (continued)**

There are nine major architectural elements of the district, seven of which are contributing properties and two of which are non-contributors. In addition to the nine major elements, there are also several non-contributing outbuildings and ancillary structures within the district. Primary record forms for each of the nine major architectural elements were completed and are attached to this form. In addition to the architectural components of the district, there are six archaeological elements within the District. Three are considered potentially contributing properties, while the other three are clearly non-contributors. Primary records have not been prepared for each of the archaeological elements. Rather, these are described on a single archaeological site record form.

**Contributing Properties:**

- A. Scale House
- B. Boiler Building
- C. Distillery
- D. Fermentation Building
- E. Storage/Cellar Building
- F. Crusher
- I. Santa Fe Railroad Spur

**Potentially Contributing Properties:**

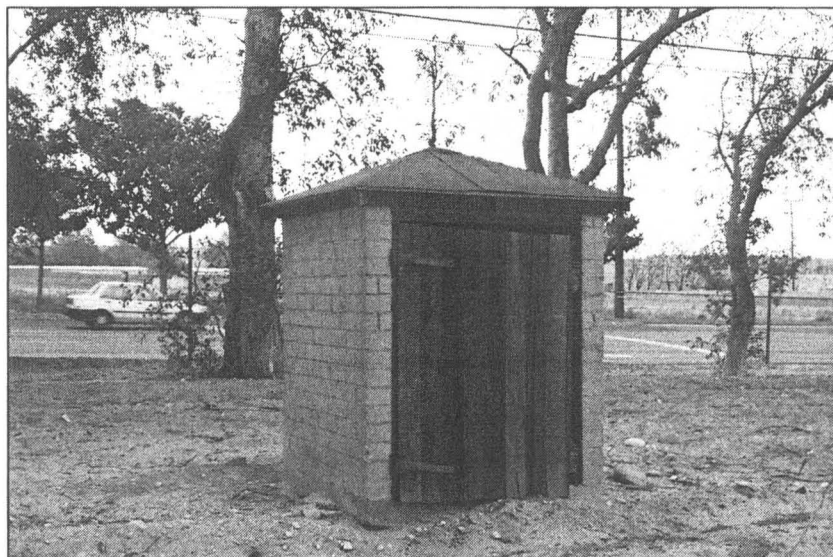
- Locus 1
- Locus 2
- Locus 4

**Non-Contribution Properties:**

- G. Water Tank
- H. House
- Locus 3
- Isolates A and B

**Outbuildings and Ancillary Structures**

There are several outbuildings and ancillary structures located on the winery parcel. There are five, small concrete block sheds spread out across the parcel. The sheds are square or rectangular in shape with wood frame, hipped roofs clad with composition material with exposed rafter ends. Some of the sheds have wood doors with metal hinges, but some of the doors have been removed. At least two of the sheds contain electrical switches, which may have controlled pumps or other equipment.



Concrete Block Shed Located in the Southeast Quadrant of the Parcel (view east)

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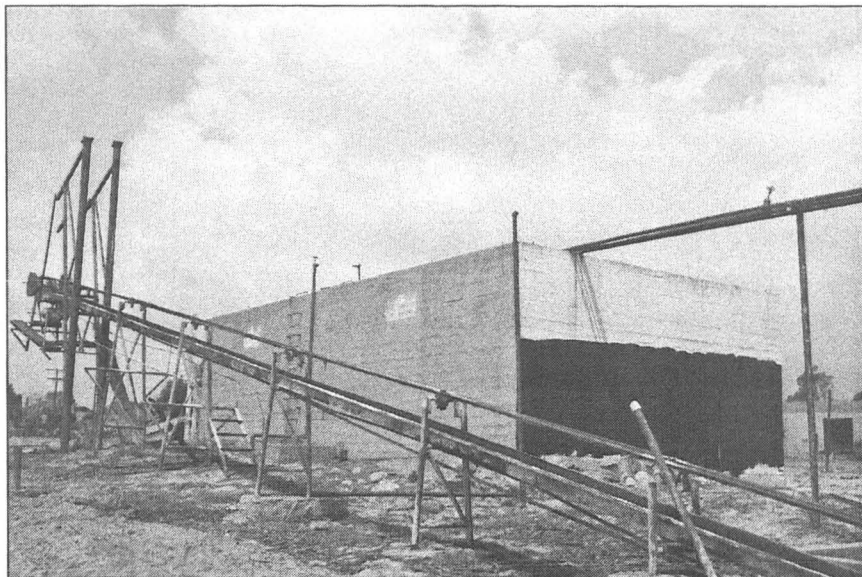
Recorded by: Kirsten Erickson

\*Resource Identifier: 1

\*Date 21 April 2003 ☒ Continuation ☐ Update

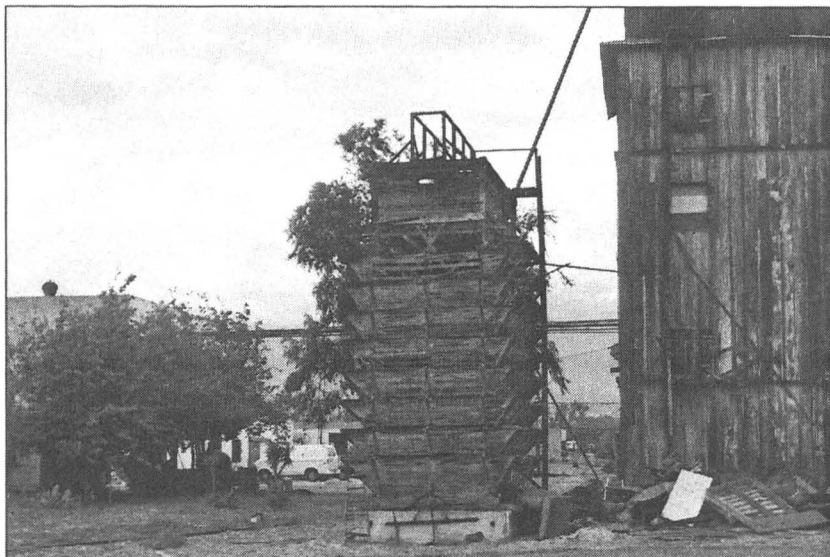
**Detailed Description (continued)**

There is also a square, concrete tank and two concrete boxes located near the northwest corner of the Fermentation Building. The tank is constructed of poured concrete and contains two storage reservoirs. There are pipes that extend to/from the Fermentation Building.



Concrete Tank Located Near the Northwest Corner of the Fermentation Building (view northwest)

There are three cooling towers located on the parcel—one is located to the west of the house and is constructed of metal, suggesting that it is newer. The other two cooling towers are located to the west of the Fermentation Building and near the southwest corner of the distillery. The cooling towers are wood frame structures with concrete bases. The towers consist of stacked wood or metal trays.



Wood Frame Cooling Tray Near the Southwest Corner of the Distillery (view north)



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Primary #

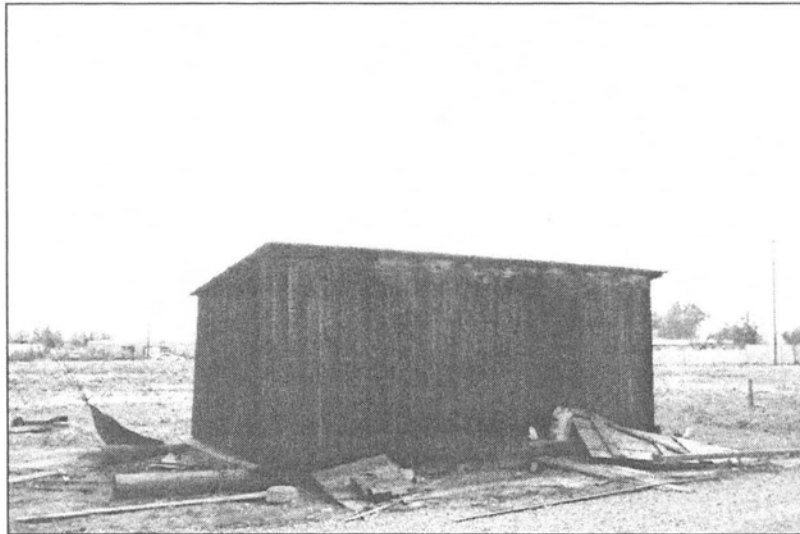
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Page 8 of 34Recorded by: Kirsten Erickson\*Resource Identifier: 1\*Date 21 April 2003☒ Continuation☐ Update**Detailed Description (continued)**

There is a wood framed shed located west of the house. It has no foundation and is currently mounted on horizontal logs. The exterior wall surface is board and batten redwood siding and it has a shed roof. There are two entries on the front of the shed—one entry has a wood door with metal hinges and the other door has been removed. Based upon its construction materials, this shed may have been constructed about the same time as the Fermentation Building and the Distillery.



Wood Framed Shed (view south)

None of the outbuildings appear to contribute to the significance of the Cucamonga Pioneer Winery District and are not major elements of the district.

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### Historic Context (continued)

In 1862, Rains was murdered on his way to Los Angeles, and as he had heavily mortgaged Cucamonga to finance other land purchases, his widow was forced to sell Cucamonga in 1870 to Isaias Hellman. Hellman subdivided the property, which was purchased by new settlers and land developers. Hellman sold the winery property, but later purchased it back in 1895, and formed the Cucamonga Vineyard Company (City of Rancho Cucamonga 2003; Hofer 1983).

A short-lived land speculation boom occurred in southern California in the 1880s, which mainly was a result of railroad construction. After being connected by rail to the rest of the country, immigration to southern California became easier and rate wars between Southern Pacific Railroad and Santa Fe Railroad resulted in low fares. Immigrants to southern California were attracted by the favorable climate and agricultural potential. The Santa Fe Railroad track from Los Angeles to San Bernardino was completed in 1887, which promoted settlement and land purchases in Cucamonga. Hellman created the Cucamonga Fruit Lands Company and the area quickly became settled in the 1890s. A tunnel dug into the Cucamonga Canyon provided water to the settlers. Available irrigation water, along with the favorable soil and climate, allowed the settlers to grow citrus fruits, olives, figs, nuts, and grapes. The Cucamonga area was already known for its wine, and new immigrants to the area planted new vineyards and helped define Cucamonga as an important wine making region (City of Rancho Cucamonga 2003; Clucas 1974; Clucas 1974; Hofer 1983; Winter 2002).

Cucamonga, along with its neighboring communities, Alta Loma and Etiwanda, progressed during the first half of the twentieth century, but largely remained agricultural communities. Churches, schools, businesses, and infrastructure were built in the first part of the century and access to Los Angeles was provided via the Pacific Electric Railway from Alta Loma in 1913 (City of Rancho Cucamonga 2003).

The wine industry experienced set backs during World War I and the 1920s and early 1930s. The Lever Food and Fuel Act prohibited the use of food for the making of liquor during the war, and the Volstead Act or Prohibition, which was in effect from 1919 to 1933, had an adverse effect upon the wine and grape industry. Several of the large Cucamonga wineries closed or were sold during Prohibition, while others produced grape products such as concentrates and tonics. Many grape growers shipped their grapes and grape products to eastern cities. After the repeal of Prohibition, the demand for Cucamonga sweet wines increased as wine consumption increased (Hofer 1983).

Wine sales continued to be good during World War II and wine inventories increased. However, after the war, wine supply dramatically surpassed demand due to lower agricultural prices and the post-war economy. After 1950, industrial and urban development increased, and more and more vineyard properties began to be sold. As agricultural property was transformed into industrial property and the Ontario airport expanded, wine making and agricultural enterprises in the Cucamonga area decreased. In the 1970s, the Cucamonga area experienced extreme growth as people working in Los Angeles and Orange Counties sought more affordable housing in suburban areas. In 1975, the communities of Cucamonga, Etiwanda, and Alta Loma were incorporated as the City of Rancho Cucamonga and became the third largest city in San Bernardino County (City of Rancho Cucamonga 2002).

### Wineries in Cucamonga

The winery at the Cucamonga rancho had proved Cucamonga to be a superior environment for growing grapes and had established Cucamonga's reputation as an important wine making region. Soon after Hellman began to subdivide the rancho property, new wineries were established in Cucamonga. In 1886, George Haven and Daniel Milliken founded the Haven Vineyard Company, located on the east side of Haven Avenue, between Arrow Highway and 8<sup>th</sup> Street, directly across the street from the land that would become the Cucamonga Pioneer Winery. Haven and Milliken's efforts were important, as they were the first in the area to implement dry farming for grape growing, which would prove to produce sweeter wines, for which the Cucamonga area became known (City of Rancho Cucamonga 2003; Hofer 1983).

Secondo Guasti established the Italian Vineyard Company in 1900. The more than 5,000-acre vineyard and winery were located south of Cucamonga. Guasti was successful in marketing his grapes and wine commercially, encouraging other grape growers and wine producers to do the same. The Mission Winery was founded in 1910 by Post and Klausman near the intersection of Foothill Boulevard and Haven Avenue, and in 1911, the Cucamonga Vintage Company was established. The Cucamonga Vintage Company was the first cooperative association of grape growers in Cucamonga, but they did not own their own winery, but rather leased property near 8<sup>th</sup> Street and Turner Street, in the vicinity of the Santa Fe Railroad tracks (Hofer 1983).

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### Wineries in Cucamonga (continued)

The winemaking industry thrived in Cucamonga during the early years of the twentieth century. World War I, followed by Prohibition and the Depression, caused the wine industry in Cucamonga to falter. The only large Cucamonga winery that was not closed or sold during this era was the Italian Vineyard Company, which survived by developing new grape products. Hellman leased the Cucamonga Vineyard Company to the California Wine Association (CWA) in 1910, and later sold it to the Cucamonga Investment Company in 1917. Garrett and Company of New York purchased the Mission Winery in 1918, which became the Virginia Dare Winery. Garrett and Company produced grape concentrate and wine tonics during the war and Prohibition. By 1928, the Cucamonga Vintage Company cooperative association folded and the winery was taken over by Western Grape Products (Hofer 1983).

Despite the war and Prohibition, Cucamonga grape growers and wineries continued to operate, shipping their products to eastern cities. Alternate grape products included raisins, tonics, vinegar, and jams. Grapes were also shipped east to be used for homemade wine making, and wine with the legal alcohol content could also be produced. The demand for the Cucamonga sweet wines actually increased during the first half of the 1920s, causing the grape growers to plant more. However, by the late 1920s, the economic recession was beginning, causing the demand and prices of grapes to decline (Hofer 1983).

### Cucamonga Pioneer Winery

The winery that would become the Cucamonga Pioneer Winery was originally established as the California Wine Association (CWA) Winery in 1905. The CWA was a large company that administered wineries across the state, and built the Cucamonga winery to process the grapes of the local growers in 1905. The CWA constructed wood frame buildings on the winery, including the scale house, distillery, fermentation building, and a storage building, and a railroad spur of the Atkinson, Topeka, and Santa Fe Railroad. In 1916, CWA sold the winery to Garrett and Company of New York, who later purchased the Mission Winery in 1918. Garrett and Company used the winery for storage of their concentrates and tonics made at the Virginia Dare Winery and as a location to prepare their products for shipping (Hofer 1983).

The declining grape prices during the late 1920s and early 1930s encouraged a group of Cucamonga grape growers to form a cooperative organization. In 1934, three past members of the Cucamonga Vintage Company, Hugh Thomas, Harry DeBerard, and Benton Ballou, along with George L. Belcher and Paul B. Hofer, established the Cucamonga Pioneer Vineyard Association (Association). The Association purchased the old CWA winery from Garrett and Company, and became the first cooperative organization in Cucamonga to own and operate its own winery. The original ten members of the Association were prominent and well-respected Cucamonga residents and grape growers, who hoped to become less dependent on commercial wineries. As the grape and wine market improved in the mid 1930s, the Association's cooperative would allow members to control prices, and as a cooperative, the Association were not required to pay federal income tax (Hofer 1983).

Because Garrett and Company had utilized the winery exclusively for storage for almost 20 years, new machinery and improvements were necessary. The Association installed a new crusher, stemmer, and must pump and purchased pumps, hoses, and other equipment necessary to transport the wine from the fermentation building to the distillery or the storage building. Other improvements and purchases included new redwood fermenting and storage tanks, refrigeration equipment, and truck scales. The wine produced at the Cucamonga Pioneer Winery was sold in bulk and shipped to markets by railroad tank cars, which was facilitated by the Santa Fe Railroad spur that was located on the winery property. Smaller amounts of barreled wine were sold locally, but the Association did not bottle any of their wine under its own label until 1940. The Association produced sweet and dry wines, sherry, and brandy (Hofer 1983; Daily Report 1941).

By 1941, the Cucamonga Pioneer Winery had a storage capacity of more than 1,650,000 gallons and employed more than 45 employees. A 1941 newspaper article claimed that the Cucamonga Pioneer Winery was "one of the famous co-operative wineries of the Cucamonga district" and was "the first such co-operative in this territory" (Daily Report 1941). The Association and the wine industry benefited from the repeal of prohibition, when wine consumption dramatically increased. However, by the late 1930s, the demand for sweet wine gradually decreased, leaving the Cucamonga Pioneer Winery with a surplus inventory of wine. When the Association was unable to sell their 1937 wine locally, they Association affiliated themselves with a nationwide marketing agent called California Wine Sales, Inc. to help them dispose of their wine to make room for the next years product. The Association continued their affiliation with California Wine Sales and were met with success until after World War II. Between 1939 and 1947, the Cucamonga Pioneer Winery began bottling some of its own wine, but a majority of their wine sales remained bulk sales (Daily Report 1941; Hofer 1983).



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**Cucamonga Pioneer Winery (continued)**

World War II was a prosperous time for the California wine industry. Prices increased due to a limited quantity of wine resulting in part from a governmental restriction. In order to meet governmental marketing orders for raisins, the amount of grapes that would be crushed for wine was restricted. Returns to the Association's members were at an all time high during the war. After the war ended, wine inventories were again at surplus due to the revocation of wartime restrictions, low prices, and the post-war economy. Faced with a large inventory, the Association joined the Wine Growers Guild, which had formerly been California Wine Sales. The Wine Growers Guild combined all of its members wine and processed all of the wine orders out of their headquarters. This arrangement with the Wine Growers Guild took away much of the Association's independence and their affiliation with the Guild made filling local orders more difficult, causing the Association to lose local customers (Hofer 1983).

In 1950, a fire in the wood frame storage building of the Cucamonga Pioneer Winery destroyed the building, along with equipment and wine that was in storage. The Association managed to salvage some of the equipment and constructed a new, concrete and steel storage/cellar building with a 800,000 gallon storage capacity. The Wine Growers Guild had expanded and was one of the top five largest California companies. Due to financial hardship and the growing industrial and commercial development of the Cucamonga area, many of the Association members either sold their ranches or delivered fewer grapes to the winery. By 1956, the Cucamonga Pioneer Winery was not able to meet the production standards of the Wine Growers Guild, and in 1957 the Association officially withdrew from the Guild. The Association hoped to sell their wine locally—both to merchants and other wineries. Cucamonga Pioneer Winery kept their operation costs low by crushing grapes for other companies and also by selling their wine through the Brookside Winery (Hofer 1983).

In 1959, the Association's wine maker died, resulting in further cooperation with Brookside. Without their winemaker, the Association lacked the expertise to process their grapes into wine. The Brookside Winery, located on the former site of the Italian Vineyard Company, was forced to dismantle due to expansion of the Ontario airport. The Cucamonga Pioneer Winery purchased some of Brookside's equipment and moved it to their winery, and Brookside took over management of the Pioneer Winery. The remaining four members of the Association became members of the Brookside Vineyard Company and leased the Cucamonga Pioneer Winery to Brookside in 1960. By 1972, the Association's cooperative dissolved. Brookside continued to lease portions of the winery until 1975.

**Evaluation**

The Cucamonga Pioneer Winery District was evaluated within the context of California and Cucamonga wineries during the first half of the twentieth century. The period of significance for the district has been defined as 1935 to 1950, during the active years of the Cucamonga Pioneer Vineyard Association at the winery. Although three of the extant properties (Map References A, C, and D) were constructed prior to the Cucamonga Pioneer Vineyard Association's ownership of the winery, the 1913 Sanborn Fire Insurance Map indicates that the floor plans of the Distillery and the Fermentation Building (Map References C and D) were changed slightly between their original construction and the Pioneer Winery improvements. Therefore, the extant winery buildings, including those constructed circa 1905, look today much as they did under the direction of the Cucamonga Pioneer Vineyard Association and retain integrity to the defined era of significance. Properties within the District that contribute to its significance include the Scale House, Boiler Building, Distillery, Fermentation Building, Storage/Cellar Building, Crusher and Rail Spur (Map References A, B, C, D, E, F, and I).

The Cucamonga Pioneer Winery District appears to be eligible for listing in the CRHR under Criteria A. The Cucamonga Pioneer Winery was the first cooperatively owned winery in the Cucamonga Valley and the Cucamonga Pioneer Vineyard Association made significant contributions to the development of the Cucamonga grape and wine industry during the first half of the 20<sup>th</sup> century.

The Cucamonga Pioneer Winery District also appears to be eligible under Criteria B and C. Significant members of the community were members of the cooperative and were instrumental in its operation, including Hugh Thomas, Harry DeBerard, Benton Ballou, George L. Belcher and Paul B. Hofer. Also, the extant buildings are representative of winery construction in California during the first half of the twentieth century. The buildings retain integrity and despite some modern alterations and deterioration due to age and misuse, they are representative of appearance of the winery during the era of significance.

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Evaluation (continued)

The City of Rancho Cucamonga has previously identified the Cucamonga Pioneer Winery as a Potential Local, State, or National Landmark, although formal evaluation was not previously completed (City of Rancho Cucamonga 1994). The Cucamonga Pioneer Winery is locally significant as a cooperative winery whose members were well-known citizens of the Cucamonga area. The extant buildings are a physical representation of the once thriving wine industry and the first member owned cooperative winery in the Cucamonga area.

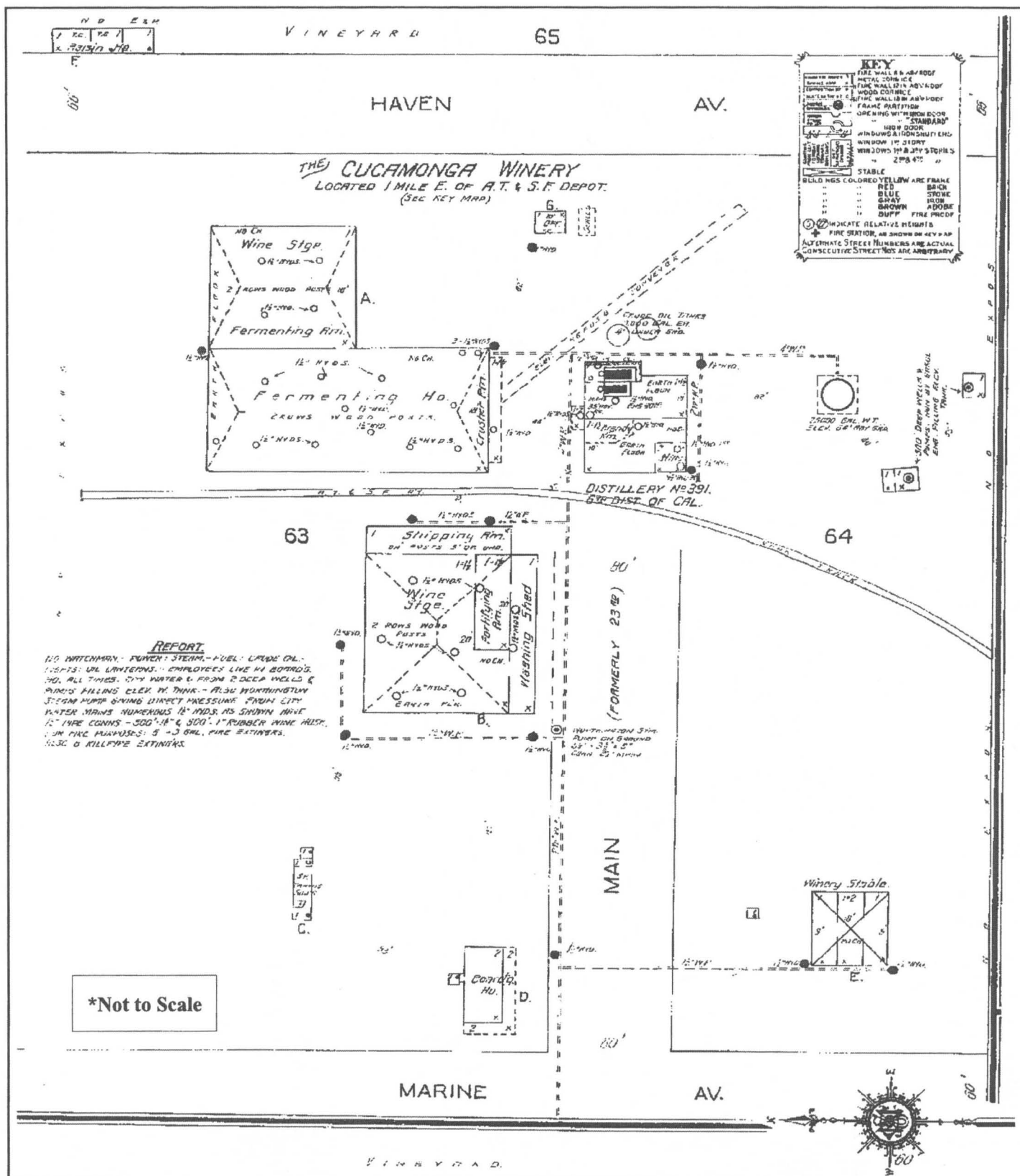


Figure 1: Detail of the 1913 Sanborn Fire Insurance Company Map of "Guasti". This map depicts portions of the Cucamonga Pioneer Winery District.



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**ARCHAEOLOGICAL SITE RECORD**

Primary #  
Trinomial

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- \*A1. Dimensions:** a. Length 230 m (N/S) × b. Width 197 m (E/W)  
**Method of Measurement:** ☐ Paced ☐ Taped ☐ Visual estimate ☒ Other: GPS/Mapping  
**Method of Determination** (Check any that apply.): ☒ Artifacts ☐ Features ☐ Soil ☐ Vegetation ☐ Topography  
☐ Cut bank ☐ Animal burrow ☐ Excavation ☒ Property boundary ☐ Other (Explain):  
**Reliability of Determination:** ☐ High ☒ Medium ☐ Low Explain:  
**Limitations** (Check any that apply): ☐ Restricted access ☒ Paved/built over ☐ Site limits incompletely defined  
☒ Disturbances ☐ Vegetation ☐ Other (Explain):
- A2. Depth: ☐ None ☒ Unknown Method of Determination:
- \*A3. Human Remains:** ☐ Present ☐ Absent ☐ Possible ☒ Unknown (Explain): Unlikely due to the nature of the resource.
- \*A4. Features:** (Number, briefly describe, indicate size, list associated cultural constituents, and show location of each feature on sketch map.): Four loci and two isolates were recorded. Please refer to A5 – Cultural Constituents.
- \*A5. Cultural Constituents:** (Describe and quantify artifacts, ecofacts, cultural residues, etc., not associated with features.)  
 Locus 1: This historic artifact scatter is located on the north side of a concrete tank at the northern periphery of the winery parcel. Artifacts within the scatter consisted of white decorated earthenware fragments, as well as fragments of brown, green, olive, and clear container glass. Other artifacts included unidentifiable metal objects, nails, bottle tops, staples, bolts, screws, and pull-tops from beer cans.  
 Locus 2: This historic artifact scatter is located around a circular concrete water tank in the northwest corner of the winery parcel. Artifacts within the scatter consisted of white decorated earthenware fragments, as well as fragments of cobalt, brown, green, olive, pink, clear, and "milk" within the scatter glass. Other artifacts included brick fragments, unidentifiable metal fragments, coils, barbed wire, modern beer bottles, bottle caps, roof sheeting, an old five-rung ladder, and pull-tops from beer cans.  
**See Continuation Sheet.**
- \*A6. Were Specimens Collected?** ☒ No ☐ Yes (If yes, attach Artifact Record or catalog and identify where specimens are curated.)
- \*A7. Site Condition:** ☐ Good ☒ Fair ☐ Poor (Describe disturbances.): The resource has been disturbed by plowing/discing. Several structures are no longer present that were known to have been in existence in 1913 (based on Sanborn Map).
- \*A8. Nearest Water:** (Type, distance, and direction.) Deer Creek is located approx. 457 meters (1499 feet) to the southwest of the Winery. The Cucamonga Creek is located approximately 2.4 kilometers (7999 feet) to the west of the site location.
- \*A9. Elevation:** 1150 feet above mean sea level.
- A10. Environmental Setting: (Describe culturally relevant variables such as vegetation, fauna, soils, geology, landform, slope, aspect, exposure, etc.) The area is a relatively flat agricultural area. NO native habitat exists in the vicinity. Soils are light brown silty sands (Quaternary alluvial fan deposits).
- A11. Historical Information: A historic artifact scatter (temporarily recorded as HA-1) is located approx. 25 meters (82 feet) to the south of the District. A historic railroad spur (temporarily recorded as HA-2) is located approx. 75 meters (246 feet) to the south of the District. Resource HA-2 ties into an east-west running railroad track recorded as P-36-006847 (a portion of the historic Kite-Shaped Track/Belt Line), that connected portions of Los Angeles, Orange, San Bernardino and Riverside Counties.
- \*A12. Age:** ☐ Prehistoric ☐ Protohistoric ☐ 1542-1769 ☐ 1769-1848 ☐ 1848-1880 ☒ 1880-1914 ☒ 1914-1945  
☒ Post 1945 ☐ Undetermined Describe position in regional prehistoric chronology or factual historic dates if known.  
 Amethyst glass was produced between 1880-1916. Maywood Glass Co. makers marks (circa 1958). Gallo Glass CO. makers marks (1966 or later).
- A13. Interpretations: (Discuss data potential, function[s], ethnic affiliation, and other interpretations) Loci 1 and 2 appear to date to post 1945, based on makers marks, although older deposits may underlie the surface. Locus 3, a sparse brick scatter, contained no diagnostic artifacts and is not considered a potential contributor. The bricks may be the remains of a water tank (no longer extant) shown in the same general location on the 1913 Sanborn Map. Locus 4 is very rich and dense for a surface scatter, and contains a wide variety of domestic artifacts. Locus 4 may date to the late 1800's or early 1900's, as amethyst was observed.  
**See Continuation Sheet.**
- A14. Remarks: Only the eastern edge of Locus 3 will be impacted by construction associated with the Haven Avenue Grade Separation Project. Locus 3 does not appear to be eligible for the CRHR individually or as a contributor to the District.
- A15. References: (Documents, informants, maps, and other references) California State Engineering Department, Detail Irrigation Map, Ontario Sheet, (Irrigation Data, 1888); *Glass Bottles: Basic Identification* (Jim Rock, 1981); Sanborn Fire Insurance Company Map "Guasti" (1913).
- A16. Photographs (List subjects, direction of view, and accession numbers or attach a Photograph Record.):  
 Original Media/Negatives kept at: URS Corporation, 2020 East First St., Ste. 400, Santa Ana, CA 92705
- \*A17. Form Prepared by** A. Wesson, and C. Hacking **Date:** 23 April 2003  
**Affiliation and Address:** URS Corporation, 2020 East First St., Ste. 400, Santa Ana, CA 92705

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**CONTINUATION SHEET**

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\*Recorded by: A. Wesson and C. Hacking \*Date Recorded 21 April 2003 ☒ Continuation ☐ Update

**\*A5. Cultural Constituents (Continued)**

Locus 3: This sparse historic artifact scatter is located in the southeastern quadrant of the winery parcel, in a plowed field south of the boiler building. Artifacts within the scatter consisted mainly of brick fragments and a few unidentifiable metal fragments.

Locus 4: This historic artifact scatter extends along the entire western perimeter of the winery parcel. The scatter also extends along the western half of the southern perimeter of the parcel. Artifacts within this scatter are similar to those found in Loci 1 and 2, however amethyst glass was noted in the artifact deposits along the boundaries of the property line. Most of the artifacts were observed between the perimeter fence and the paved surface of Marine Avenue and Humbolt Avenue. These artifacts may be associated with the Boarding House (no longer extant) shown on the 1913 Sanborn Fire Insurance Company map in the west central portion of the winery parcel (page 13).

Isolate A consists of a fragment of amethyst container glass.

Isolate B consists of a ceramic sailor doll's head.

**\*A13. Interpretations (Continued)**

Locus 4 may be associated with the Boarding House shown on the 1913 Sanborn Map near the western perimeter of the parcel. Loci 1, 2, and 4 are considered potentially contributing elements to the District. They have not been tested/evaluated, but they may contain intact primary archaeological deposits eligible for CRHR inclusion under Criterion D.

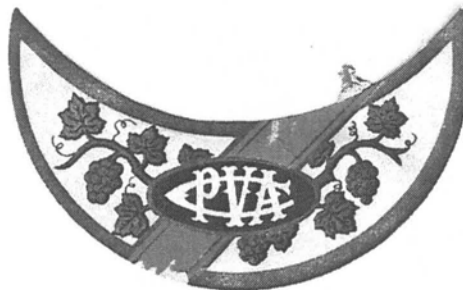


Figure 3: Cucamonga Pioneer Vineyards, Southern California, Neck Label. Found outside the western wall of the Fermentation Building (Figure 4: Map Reference D).

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**CONTINUATION SHEET**

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Trinomial SBR-11281 #

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\*Resource Name or # (Assigned by recorder) Cucamonga Pioneer Winery District

\*Recorded by: A. Wesson and C. Hacking

\*Date Recorded 21 April 2003 ☒ Continuation ☐ Update

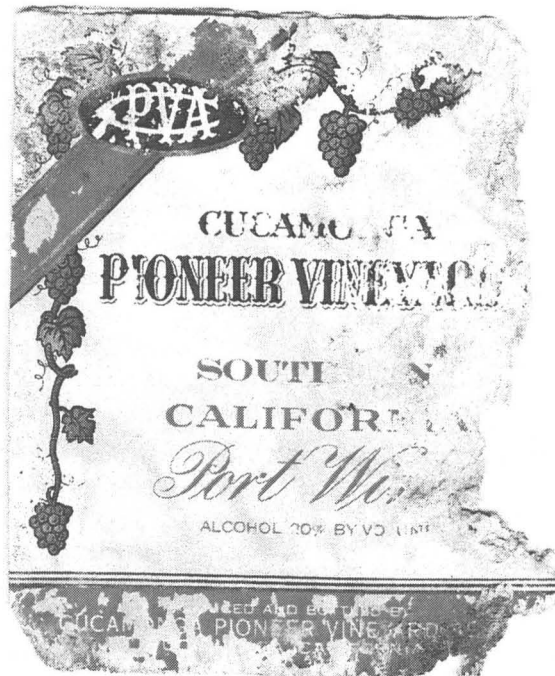


Figure 3: Bottle body label: Cucamonga Pioneer Vineyards, Southern California, Port Wine, Cucamonga District. Found outside the western wall of the Fermentation Building (Figure 4: Map Reference D).

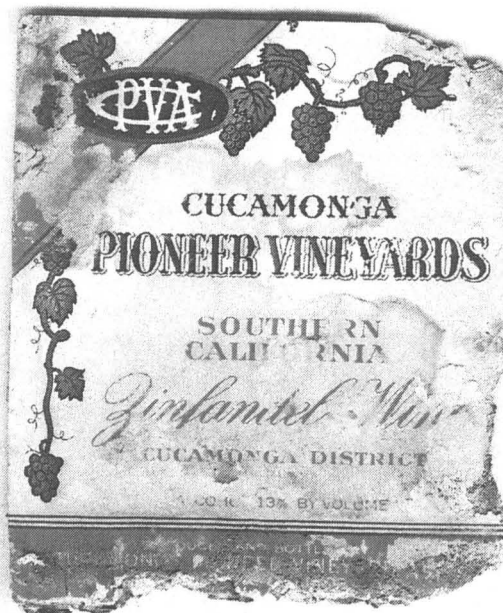


Figure 4: Bottle body label: Cucamonga Pioneer Vineyards, Southern California, Zinfandel Wine, Cucamonga District. Found outside the western wall of the Fermentation Building (Figure 4: Map Reference D).



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

Primary #

P36-011281

HRI #

Trinomial

SBR-11281 H

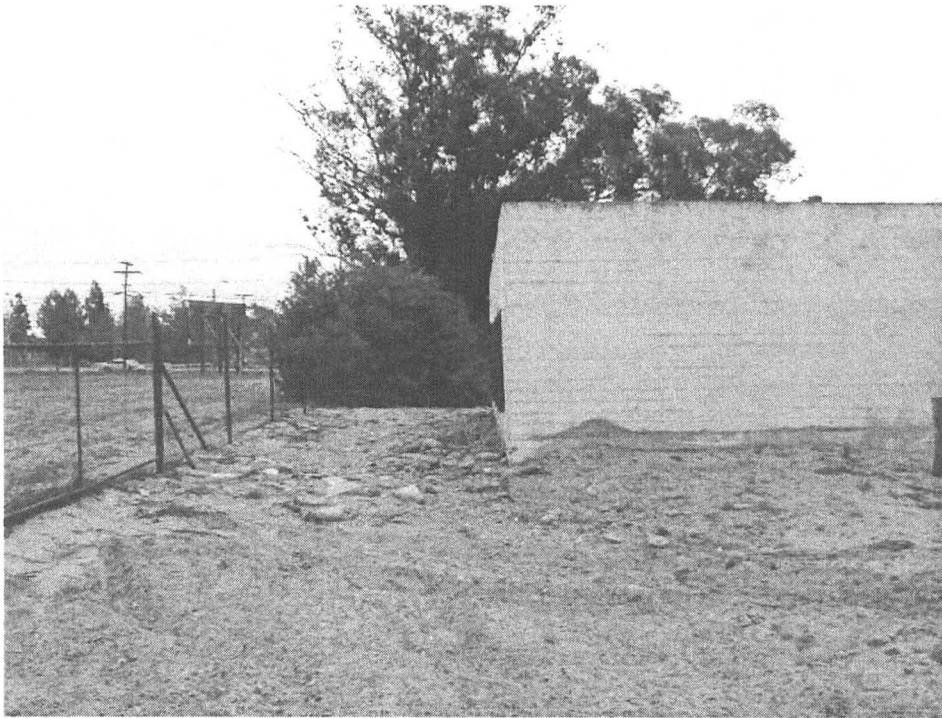
Page 17 of 34\*Resource Name or # (Assigned by recorder) Cucamonga Pioneer Winery District\*Recorded by: A. Wesson and C. Hacking\*Date Recorded 21 April 2003 ☒ Continuation ☐ Update

Figure 5: Overview of Locus 1, view to the east

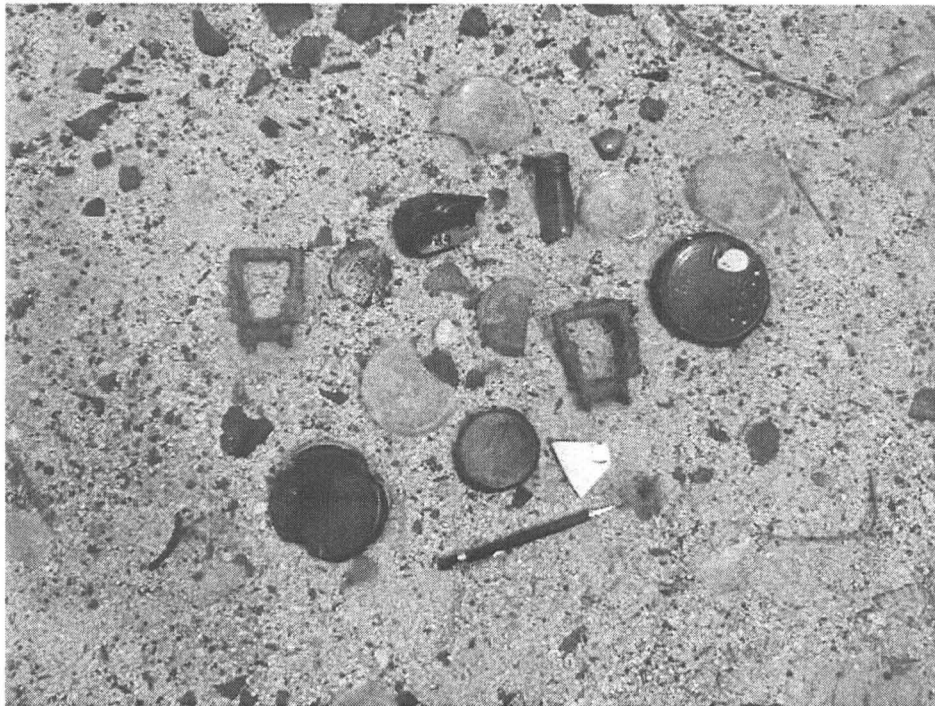


Figure 6: Representative sample of artifacts from Locus 1

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

Primary # R36-011281  
HRI # \_\_\_\_\_  
Trinomial SBR-11281 H

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\*Resource Name or # (Assigned by recorder) Cucamonga Pioneer Winery District

\*Recorded by: A. Wesson and C. Hacking

\*Date Recorded 21 April 2003 ☒ Continuation ☐ Update



Figure 7: Overview of Locus 2, view to the south



Figure 8: Representative sample of artifacts from Locus 2

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

Primary # P36-011281  
HRI # \_\_\_\_\_  
Trinomial SBR-11281 H

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\*Resource Name or # (Assigned by recorder) Cucamonga Pioneer Winery District

\*Recorded by: A. Wesson and C. Hacking

\*Date Recorded 21 April 2003 ☒ Continuation ☐ Update



Figure 9: Ceramic sailor doll head (Isolate B)



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

Primary # 36-011281  
HRI # \_\_\_\_\_  
Trinomial SBR-11281 H  
NRHP Status Code 3D  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 20 of 34 \*Resource Name or #: (Assigned by recorder) A

- P1. Other Identifier: Scale House  
P2. Location: ☐ Not for Publication ☒ Unrestricted  
\*a. County San Bernardino (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)  
\*b. USGS 7.5' Quad Guasti Date 1966 (1981) T 1S; R 7W; SE 1/4 of SE 1/4 of Sec 11; 1208 B.M.  
c. Address 8812 Haven Avenue City Rancho Cucamonga Zip 91730  
d. UTM: (Give more than one for large and/or linear resources) Zone 11; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
\*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
APN 209-131-02

- \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building is located within the Pioneer Cucamonga Winery property, which is located on a rectangular lot measuring approximately 700- by 600-feet. The scale house is located on the east side of the winery near the gate that faces Haven Avenue.

The scale house is a one-story, wood frame building with a concrete slab foundation. The building faces east and has a rectangular shape. The exterior wall surface is horizontal wood siding and the side gable roof has exposed rafter ends and is clad with composition shingles. The single entry on the front of the building has a wood surround and has been boarded over. There is a shed roof porch over the door that has a wood floor and a shed roof supported by wood posts. The windows are wood framed double hung and casement windows with wood sills and surrounds. Several of the windows have been boarded over. There are metal awnings over some of the windows.

See continuation sheet

- \*P3b. Resource Attributes: (List attributes and codes) (HP8) Industrial building, (HP6) Commercial building under 3 stories  
\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

(View, date, accession #)

View northwest

21 April 2003

\*P6. Date Constructed/Age and

Source: ☒ Historic

☐ Prehistoric ☐ Both

Circa 1905-1910

(Hofer 1983; Sanborn maps 1913 and 1929)

\*P7. Owner and Address:

Paul Hofer

11274 S. Turner

Ontario, California 91761

\*P8. Recorded by: (Name, affiliation, and address)

Kirsten Erickson, URS Corp

7720 N. 16<sup>th</sup> Street, Ste 100

Phoenix, Arizona 85020

\*P9. Date Recorded:

21 April 2003

\*P10. Survey Type: (Describe)

Intensive survey

- P11. Report Citation\*: (Cite survey report and other sources, or enter "none".) Wesson, Alex, Christine Hacking, and Kirsten Erickson, 2003. Haven Avenue Grade Separation Initial Study Appendix B: DRAFT Cultural Resources Technical Report. URS Corporation, Santa Ana.

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

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

Primary # P36-011281  
HRI/Trinomial SBR-11281 #

Page 21 of 34

Recorded by: Kirsten Erickson

\*Resource Identifier: A

\*Date 21 April 2003 ☒ Continuation ☐ Update

**Description (continued)**

There is a shed roof extension on the south side of the building, which served as a service window for the truck scale. The roof of the extension has exposed rafters and is clad with composition shingles. The public window has an aluminum awning over a boarded over window. There are also windows on the east and west sides of the extension, which are also boarded over. All windows on the extension have wood sills and surrounds. The truck scale is located to the south of the building. It is 20 feet long and has a concrete base and a metal frame. The scale itself is constructed of wood planks, which are joined with bolts and metal.

There are three windows on the west side of the building that have been boarded over. All of the windows have aluminum awnings and wood frames, sills, and surrounds. There is one, wood, paneled door with one light, which has been partially boarded over. The single entry is accessed by two concrete steps.

The only features on the north side of the building are two windows that have been boarded over. These windows also have wood frames, sills, and surrounds.

The Scale House is depicted on the 1913 Sanborn Fire Insurance Map, indicating it was constructed by the CWA in 1905. The scale house likely served as an administrative area, as well as the place where truck weights were recorded.



Truck Scale (view west)

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

Primary #

HRI #

Trinomial

NRHP Status Code

36-011281

Other Listings

Review Code

Reviewer

Date

Page 22 of 34

\*Resource Name or #: (Assigned by recorder) B

P1. Other Identifier: Boiler Building

P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad Guasti Date 1966 (1981) T 1S; R 7W; SE 1/4 of Sec 11; 1208 B.M.

c. Address 8812 Haven Avenue City Rancho Cucamonga Zip 91730

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

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

APN 209-131-02

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

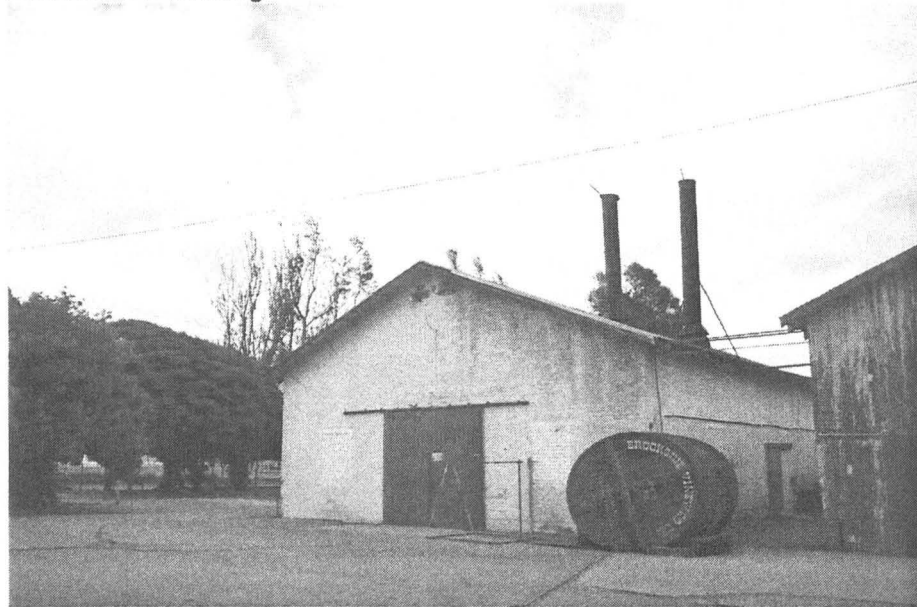
The building is located within the Pioneer Cucamonga Winery District, which is located on a rectangular lot measuring approximately 700- by 600-feet. The boiler building is located on the east side of the winery, east of the distillery.

The boiler building is a one and a half story, masonry structure with a concrete slab foundation. The front gable roof is clad with corrugated metal and has exposed rafter ends. There is a paired set of vents located in each gable end, which are each made up of six square openings (2 over 4, stacked). The front entrance consists of two, sliding, metal doors on a metal track. Two window openings on the front of the building have been sealed with brick. There are two, metal smokestacks on the roof of the building. The smokestacks are located just south of the middle of the roof, with one on each side of the ridgeline. On the west side of the building, two window openings have been bricked in and there is one sliding metal door with a metal track. There are three bricked in window openings on the east side and one bricked in window opening on the south side. At the northwest corner of the building lies an oval-cylindrical wooden tank labeled "Brookside Vineyard Co."

\*P3b. Resource Attributes: (List attributes and codes) (HP8) Industrial building

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

(View, date, accession #)

View south

21 April 2003

\*P6. Date Constructed/Age and

Source: ☒ Historic

☐ Prehistoric ☐ Both

Circa 1936

(Hofer 1983; Sanborn maps 1913 and 1929)

\*P7. Owner and Address:

Paul Hofer

11274 S. Turner

Ontario, California 91761

\*P8. Recorded by: (Name, affiliation, and address)

Kirsten Erickson, URS Corp

7720 N. 16<sup>th</sup> Street, Ste 100

Phoenix, Arizona 85020

\*P9. Date Recorded:

21 April 2003

\*P10. Survey Type: (Describe)

Intensive survey

P11. Report Citation\*: (Cite survey report and other sources, or enter "none".) Wesson, Alex, Christine Hacking, and Kirsten Erickson, 2003. Haven Avenue Grade Separation Initial Study Appendix B: DRAFT Cultural Resources Technical Report. URS Corporation, Santa Ana.

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



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

36-011281  
Primary # P36-011281  
HRI # \_\_\_\_\_  
Trinomial SBP-11281 H  
NRHP Status Code D

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 23 of 34 \*Resource Name or #: (Assigned by recorder) C

P1. Other Identifier: Distillery

P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad Guasti Date 1966 (1981) T 1S; R 7W; SE ¼ of SE ¼ of Sec 11; 1208 B.M.

c. Address 8812 Haven Avenue City Rancho Cucamonga Zip 91730

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

\*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
APN 209-131-02

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

The building is located within the Pioneer Cucamonga Winery District, which is located on a rectangular lot measuring approximately 700- by 600-feet. The boiler building is located on the east side of the winery, south of the fermentation building and west of the boiler building.

The Distillery is a one and one half story, wood frame building with a three-story tower. The building's foundation is concrete slab and the exterior wall surface is redwood board and batten siding. The front gable roof is clad with standing seam metal and composition roll. There is a single entry, metal door and a metal sliding track door on the front of the building. The windows on the front of the building are wood frame, double hung windows with wood frames and surrounds, which have been barred and boarded over. These windows appear to have originally been six-over-six light windows, however, many of the muntins are missing.

See continuation sheet

\*P3b. Resource Attributes: (List attributes and codes) (HP8) Industrial building

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

**P5a. Photo or Drawing**



**P5b. Description of Photo:**

(View, date, accession #)

View south

21 April 2003

\*P6. Date Constructed/Age and

Source: ☒ Historic

☐ Prehistoric ☐ Both

Circa 1905-1910

(Hofer 1983; Sanborn maps 1913 and 1929)

\*P7. Owner and Address:

Paul Hofer

11274 S. Turner

Ontario, California 91761

\*P8. Recorded by: (Name, affiliation, and address)

Kirsten Erickson, URS Corp

7720 N. 16<sup>th</sup> Street, Ste 100

Phoenix, Arizona 85020

\*P9. Date Recorded:

21 April 2003

\*P10. Survey Type: (Describe)

Intensive survey

P11. Report Citation\*: (Cite survey report and other sources, or enter "none".) Wesson, Alex, Christine Hacking, and Kirsten Erickson, 2003. Haven Avenue Grade Separation Initial Study Appendix B: DRAFT Cultural Resources Technical Report. URS Corporation, Santa Ana.

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

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

Primary # R36-011281

HRI/Trinomial

SBR-11281 HPage 24 of 34Recorded by: Kirsten Erickson\*Resource Identifier: C\*Date 21 April 2003 ☒ Continuation ☐ Update**Description (continued)**

The window and door openings on the south side of the building have been boarded over or covered with metal. There is a wood, sliding door that is reinforced with metal on the east side of the building. On the west side, there is one single entry metal door and one wood sliding door that is reinforced with metal. There are also two, double hung, wood frame windows with wood sills and surrounds. The glass has been removed from the windows.

There is a tower located on the southwest corner of the building, which housed the still. The window openings in the three story tower are empty or have been boarded over. There is a visor roof extending out from all four sides of the tower, which is located about half way up the tower or at the top of the second story of the tower. The roof of the tower is a side gable roof. Both the visor and gable roofs are clad with composition material.

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

Primary # P36-011281 36-011281  
HRI # \_\_\_\_\_  
Trinomial SBR-11281 H  
NRHP Status Code D

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

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\*Resource Name or #: (Assigned by recorder) D

P1. Other Identifier: Fermentation Building

P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad Guasti Date 1966 (1981) T 1S; R 7W; SE 1/4 of SE 1/4 of Sec 11; 1208 B.M. SB

c. Address 8812 Haven Avenue City Rancho Cucamonga Zip 91730

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

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

APN 209-131-02

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

The building is located within the Pioneer Cucamonga Winery District, which is located on a rectangular lot measuring approximately 700- by 600-feet. The fermentation building is located on the northeast corner of the winery property, north of the distillery and boiler building and west of the crusher.

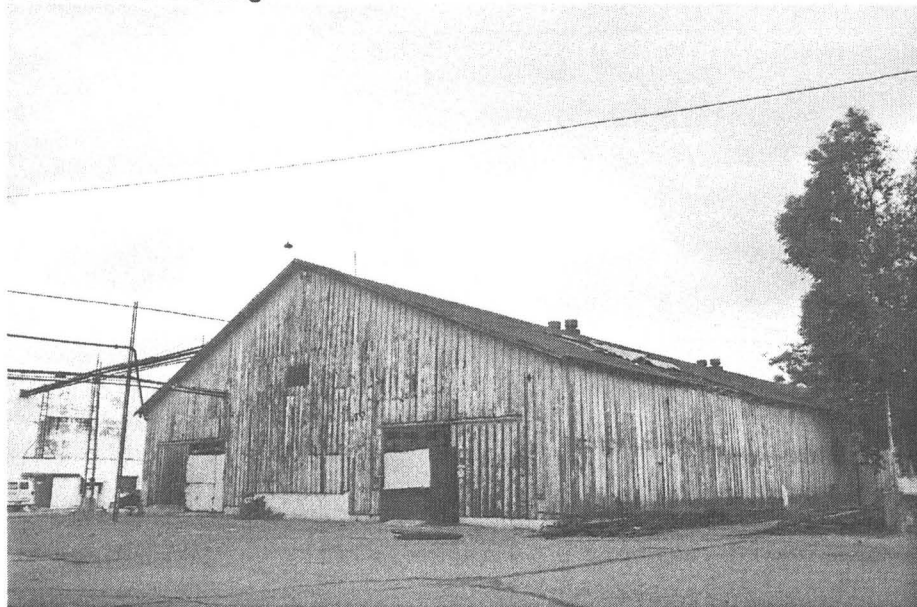
The fermentation building is a one and one half story, wood frame building with a concrete slab foundation. The exterior wall surface is red wood board and batten siding. The front gable roof is clad with composition material covered with corrugated metal and has exposed rafter ends. Six vents are located on the roof at the ridgeline. There are two, sliding door openings on the front of the building. The doors have been removed and, at one time, were replaced with a grouping of windows. The door openings are currently boarded over, but remnants of wood frame screens are still visible. There are concrete ramps located below both door openings. Metal pipes protrude from the front of the building, which extend across the yard and into the distillery building. These pipes are supported by two vertical, metal poles.

See continuation sheet

\*P3b. Resource Attributes: (List attributes and codes) (HP8) Industrial building

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

(View, date, accession #)

View northwest

21 April 2003

\*P6. Date Constructed/Age and

Source: ☒ Historic

☐ Prehistoric ☐ Both

Circa 1905-1910

(Hofer 1983; Sanborn maps 1913 and 1929)

\*P7. Owner and Address:

Paul Hofer

11274 S. Turner

Ontario, California 91761

\*P8. Recorded by: (Name, affiliation, and address)

Kirsten Erickson, URS Corp

7720 N. 16<sup>th</sup> Street, Ste 100

Phoenix, Arizona 85020

\*P9. Date Recorded:

21 April 2003

\*P10. Survey Type: (Describe)

Intensive survey

P11. Report Citation\*: (Cite survey report and other sources, or enter "none".) Wesson, Alex, Christine Hacking, and Kirsten Erickson, 2003. Haven Avenue Grade Separation Initial Study Appendix B: DRAFT Cultural Resources Technical Report. URS Corporation, Santa Ana.

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



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

Primary #

HRI/Trinomial

P36-011281

SBR-11281 H

Page 26 of 34Recorded by: Kirsten Erickson\*Resource Identifier: D\*Date 21 April 2003☒ Continuation☐ Update**Description (continued)**

There are two sliding wood doors on the rear of the building with metal tracks. A lean-to extension is located on the northwest corner of the building, which has a shed roof that is clad with standing seam metal. There is a sliding wood door on the west side of the lean-to extension. An engine protrudes from the back wall of the building, which is supported by wood brackets. There are no windows on the rear of the building.

Two sliding wood door openings are located on the east side of the building. The doors have a metal upper track, a wood base, and a wood door surround. Metal pipes protrude from the east side of the building and extend to the west side of the crusher building.

There are two sliding wood doors on the west side of the building. There are remnants of a shed roofed structure that was attached to the north end of the west side of the building, which may have sheltered equipment. There is an existing shed-roofed structure near the south end of the west side, which serves as a shelter sump pumps. The pumps were located in concrete box structures that are mostly located beneath the ground surface. The shed roof shelter has a corrugated metal roof. There is also an engine mounted near the roofline on the west side of the building.

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

Primary # 36-011281  
HRI # P36-011281  
Trinomial SBP-11281H  
NRHP Status Code D

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 27 of 34 \*Resource Name or #: (Assigned by recorder) E

P1. Other Identifier: Storage/Cellar Building

P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad Guasti Date 1966 (1981) T 1S; R 7W; SE 1/4 of SE 1/4 of Sec 11; 1208 B.M.

c. Address 8812 Haven Avenue City Rancho Cucamonga Zip 91730

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

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

APN 209-131-02

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

The building is located within the Pioneer Cucamonga Winery, which is located on a rectangular lot measuring approximately 700- by 600-feet near the northwest corner of Haven and Humboldt Avenues. The storage/cellar building is located in the northwest portion of the winery property, west of the fermentation building.

The storage/cellar building has two stories and faces east. It is constructed of poured concrete and has a concrete foundation. The exterior wall surface is exposed poured concrete and the roof is flat. There is a lower roofed extension or addition on the front of the building, which is entered through a metal, sliding track door. Four, nine-light awning windows with metal frames are located on the front of the building. The windows have cast concrete sills and there is an aluminum awning located over one of the windows. There are letters mounted to the front of the building spelling "Brookside Vineyard Co. B 39." Metal pipes protrude from the front of the building and extend across the yard and enter into the fermentation building. The pipes are supported by metal towers.

See continuation sheet..

\*P3b. Resource Attributes: (List attributes and codes) (HP8) Industrial building

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

(View, date, accession #)

View west

21 April 2003

\*P6. Date Constructed/Age and

Source: ☒ Historic

☐ Prehistoric ☐ Both

Circa 1950

(Hofer 1983; Sanborn maps 1913 and 1929)

\*P7. Owner and Address:

Paul Hofer

11274 S. Turner

Ontario, California 91761

\*P8. Recorded by: (Name, affiliation, and address)

Kirsten Erickson, URS Corp

7720 N. 16<sup>th</sup> Street, Ste 100

Phoenix, Arizona 85020

\*P9. Date Recorded:

21 April 2003

\*P10. Survey Type: (Describe)

Intensive survey

P11. Report Citation\*: (Cite survey report and other sources, or enter "none".) Wesson, Alex, Christine Hacking, and Kirsten Erickson, 2003. Haven Avenue Grade Separation Initial Study Appendix B: DRAFT Cultural Resources Technical Report. URS Corporation, Santa Ana

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

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

Primary # R36-011281  
HRI/Trinomial SBR-11281 H

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Recorded by: Kirsten Erickson

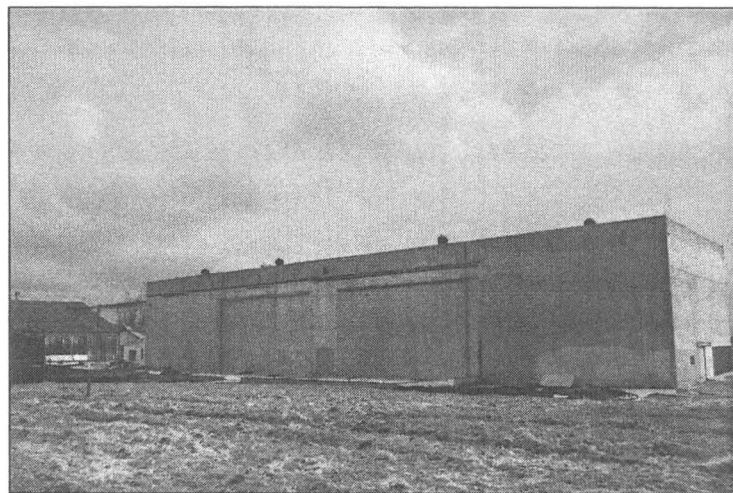
\*Resource Identifier: E

\*Date 21 April 2003 ☒ Continuation ☐ Update

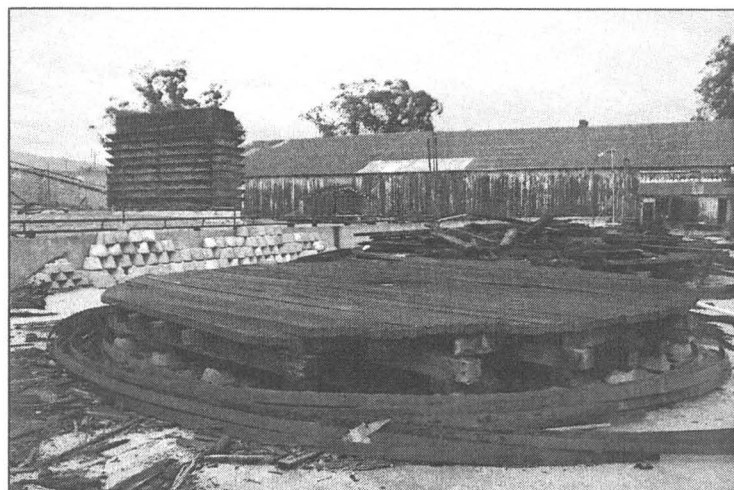
**Description (continued)**

There are four windows on the south side of the building—three metal framed hopper windows with 16 lights and one metal framed, 3-light hopper window. The hopper window has a cast concrete sill, a wood surround and is covered with a metal security grille. There are also two doors on the south side—one, wood paneled, single entry door near the east end of the south side and one, metal sliding door with a metal track and a concrete ramp. There is also a metal single entry door located within the sliding door.

The entry on the north side is a metal double entry door. There are also two large openings that have been sealed with concrete on the north side. A concrete slab is located to the north of the building and photographs taken in the 1980s indicate that a portion of the concrete slab was the foundation to a wood frame shed that was attached to the north side of the storage/cellar building. There are round, wood structures supported by concrete bases located on the concrete slab to the north of the former shed location and a pipe runs from the fermentation building to the vicinity of the wood structures. This area may have been used to fill barrels for shipping.



North Side of the Storage/Cellar Building (view southeast)



Wood Structures Located North of the Storage/Cellar Building



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

36-011281  
Primary # P36-011281  
HRI # \_\_\_\_\_  
Trinomial SBR-11281#  
NRHP Status Code D  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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\*Resource Name or #: (Assigned by recorder) F

P1. Other Identifier: Crusher

P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad Guasti Date 1966 (1981) T 1S; R 7W; SE 1/4 of SE 1/4 of Sec 11; 1208 B.M.

c. Address 8812 Haven Avenue City Rancho Cucamonga Zip 91730

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

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

APN 209-131-02

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

The building is located within the Pioneer Cucamonga Winery, which is located on a rectangular lot measuring approximately 700- by 600-feet near the northwest corner of Haven and Humboldt Avenues. The crusher is located in the eastern portion of the winery property, east of the fermentation building and north of the scale house.

The one story crusher building has a frame constructed of iron and wood, and is anchored to a concrete slab. The sides of the building and gable roof of the building are corrugated metal and the roof has exposed rafter ends. There are conveyors extending from the north and south sides of the building, which empty into large concrete dumping pits. A truck conveyor and truck loading area are located on the east side of the building. The building shelters the crusher mechanism and electrical boxes that once controlled the crusher, conveyors, sump pumps, and must pump. An iron pipe extends from the roof of the crusher to the east side of the fermentation building.

See continuation sheet

\*P3b. Resource Attributes: (List attributes and codes) (HP8) Industrial building

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

(View, date, accession #)

View west

21 April 2003

\*P6. Date Constructed/Age and

Source: ☒ Historic

☐ Prehistoric ☐ Both

Circa 1936

(Hofer 1983; Sanborn maps 1913 and 1929)

\*P7. Owner and Address:

Paul Hofer

11274 S. Turner

Ontario, California 91761

\*P8. Recorded by: (Name, affiliation, and address)

Kirsten Erickson, URS Corp

7720 N. 16<sup>th</sup> Street, Ste 100

Phoenix, Arizona 85020

\*P9. Date Recorded:

21 April 2003

\*P10. Survey Type: (Describe)

Intensive survey

P11. Report Citation\*: (Cite survey report and other sources, or enter "none".) Wesson, Alex, Christine Hacking, and Kirsten Erickson, 2003. Haven Avenue Grade Separation Initial Study Appendix B: DRAFT Cultural Resources Technical Report. URS Corporation, Santa Ana

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

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

Primary #

P36-011281

HRI/Trinomial

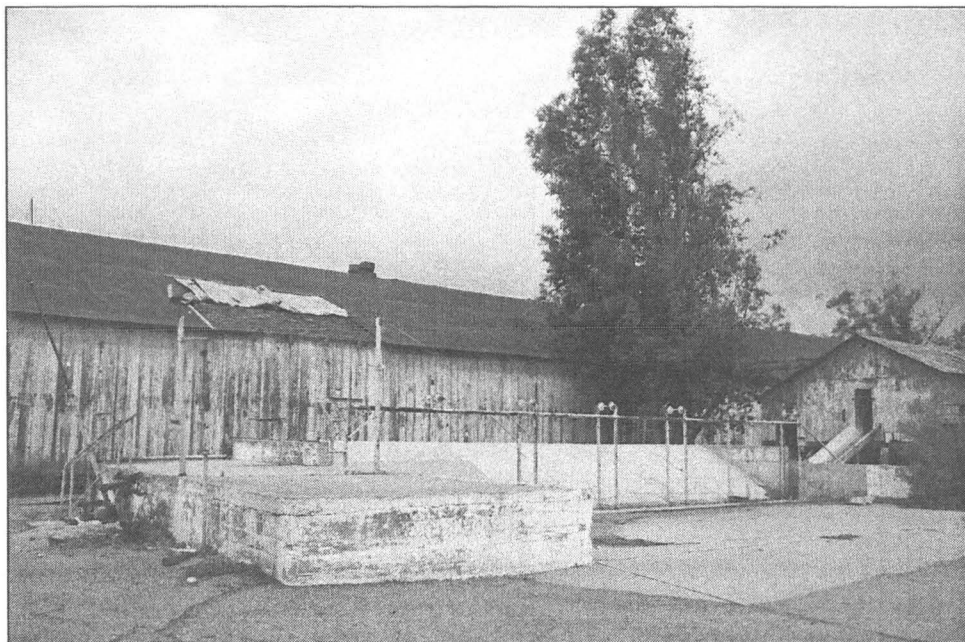
SBR-11281 H

Page 30 of 34

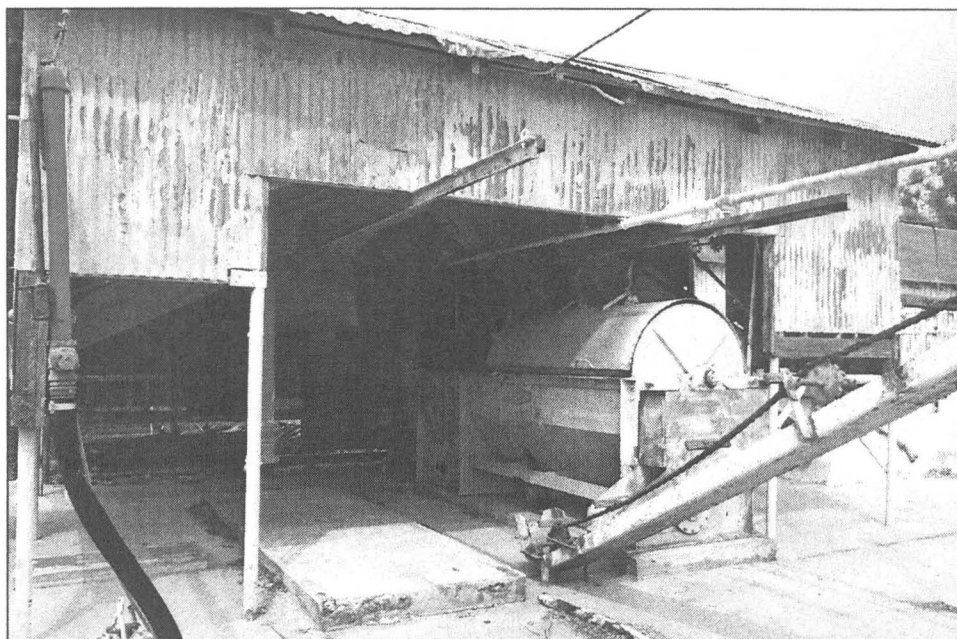
\*Resource Identifier: F

Recorded by: Kirsten Erickson\*Date 21 April 2003☒ Continuation☐ Update

## Description (continued)



Concrete Dumping Pit (view northwest)



Detail of Crusher Mechanism (view west)

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

Primary # 736-011281 **36-011281**  
HRI # \_\_\_\_\_  
Trinomial SBR-11281/H  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 31 of 34

\*Resource Name or #: (Assigned by recorder) G

P1. Other Identifier: Water Tank

P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad Guasti Date 1966 (1981) T 1S; R 7W; SE 1/4 of SE 1/4 of Sec 11; 1208 B.M. SB

c. Address 8812 Haven Avenue City Rancho Cucamonga Zip 91730

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

\*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
APN 209-131-02

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

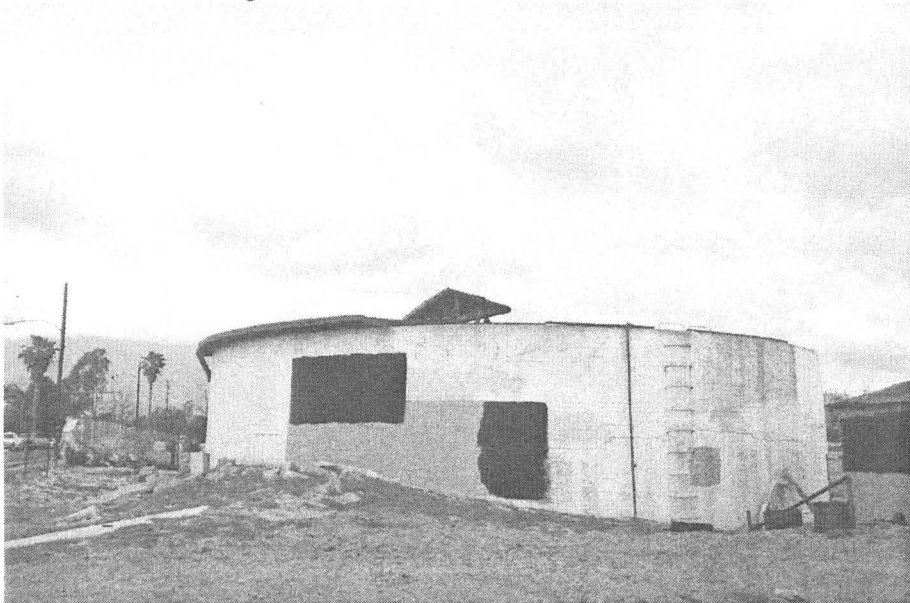
The building is located within the Pioneer Cucamonga Winery, which is located on a rectangular lot measuring approximately 700- by 600-feet near the northwest corner of Haven and Humboldt Avenues. The water tank is located in the northwest corner of the winery complex.

The water tank is constructed of poured concrete. The building is circular and once had a wood frame roof with wood shingles, which is mostly collapsed. Rebar rungs attached to the south side of the tank provide ladder access to the interior of the water tank. There is an associated outbuilding to the south of the tank that may have served as a motor or pump shed. It is a square, concrete block building with pipes running through the walls and along the floor. The wood framed hipped roof is clad with composition material and has exposed rafter ends. The door has been removed and there is a wire mesh transom opening above the doorway. Electrical boxes are attached to the interior walls.

\*P3b. Resource Attributes: (List attributes and codes) (HP8) Industrial building

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

**P5a. Photo or Drawing**



**P5b. Description of Photo:**

(View, date, accession #)

View northeast

21 April 2003

\*P6. Date Constructed/Age and

Source: ☒ Historic

☐ Prehistoric ☐ Both

Circa 1936-1950

(Hofer 1983; Sanborn maps 1913 and 1929)

\*P7. Owner and Address:

Paul Hofer

11274 S. Turner

Ontario, California 91761

\*P8. Recorded by: (Name, affiliation, and address)

Kirsten Erickson, URS Corp

7720 N. 16<sup>th</sup> Street, Ste 100

Phoenix, Arizona 85020

\*P9. Date Recorded:

21 April 2003

\*P10. Survey Type: (Describe)

Intensive survey

P11. Report Citation\*: (Cite survey report and other sources, or enter "none.") Wesson, Alex, Christine Hacking, and Kirsten Erickson, 2003. Haven Avenue Grade Separation Initial Study Appendix B: DRAFT Cultural Resources Technical Report. URS Corporation, Santa Ana.

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



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

Primary # P36-011281 36-011281  
HRI # \_\_\_\_\_  
Trinomial SBR-11281 H  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 32 of 34

\*Resource Name or #: (Assigned by recorder) H

P1. Other Identifier: House

P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad Guasti Date 1966 (1981) T 1S; R 7W; SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Sec 11; 1208 B.M. SB

c. Address 8812 Haven Avenue City Rancho Cucamonga Zip 91730

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

\*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
APN 209-131-02

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

The building is located within the Pioneer Cucamonga Winery, which is located on a rectangular lot measuring approximately 700- by 600-feet near the northwest corner of Haven and Humboldt Avenues. The residence is located near the center of the winery property, just south of the cellar/storage building.

The one-story, wood frame residence faces north and has a concrete foundation. The exterior wall surface is horizontal siding. The front gable roof and shed roof extension are clad with composition roll. The front entry is a single entry, wood, paneled door with a gable roofed entry porch supported by wood posts. The windows are one-over-one, wood sash, double hung windows with wood sills and surrounds—2 on the front, 2 on the east, and 3 on the south side. There are vents in both gable ends. A wood frame shed is attached to the west shed extension of the house, which has a plywood exterior wall surface and a corrugated metal roof. There is one single entry door in the shed.

\*P3b. Resource Attributes: (List attributes and codes) (HP2) Single family property

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

(View, date, accession #)

View southwest

21 April 2003

\*P6. Date Constructed/Age and

Source: ☒ Historic

☐ Prehistoric ☐ Both

Circa 1940-1950 (estimated)

\*P7. Owner and Address:

Paul Hofer

11274 S. Turner

Ontario, California 91761

\*P8. Recorded by: (Name, affiliation, and address)

Kirsten Erickson, URS Corp

7720 N. 16<sup>th</sup> Street, Ste 100

Phoenix, Arizona 85020

\*P9. Date Recorded:

21 April 2003

\*P10. Survey Type: (Describe)

Intensive survey

P11. Report Citation\*: (Cite survey report and other sources, or enter "none.") Wesson, Alex, Christine Hacking, and Kirsten Erickson, 2003. Haven Avenue Grade Separation Initial Study Appendix B: DRAFT Cultural Resources Technical Report. URS Corporation, Santa Ana.

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

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

Primary # P36-011281 36-011281  
HRI # \_\_\_\_\_  
Trinomial SBR-11281/H  
NRHP Status Code \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 33 of 34

\*Resource Name or #: (Assigned by recorder) I

P1. Other Identifier: Santa Fe Railroad Spur

P2. Location: ☐ Not for Publication ☒ Unrestricted

- \*a. County San Bernardino (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)  
\*b. USGS 7.5' Quad Guasti Date 1966 (1981) T 1S; R 7W; SE ¼ of SE ¼ of Sec 11; 1208 B.M.  
c. Address 8812 Haven Avenue City Rancho Cucamonga Zip 91730  
d. UTM: (Give more than one for large and/or linear resources) Zone 11; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
\*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
APN 209-131-02

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

The railroad spur is located within the Pioneer Cucamonga Winery, which is located on a rectangular lot measuring approximately 700- by 600-feet near the northwest corner of Haven and Humboldt Avenues. The end of the spur is located on the west side of the fermentation building (D) and runs south to the distillery (C). From the distillery the spur curves to the southwest and runs to the edge of the winery property just north of Humboldt Avenue.

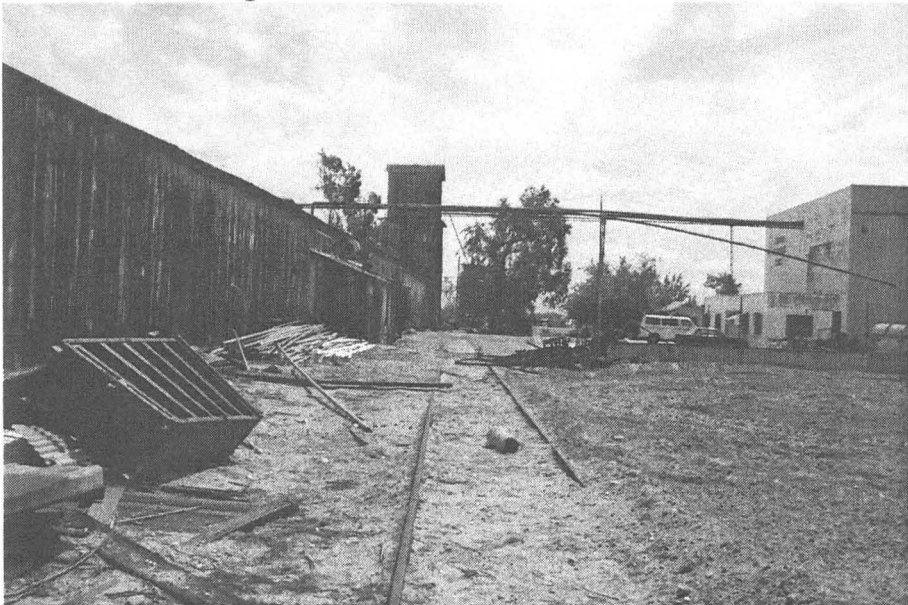
The Santa Fe Railroad Spur is approximately 700 feet long in its current condition. The rails are in fair to good condition in the vicinity of the Fermentation Building. Asphalt has been laid in the yard between the Fermentation Building and the Distillery, and in that area only the tops of the tracks are visible. From south of the distillery, the spur has been buried under loose soil and some of the track may have been removed in this location.

See continuation sheet

\*P3b. Resource Attributes: (List attributes and codes) (HP11) Engineering structure

\*P4. Resources Present: ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo or Drawing



P5b. Description of Photo:

(View, date, accession #)

View southwest

21 April 2003

\*P6. Date Constructed/Age and

Source: ☒ Historic

☐ Prehistoric ☐ Both

Circa 1905-1910; improved 1944  
(Hofer 1983; 1913 Sanborn map)

\*P7. Owner and Address:

Paul Hofer

11274 S. Turner

Ontario, California 91761

\*P8. Recorded by: (Name,  
affiliation, and address)

Kirsten Erickson, URS Corp

7720 N. 16<sup>th</sup> Street, Ste 100

Phoenix, Arizona 85020

\*P9. Date Recorded:

21 April 2003

\*P10. Survey Type: (Describe)

Intensive survey

P11. Report Citation\*: (Cite survey report and other sources, or enter "none".) Wesson, Alex, Christine Hacking, and Kirsten Erickson, 2003. Haven Avenue Grade Separation Initial Study Appendix B: DRAFT Cultural Resources Technical Report. URS Corporation, Santa Ana.

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

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

Primary # P36-011281  
HRI/Trinomial SBR-11281 #

Page 34 of 34

Recorded by: Kirsten Erickson

\*Resource Identifier: I

\*Date 21 April 2003

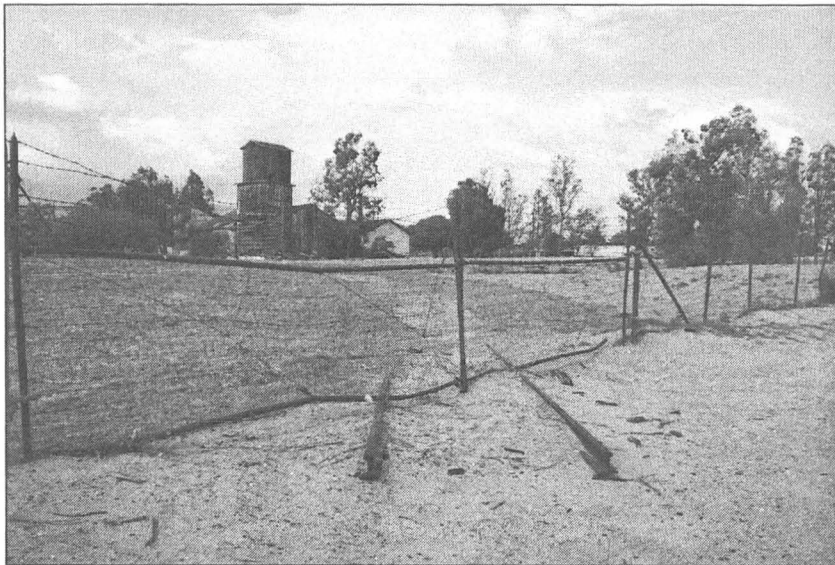
☒ Continuation

☐ Update

**Description (continued)**

The rails are visible at the edge of the winery property where they have been cut off north of Humboldt Avenue and the spur no longer connects to the mainline. There is a steel bumper located at the north end of the track, which stopped the train cars as they came into the winery.

The 1913 Sanborn fire insurance map indicates the Atkinson, Topeka, & Santa Fe Railroad spur in its current location. A history of the Cucamonga Pioneer Winery indicates that improvements were made to the spur in 1944 (Hofer 1983).



Railroad Spur North of Humboldt Avenue (view northeast)



Bumper for Railroad Cars (view west)



HISTORIC RESOURCES INVENTORY

P1084-584 Ser. No. 1730-39 -9999  
HABS HAER Loc SH 36-011281 Status 4  
UTM: A 11-446885-3773520 C  
B D

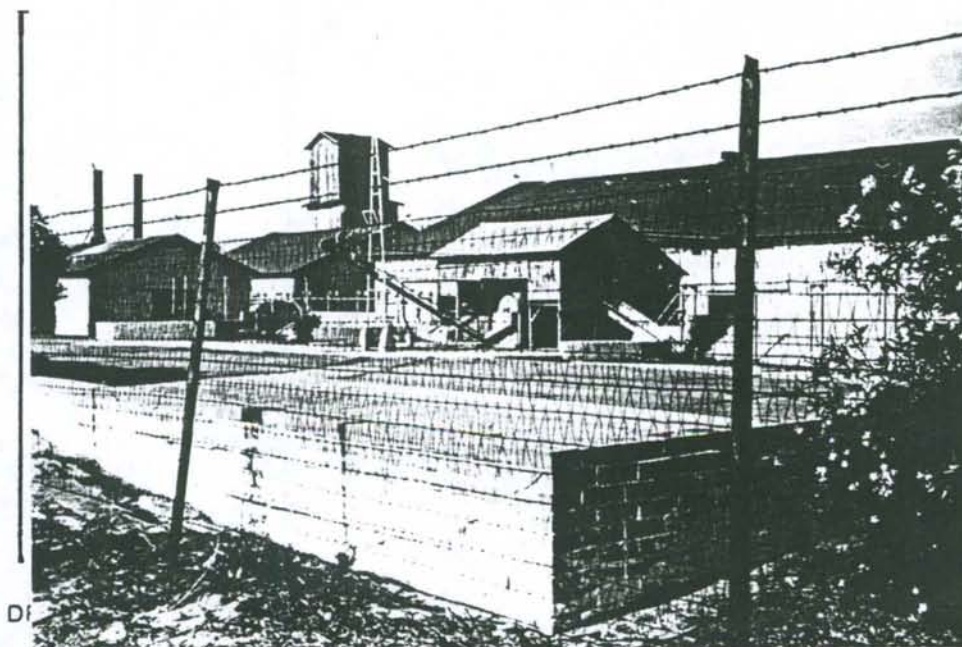
IDENTIFICATION

1. Common name: Cucamonga Pioneer Winery
2. Historic name: Cucamonga Pioneer Winery
3. Street or rural address: 8812 Haven Ave.
- City Rancho Cucamonga Zip 91730 County San Bernardino
4. Parcel number: 0209-131-02
5. Present Owner: Cucamonga Pioneer Vineyard Association Address: 8812 Haven Ave.
- City Rancho Cucamonga Zip 91730 Ownership is: Public ☐ Private ☒
6. Present Use: Winery (closed) Original use: Winery

~~P36-011281~~  
SEE P36-011281  
FOR ARCHAEOLOGICAL  
SITE

DESCRIPTION

- 7a. Architectural style: N/A
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:  
An irregularly shaped complex of several buildings of wood, concrete and corrugated construction.  
Structure 1 - A rectangular shaped, single story structure of wood construction. Roof is side gable roof with composite shingles. Eaves are exposed. A bay window is located on the south side with shed roof. Siding material is clapboard siding. Windows are double hung. Doors are multiple panel wood and glass. Structure was used as a scale house. A twenty foot scale is located on the south side of the structure, next to the bay window.  
Structure 2 - A multiple story rectangular structure of corrugated and brick construction. Roof is side gable roof with corrugated iron. Two smoke stacks extend up from the roof in the middle of the structure. Siding is brick. There are several windows that have been sealed with brick. A sliding corrugated iron door of barn styling.  
Structure 3 - A rectangular shaped, multiple story structure of wood and corrugated. This structure abuts to Structure 2. Roof is gable, with corrugated covering. Siding material is board and batten siding. No doors or windows visible.



8. Construction date: 1910 - 1936  
Estimated 1935-36 Factual
9. Architect unknown
10. Builder Cucamonga Winery Co.
11. Approx. property size (in feet)  
Frontage        Depth         
or approx. acreage 9.66
12. Date(s) of enclosed photograph(s)  
July 1987



13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence 36-011281

14. Alterations: Windows closed up, doors rearranged

15. Surroundings: (Check more than one if necessary) Open land X Scattered buildings \_\_\_ Densely built-up \_\_\_  
Residential \_\_\_ Industrial X Commercial X Other: \_\_\_

16. Threats to site: None known \_\_\_ Private development X Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_

17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_

18. Related features: N/A

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This complex of buildings was used as a winery. It is different than most of the local wineries, since the ownership was in the form of a co-operative, and not a family or commercially established winery. Several of the significant families within the community were involved in the co-op, including the Millikens, the Hofers, the DeBeaurs, the Belchers and the Thomases. Early Sanborn maps of 1913, indicate that the distillery tower, scalehouse and large warehouses were present. Originally known as the Cucamonga Winery, it was owned from 1933 to 1935 by the Garrett Co., then later became the Cucamonga Pioneer Vineyard. Most of the wine produced was shipped in bulk, using a railroad spur line into the winery. Several of the buildings, such as Structure 6 and Structure 7 appear to have been added after 1929, since these do not appear on the Sanborn map dated November 1929.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture \_\_\_ Arts & Leisure \_\_\_  
Economic/Industrial X Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).

San Bernardino County Assessor Records.  
Sanborn Map Co., Cucamonga maps dated  
Sept. 1913 and Nov. 1929; personal in-  
terview with Ada Cooper, Nov. 4, 1987.

22. Date form prepared November 1987

By (name) Lynn Merrill

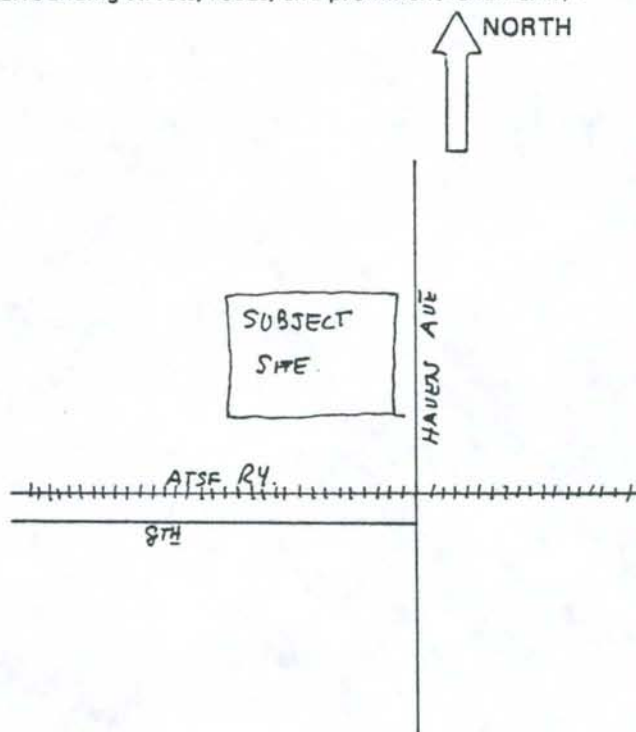
Organization: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



Structure 4 - A rectangular shaped, multiple story structure of wood and corrugated construction. Most significant is a rectangular wood tower with side gable roof. Approximately half way up the tower is a shed roof around the tower. Siding is board and batten. No windows or doors are present. A wood cooling tower is located to the south of structure 4.

Structure 5 - A long, multiple story rectangular structure of wood construction. Roof is medium gable with composite tarpaper. Rafters are exposed. Siding is board and batten. A large barn style door has been sealed and replaced with a smaller grouping of windows. Significant on this structure is a sign "Brookside Vineyards."

Structure 6 - A rectangular shaped multiple story structure of concrete construction. It is attached to Structure 5 through several sets of overhead piping. Roof is flat. Siding is poured concrete. Windows are standard, multiple pane industrial windows. Doors are large, sliding industrial style. Significant on the structure is a sign "Brookside Vineyard Co., B.W. 3935."

Structure 7 - A single story, rectangular shaped structure of corrugated and iron construction. Structure is semi-open air. Roof is front gable, with corrugated material. Siding is corrugated. Conveyor belts extend out from the north and south of this structure, into large sloped concrete dumping pits. A third conveyor extends out from the structure over what may have been a truck loading area. Large machinery is visible inside the structure. This structure was used as the grape crushing area.

The entire complex is tied together through the placement of the structures and with large mature landscaping consisting of oleander bushes along the street, a row of eucalyptus trees along the south side, and industrial style fencing with barbed wire.



## HISTORIC RESOURCES INVENTORY

Ser. No. 1730 — 3 —  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ Loc \_\_\_\_\_ SHL No. \_\_\_\_\_ NR Status 4  
UTM: A 11-445265-3772480 C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

- P1084-31H* *P36-016421*
- Common name: DeBerard House
  - Historic name: DeBerard House
  - Street or rural address: 9663 Sixth Street  
City Rancho Cucamonga Zip 91730 County San Bernardino
  - Parcel number: 0210-062-08
  - Present Owner: Robert H. DeBernard, Etal Address: P. O. Box 1223  
City Upland Zip 91786 Ownership is: Public \_\_\_\_\_ Private X
  - Present Use: Residence Original use: Residence

### DESCRIPTION

- 7a. Architectural style: N/A
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: A two story, irregular shaped structure of wood construction. Roof is cross gable with shake cedar shingles. Rafters are exposed. Siding is triple milled clapboard. Windows are double hung of wood construction. An extension on west side of structure with shed type roof and tar and gravel. Front door is unknown, aluminum screen over door. An interior brick chimney is located on the west portion of structure. Foundation is concrete. Structure is surrounded by a complex of buildings, consisting of barns and open air sheds used for storage of agribultural equipment and animals. Landscaping includes large pepper and eucalyptis trees. The site is surrounded on the south and west of the structure with vineyards.



- Construction date: Pre  
Estimated 1910 Factual \_\_\_\_\_
- Architect Unknown
- Builder W. N. De Berard
- Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 18.388
- Date(s) of enclosed photograph(s)  
July 1987

P36-06421

13. Condition: Excellent \_\_\_\_\_ Good \_\_\_\_\_ Fair X Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_

14. Alterations: Addition to west side of building, various sheds and barns added at unknown times.

15. Surroundings: (Check more than one if necessary) Open land X Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential X Industrial \_\_\_\_\_ Commercial X Other: \_\_\_\_\_

16. Threats to site: None known \_\_\_\_\_ Private development X Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_

17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_

18. Related features: Grape vineyards surrounding structure.

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
This structure is an example of the vineyard house. It is located on one corner of a large parcel of grape vineyards. It is relatively unique in the community, since it retains its sense of place, that of an agricultural usage. It has been owned by the DeBerard family since the early 1900's. W.N. DeBerard served on the board of directors of the Cucamonga Packing House and the family was also a member of the Cucamonga Pioneer Vineyard Cooperative. The site is located within an area of rapid growth, with residential and commercial structures located north of the structure.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture \_\_\_\_\_ Arts & Leisure \_\_\_\_\_  
Economic/Industrial X Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_

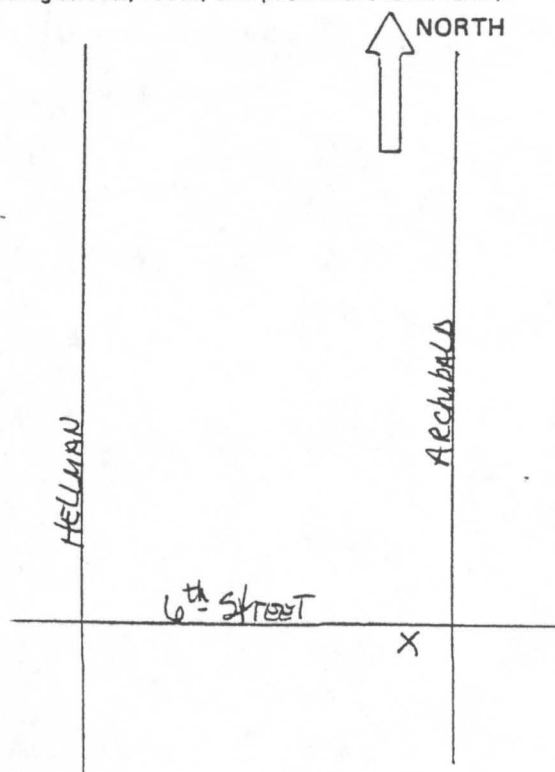
21. Sources (List books, documents, surveys, personal interviews and their dates).

"A Field Guide to American Houses", Virginia and Lee McAlester; San Bernardino County Assessor Records; personal interview with Ada Cooper, November, 1987

22. Date form prepared November 1987

By (name) Lynn Merrill  
Organization \_\_\_\_\_  
Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_  
Phone: \_\_\_\_\_

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



## HISTORIC RESOURCES INVENTORY

Ser. No. 1730 - 4 -  
HABS HAER Loc SHL No. NR Status 5  
UTM: A 11-445420-3773265 C   
B  D

### IDENTIFICATION

1. Common name: English House
2. Historic name: Danner's Market
3. Street or rural address: 9747 Eighth Street
- City Rancho Cucamonga Zip 91730 County San Bernardino
4. Parcel number: 209-191-09
5. Present Owner: Alice E. Johnson Address: 9747 Eighth Street
- City Rancho Cucamonga Zip 91730 Ownership is: Public  Private X
6. Present Use: Residence Original use: Store

### DESCRIPTION

- 7a. Architectural style: N/A
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: A single story rectangular shaped structure of wood construction. Roof is medium front gable with composite shingles. Eaves are exposed with knee braces and exposed rafters. Siding is wood clapboard. Windows are multiple panel with rectangular, multipane transoms. These windows are similar to a storefront. A front entrance on this structure has been boarded over with narrow flush boards. A rectangular attic vent is located in the front gable. Sidewalk is located immediately in front of the structure. A side yard is located to the east of the structure, with several large trees and a white picket fence completing the scene.



8. Construction date:  
Estimated 1915 Factual
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage 50 Depth 75  
or approx. acreage
12. Date(s) of enclosed photograph(s)  
July 1987



13. Condition: Excellent \_\_\_\_\_ Good ☒ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Front entrance sealed
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: \_\_\_\_\_

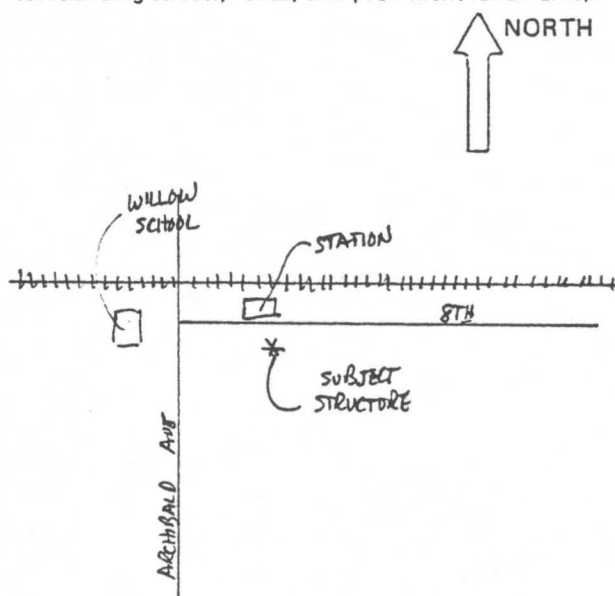
## SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
This structure served as the local grocery store to the area originally known as North Cucamonga. It was possibly established by the Lucas Ranch Co., a local deciduous fruit grower, in the 1900's. It was generally considered to be the "Caucasian" market for the area, since the Mexicans would patronize the market "Cinco de Mayo", and the Italian-Americans would patronize the Santolucito market. Danner's Market is remembered as a place where a resident could trade a dozen eggs for groceries, beans, macaroni and other commodities were sold out of large bins, and there was always a large selection of penny candy. Most of the school children would make sure their route took them by Danner's. The store was established in 1921 and remained at this location until approximately 1937, when it was moved down the street to the corner of Archibald and Eighth. This building was then converted into a home for George and Jessie English. Jessie was the only step-daughter of W.L. Danner. Upon Danner's death in 1928, she and her husband continued the operation of the store.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture \_\_\_\_\_ Arts & Leisure \_\_\_\_\_  
Economic/Industrial ☒ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates). San Bernardino County Assessor's Records; Sanborn Map Company, Cucamonga Maps, September 1913 and November 1929; personal interview with Ada Cooper, Nov. 4, 1987.

22. Date form prepared October, 1987  
By (name) Lynn Merrill  
Organization \_\_\_\_\_  
Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_  
Phone: \_\_\_\_\_

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



## DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary # **P36-016423**

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code **2S2**

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 25\*Resource Name or #: (Assigned by recorder) Biane WineryP1. Other Identifier: Padre Winery/Cucamonga Vintage Company\*P2. Location: **Not for Publication** ☒ **Unrestricted** \*a. County San Bernardino  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)\*b. USGS 7.5' quad Guasti Date 1966 N1/2 of the NW1/4 Section 14, T1S R7W SBBMc. Address 9951 Eighth Street City Rancho Cucamonga ZIP 91730

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

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

South side of Eighth Street between Turner and Archibald Avenues in the City or Rancho Cucamonga

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

This 10-acre winery was originally constructed in 1909. It is composed of 14 buildings (dating mostly from the post-prohibition era), including two main winery buildings, a distillery, a warehouse, a grape crushing building, associated outbuildings and equipment, three associated single family residences, and two former winery buildings on a separate parcel. The winery and associated residences are surrounded by warehouses on the south and west, industrial and commercial buildings to the east, and a residential subdivision to the north, separated by Atchison-Topeka and Santa Fe railroads. A spur from this railroad runs along the northern edge of the winery property. Although the main winery buildings and a few outbuildings were constructed in 1909, the winery was remodeled extensively circa 1937 following the repeal of prohibition. In the 1990s, the owner made additional alterations to the site to facilitate an adaptive re-use for multiple industrial tenants, including new loading docks, paving over drainage channels, interior partitioning in the main office and extensive alterations to the cooperage. Two associated buildings on a separate parcel were sold. In 1998, the owner had all of the winery buildings remaining on the original parcels retrofitted with roof-ties. Overall, the winery retains a high degree of architectural integrity from the post-prohibition time period, with many contributing elements.

\*P3b. Resource Attributes: (List attributes and codes) HP-8 Industrial Building, HP-2 Single Family Property, HP-46 Walls, Gates, Fences\*P4. Resources Present: ☒ Building ☒ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.): \_\_\_\_\_

P5a. Photo or drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

View to the south, 2/13/08

\*P6. Date Constructed/Age and Sources: circa 1909/1937

☒ Historic ☐ Prehistoric  
☐ Both

\*P7. Owner and Address:

Paul Biane  
9951 Eighth Street  
Rancho Cucamonga, California\*P8. Recorded by: (Name, affiliation, and address):  
Tanya Rathbun Sorrell, M.A.  
LSA Associates, Inc.  
1500 Iowa Ave, Suite 200  
Riverside, California 92507\*P9. Date recorded: 03/05/08\*P10. Survey Type:  
Intensive – CEQA Compliance\*P11. Report citation: (Cite survey report and other sources or enter "none.") *Cultural Resources Assessment of the Biane Winery*. Prepared by LSA Associates, Inc. for the City of Rancho Cucamonga, March 2008.

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record  
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list): \_\_\_\_\_



## DISTRICT RECORD

Primary # P36-016432

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 25 NRHP Status Code 2S2\*Resource Name or #: (Assigned by recorder) Biane Winery**D1. Historic Name:** Padre Winery, Cucamonga Vintage Company, Western Grape Products Co.**D2. Common Name:** Pierre Biane Winery**\*D3. Detailed Description:** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district)

This 10-acre winery was originally constructed in 1909. It is composed of 14 buildings (dating mostly from the post-prohibition era), including two main winery buildings, a distillery, a warehouse, a grape crushing building, associated outbuildings and equipment, three associated single family residences, and two former winery buildings on a separate parcel. The winery and associated residences are surrounded by warehouses on the south and west, industrial and commercial buildings to the east, and a residential subdivision to the north, separated by the BNSF railroad. A spur from this railroad runs along the northern edge of the winery property. Although the main winery buildings and a few outbuildings were constructed circa 1909, the winery was remodeled extensively circa 1937 following the repeal of prohibition. In the 1990s, the owner made additional alterations to the site to facilitate an adaptive reuse for multiple industrial tenants, including new loading docks, paving over drainage channels, interior partitioning in the main office and extensive alterations to the cooperage. Two associated buildings on a separate parcel were sold. In 1998, the owner had all of the winery buildings remaining on the original parcels retrofitted with roof-ties.

**\*D4. Boundary Description:** (Describe limits of district and attach map showing boundary and district elements)

APNs 0209-201-019 and 0209-201-020, on the south side of Eighth Street, west of Turner Avenue.

**\*D5. Boundary Justification:** These parcels were intensively surveyed as part of a proposed development. Two other buildings which were historically associated with Padre Winery are now located on other parcels and were not surveyed. While these buildings may be found to be contributors in the future, the boundary at this time is limited to the two parcels retained by the Biane Family.**\*D6. Significance:** Theme Grape Growing and Viticulture Area Rancho CucamongaPeriod of Significance 1909-1972 Applicable Criteria A, C

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Biane Winery began circa 1909 as the Cucamonga Vintage Company winery. It was one of a few wineries operating in the Cucamonga Valley before the beginning of Prohibition in 1918. After Prohibition ended in 1933, brothers James and Giovanni Vai expanded the winery for their established Padre brand of wines and elixirs. The remodeled the façade and added new buildings and equipment for the manufacture of many varieties of wine, brandy, and champagne. Padre Winery was one of the large wine producers in the region, which was considered the leading wine producing region in southern California from the end of Prohibition to the late 1960s. Although at least six recognizable winery sites remain in the City of Rancho Cucamonga, only two (the Biane Winery and Cucamonga Pioneer Winery) retain enough contributing features and surrounding land to have an intact setting.

The Biane Winery was previously determined eligible for the National Register in 2001 by a consensus through the Section 106 process, which had been initiated due to the proposed location of a cellular transmission tower on the winery property (FCC 010620C, DOE 42-01-0001-0000, 8/24/2001). The property was determined eligible under criterion A for its significant associations with the history of viticulture in Rancho Cucamonga and under criterion C as a good example of the Mission Revival architectural style as applied to a winery. Because of this determination of eligibility, the property is also listed in the California Register for the same reasons (criteria 1 and 3). As a result of this study, it appears that the winery continues to retain historic architectural integrity and is significant for its historical associations with viticulture in the Cucamonga Valley. It is also a highly representative example of a winery as a property type. The Biane Winery, therefore, remains eligible for listing in the National Register under criteria A and C.

The Biane Winery is eligible for designation as a Rancho Cucamonga Landmark under criterion A, subsections 1, 2, and 5; under criterion B, subsection 2; and under criterion C, subsection 2. It is a highly intact example of an early 20<sup>th</sup> century winery in the City of Rancho Cucamonga; and it is strongly associated with the wine industry, an industry that was once common but is now very rare, in the Cucamonga Valley. The Mission Revival-style wash rock façade possesses high artistic qualities and is an established, familiar visual feature in the City.

(see continuation sheet)

**\*D7. References:** (Give full citations including the names and addresses of any informants, where possible.)

See Continuation Sheet

**\*D8. Evaluator:** Tanya Rathbun Sorrell, LSA Associates, Inc.**\*Date of Evaluation:** 03/05/08**Affiliation and Address:** LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, California 92507



## CONTINUATION SHEET

Primary # P36-016423

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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\*Resource Name or #: (Assigned by recorder)

Biane Winery

\*Recorded by Tanya Sorrell, LSA Associates, Inc.\*Date: 03/05/08x Continuation

Update

## Significance (continued):

The following buildings and features contribute to the significance of the Biane Winery:

- 1) Winery Building
- 2) Bottling Plant and Warehouse
- 3) Grape Crushing Building and Grape Pits
- 4) Distillery and Shops
- 5) Bonded Warehouse
- 6) Sherry Room
- 7) Dry Wine Bottling
- 8) Winemaker's Residence
- 9) Office/Caretaker Residence

The following buildings do not contribute to the significance of Biane Winery, either because they lack architectural integrity or lack historical association with Biane Winery.

- 10) Restroom
- 11) Cooperage Shop
- 12) Foreman's Residence
- 13) Chemical Room
- 14) Lunch Shelter

## Viticulture in the Cucamonga Valley, 1839-1970

Prior to secularization, several of the California Missions grew grapes and made wine for the padres' consumption and for the Roman Catholic Mass (Iversen 1998). Initially, they imported grapevines from Spain for use in their vineyards, but in the course of time cultivated a new hybrid called the "Mission grape," a hardy vine that could live for more than a century (ibid.). Fathers at the San Gabriel Mission began cultivating vineyards as early as 1820 at the San Bernardino *Estancia* in present day Redlands (*San Bernardino Sun* 1944). These vineyards were abandoned after the Mexican government secularized the missions in 1834, but cuttings from mission vineyards survived on Spanish and Mexican Ranchos.

In 1839, Governor Juan B. Alvarado granted approximately 13,000 acres of the Cucamonga Rancho to Tiburcio Tapia, who had served as an officer for the Mexican Government and later became southern California's first prefect for the Mexican Government (1839–1841). Tapia built his adobe home on Red Hill (in Rancho Cucamonga about 3 miles northwest of the project area) and raised horses, cattle, and sheep. With his majordomo José María Valdez, Tapia obtained grape vine cuttings from the San Gabriel Mission and planted the region's first vineyard, 564 black Mission grape vines in twelve rows of forty-seven vines each (Hughes 1963; Black 1975). When the vines came into fruition, Tapia built a small winery with primitive equipment to process the grapes into wine. By 1945, Tapia's vineyards had grown to over 3,400 vines. The wine was used by the Tapia family and their many guests at the Red Hill adobe. American John Rains purchased Tapia's ranch from him in 1858 and expanded the vineyards before his death in 1862. Part of Tapia's winery later became Thomas Winery, located on the corner of Vineyard Avenue and Foothill Boulevard.

A second wave of growth in viticulture began in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries as American settlers came from the Midwest and northern California to settle in the Cucamonga valley. These settlers include M.E. Post and John Klusman, who raised grapes and in 1910 founded the Old Mission Wine Company. This Mission Revival-style winery, which later became Virginia Dare Winery, was designed by Arthur Benton, an architect of Riverside's Mission Inn. Other early grape growers in the Cucamonga area were Daniel Milliken, George Haven, Monk, and Merrill (Mellon 1991; Erickson 2003). The Hofer and Ballou families arrived in the 1880s and established Hofer Ranch about a mile south of the project area (Mellon 1991). In 1900, Secondo Guasti founded the Italian Vineyard Company. Guasti hired families from Italy to work at his winery and eventually several purchased their own vineyards, including the Filippis, the Ellenas, the Accomozzos, and the Aggazottis (Erickson 2003; Knap 2005; Wagner 2004). The Cucamonga Valley had more than 20,000 acres of vineyards in 1920; more than Sonoma County and twice as much as Napa County. It boasted one of the world's largest vineyards, Guasti's Italian Vineyard Company, and his success inspired others, most notably Italian immigrants, to come to the valley. (Mellon and Associates 1991).

As early as 1914, southern California grape growers and vintners felt growing pressure from the temperance movement on their livelihoods. Marius Biane (grandfather of Pierre Biane, who purchased Padre Winery in 1976) and the Vache family dismantled their winery in Redlands around this time due to new bans that the City government placed on alcohol sale and consumption (Mellon 1991; Cabral 1990). Biane came to Cucamonga in 1918 to work for Garrett and Company at Virginia Dare Winery and later purchased 160 acres in Cucamonga for vineyards. To forestall additional dry legislation, a group of grape growers and vintners met in Cucamonga on April 6, 1914, to form the Southern California Grape Protection Association, an educational campaign to defeat the proposed national prohibition amendment scheduled to be on the November ballot of that year. Their efforts, along with others, were futile as the 18<sup>th</sup> Amendment ultimately became law in 1920 and Prohibition went into affect following the Cucamonga region's largest wine crop in history (Conley 1982).

(continued)



## CONTINUATION SHEET

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Trinomial \_\_\_\_\_

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\*Resource Name or #: (Assigned by recorder)

Biane Winery\*Recorded by Tanya Sorrell, LSA Associates, Inc.\*Date: 03/05/08x

Continuation

Update

**Significance (continued):**

Wine makers were forced into a variety of creative approaches to survive the Prohibition years, such as turning wine into jelly or vinegar. Some wines were allowed to be produced for religious sacraments and medicinal purposes. In the 1920s and 30s, the Vai Brothers marketed their medicinal wine, called "Padre Elixir" in the *Los Angeles Times*, billing it as "a valuable reconstructive tonic for use in general run-down condition of the body" (*Los Angeles Times* 1929, 1931). However, the deciding factor in the Cucamonga wine district's battle for survival was the loophole in Prohibition law that allowed for home production of wine, up to 200 gallons a year per household (Ziebarth 1982). By the end of 1930, a new alcohol-free "grape concentrate" was processed and shipped with a warning that adding water and letting it ferment would cause wine (Conley 1982; Mellon 1991). Prohibition was repealed by passage of the 21<sup>st</sup> Amendment in 1933.

Beginning in late 1929, "gangster activities" were suspected at the Western Grape Products Winery (present-day Biane) as a result of the disappearance of Frank Baumgartner and Alfred Neuman, who were both members of the board (Conley 1982). Police reports mentioned Baumgartner's refusal to allow a takeover and control of his business by "Chicago gangsters," apparently contributing to his disappearance. A possible ransom was allegedly sought from his wife as the investigation was pursued for several weeks, stretching into years. The search for a body or bodies was inconclusive (*Los Angeles Times* 1929).

Prior to Prohibition, there were approximately 700 wineries in California. This total dropped to 156 in 1930, with only 10 percent of those considered "active." Less than one-fourth of California wineries survived Prohibition. With the affects of the Great Depression, the investment capital needed to revive the wine industry was in short supply and it wasn't until the late 1930s that the wine industry began to recover. By 1937, California wine production reached the new high of 85 million gallons of wine produced (Ziebarth 1982). By 1939, the valley was crushing 61,027 tons of grapes to produce more than 6 million gallons of wine (*Inland Valley Daily Bulletin* 1996). At its peak in 1940, there were more than 45,000 acres devoted to vineyards in the Cucamonga Valley and approximately 60 wineries (Crider 1997).

During World War II, the *Ontario Daily Report* recorded the Padre Winery's unique role in the war effort on the home front. For the duration of the war, the Vai Brothers made their brandy distillery available to the U.S. government for the production of high proof alcohol used for making explosives and Butadiene (*Ontario Daily Report* 1942). Other instances of this type of cooperation with the military by other Cucamonga wineries have not been found.

According to the "Cucamonga Wine and Grape Festival" program from September 1940, there were at that time 41 bonded wineries, 13 brandy distilleries, and a storage capacity of 13,000,000 gallons of wine. Some of the more prominent post-Prohibition wineries were: the Ellena Brothers Winery, Brookside Winery (at Guasti), Padre Winery, Galleano Winery, Filippi Winery, and the Cucamonga Pioneer Vineyard Winery.

After World War II, vineyards declined along with other agricultural enterprises as land use in the Cucamonga Valley gave way to commercial and residential development. The expansion of Ontario International Airport, influx of transport and distribution-related industry, and the postwar suburban residential boom that occurred throughout southern California helped drive up land prices in the Valley, and farmers sold their land at a tremendous profit. Other contributing factors included changing consumer tastes from sweet to dry wines, reduction in the water tables, smog that prevented sunshine from reaching the grapevines, and the death or retirement of many pioneer wine growers whose children sought careers outside the industry (Bricker and Tearnen 1997). As of 1997, there were only a handful of wineries still in operation in the Cucamonga Valley and less than 1,200 acres planted with grapevines (Crider 1997). Today, only two wineries that use Cucamonga Valley grapes remain: Galleano Winery in Mira Loma and J. Filippi Winery in Rancho Cucamonga.

## CONTINUATION SHEET

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HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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\*Resource Name or #: (Assigned by recorder)

Biane Winery

\*Recorded by Tanya Sorrell, LSA Associates, Inc.\*Date: 03/05/08x Continuation \_\_\_\_\_ Update

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## CONTINUATION SHEET

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\*Resource Name or #: (Assigned by recorder)

Biane Winery

\*Recorded by Tanya Sorrell, LSA Associates, Inc.\*Date: 03/05/08x

Continuation

Update

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## CONTINUATION SHEET

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Trinomial \_\_\_\_\_

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\*Resource Name or #: (Assigned by recorder)

Biane Winery\*Recorded by Tanya Sorrell, LSA Associates, Inc.\*Date: 03/05/08x Continuation

Update

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## DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary # P36-016423

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 2D2

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 8 of 25\*Resource Name or #: (Assigned by recorder) Biane Winery – Winery Building

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

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County San Bernardino  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' quad Guasti Date 1966 N1/2 of the NW1/4 Section 14, T1S R7W SBBM

c. Address 9951 Eighth Street City Rancho Cucamonga ZIP 91730

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

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

South side of Eighth Street between Turner and Archibald Avenues in the City of Rancho Cucamonga

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The core of this 350' × 185' one- and two-story industrial building was constructed circa 1909 of large (2' × 1' × 1') hollow concrete blocks. It is separated into three rooms, each topped by a low-pitch gable roof supported by wooden trusses atop 1' square wooden piers. The south and east elevations have several utilitarian openings designed for access and equipment transport, as well as some rectangular window openings on the east elevation for lighting and ventilation. The south elevation is partially obscured by ivy and adjacent buildings but is characterized by unpainted concrete block topped by a stepped parapet wall over each of the rooms.

In circa 1937, about 40 feet were added to the front (north) elevation of the building. This two-story addition is faced in wash-rock with rusticated cut stone surrounding the window openings, corners, and edges of the building. The walls are topped by a red composition roof with exposed rafter tails and Mission Revival-style castellated parapets at the corner of the building. The center of the roofline is punctuated by a wash-rock Mission Revival-style parapet wall topped by a flagpole. A railroad siding runs along the façade, as well as a line of low rock pillars connected with heavy chain. This façade is the most decorative element of the winery and serves as its most familiar visual element to the public.

\*P3b. Resource Attributes: (List attributes and codes) HP-8 Industrial Building

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

P5a. Photo or drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

View to the southeast, 2/13/08

\*P6. Date Constructed/Age and Sources: ca. 1920

☒ Historic ☐ Prehistoric  
Both

\*P7. Owner and Address:

Paul Biane  
9951 Eighth Street  
Rancho Cucamonga, California

\*P8. Recorded by: (Name, affiliation, and address):

Tanya Rathbun Sorrell  
LSA Associates, Inc.  
1500 Iowa Ave, Suite 200  
Riverside, California 92507

\*P9. Date recorded: 03/05/08

\*P10. Survey Type:  
Intensive – CEQA Compliance

\*P11. Report citation: (Cite survey report and other sources or enter "none.") *Cultural Resources Assessment of the Biane Winery*. Prepared by LSA Associates, Inc. for the City of Rancho Cucamonga, March 2008.

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record

☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list): \_\_\_\_\_



## CONTINUATION SHEET

Primary # P36-016423

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 9 of 25

\*Resource Name or #: (Assigned by recorder)

Biane Winery – Winery Building\*Recorded by Tanya Sorrell, LSA Associates, Inc.\*Date: 03/05/08x Continuation

\_\_\_\_ Update

## Description (continued):

According to a historic drawing and Sanborn Fire Insurance Maps, this building housed the two main wine cellars and the eastern third of the building was used as the fermenting room (Horace T. Major & Co. 1946, Sanborn Maps 1913 and 1929). Metal pipes that carried must (crushed grape parts) from the adjacent crushing house still lead into the eastern elevation of the building. The spaces are currently leased to an olive oil processor/distributor as storage. The bottoms of some wooden posts that support the building are in poor condition due to repeated bumping by forklifts. A few have been replaced with steel I-beams. Other interior uses of this building included a wine laboratory, label storage, and a "rumpus room" that houses a restroom.

Around the same time as the façade addition, the west side of the building was connected to a former cannery (Building #2) by a flat roof. No openings are apparent between the two buildings; the connecting space appears to be related to the operations housed in the façade addition. A historic drawing indicates that the façade addition was used for making champagne, vermouth, and partly as refrigerated space (Horace T. Major and Co. 1946). It is currently used as storage space. Overall, the winery building retains a high degree of architectural integrity.

## DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary # P36-016423

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 2D2

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 10 of 25\*Resource Name or #: (Assigned by recorder) Biane Winery – Bottling Plant/Warehouse

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

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County San Bernardino

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

\*b. USGS 7.5' quad GuastiDate 1966

N1/2 of the NW1/4 Section 14, T1S R7W SBBM

c. Address 9951 Eighth StreetCity Rancho CucamongaZIP 91730

d. UTM (Give more than one for large and/or linear resources)

Zone \_\_\_\_\_

mE / \_\_\_\_\_

mN

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

South side of Eighth Street between Turner and Archibald Avenues in the City of Rancho Cucamonga

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

This one-story 325' x 110' brick building was constructed sometime between 1913 and 1929 for use as a warehouse and cannery (Biane 2007, Sanborn Maps 1929). During the post-prohibition era, the building housed wine and brandy bottling rooms. In circa 1937, the owner connected it with the winery building on its eastern elevation and added a 150' x 25' cooperage shop to the south elevation. According to the current owners, the western wall collapsed and was rebuilt in the 1970s. Since the 1990s, this building has been leased by multiple commercial and industrial tenants. It has sustained several alterations, including application of textured stucco and decorative wood on the western elevation and cooperage (circa 1979), painting of the originally unpainted brick exterior (date unknown), corrugated metal siding on the western end (date unknown), and new door-frames in the rear openings (circa 1979).

(continued)

\*P3b. Resource Attributes: (List attributes and codes) HP-8 Industrial Building.\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.): \_\_\_\_\_

\*P5a. Photo or drawing (Photo required for buildings, structures, and objects.)



\*P5b. Description of Photo:

View to the southeast, 2/13/08

\*P6. Date Constructed/Age and Sources: circa 1920

☒ Historic ☐ Prehistoric  
☐ Both

\*P7. Owner and Address:

Paul Biane  
9951 Eighth Street  
Rancho Cucamonga, California

\*P8. Recorded by: (Name, affiliation, and address):

Tanya Rathbun Sorrell  
LSA Associates, Inc.  
1500 Iowa Ave, Suite 200  
Riverside, California 92507\*P9. Date recorded: 03/05/08\*P10. Survey Type:  
Intensive – CEQA Compliance\*P11. Report citation: (Cite survey report and other sources or enter "none.") *Cultural Resources Assessment of the Biane Winery.* Prepared by LSA Associates, Inc. for the City of Rancho Cucamonga, March 2008.

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record  
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list): \_\_\_\_\_



## CONTINUATION SHEET

Primary # P36-016423

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 11 of 25

\*Resource Name or #: (Assigned by recorder)

Biane Winery – Bottling Plant/Warehouse\*Recorded by Tanya Sorrell, LSA Associates, Inc.\*Date: 03/05/08x Continuation

Update

## Description (continued):

The façade of the building is painted brick, characterized by two stepped bands that run along of the north elevation, punctuated every ten feet by pilasters. The spaces between several the pilasters are set with arched and flat-top openings for loading onto cars on the adjacent rail siding. About 15' back from the façade, the building rises about 6' higher and is sheltered by a low-pitch side gable roof. The original eastern end of the building is partially visible in the form of an unpainted brick parapet wall.

As stated previously, the western elevation was rebuilt after a collapse in the 1970s, and the current design of this elevation is very different from the original. It is characterized by rough-textured stucco framed by timber, and features three large decorative medallions crafted from wine barrels placed prominently on the wall.

The rear elevation is utilitarian in design, with a partial-width raised concrete loading dock sheltered by a wood truss roof supported by two wooden partitions. A concrete ramp and two sets of stairs provide access from the ground. The western  $\frac{2}{3}$  of the dock is sided in corrugated metal panels, while the western  $\frac{1}{3}$  is painted brick. The brick side has two arched openings, one framed with a wooden doorway and the other boarded up. The corrugated metal side has three large rectangular bays fit with metal roll-up doors and a rectangular opening with a gridded wooden door with wood-framed side-lights.

Additional Photographs: View to the southwest, 2/13/08.





## DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary # **P36-016423**

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code **2D2**

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 12 of 25\*Resource Name or #: (Assigned by recorder) Biane Winery – Grape Crushing Building and Pits

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

\*P2. Location: **Not for Publication** ☒ **Unrestricted** \*a. County San Bernardino

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

\*b. USGS 7.5' quad Guasti Date 1966 N1/2 of the NW1/4 Section 14, T1S R7W SBBMc. Address 9951 Eighth Street City Rancho Cucamonga ZIP 91730

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

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

South side of Eighth Street between Turner and Archibald Avenues in the City of Rancho Cucamonga

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

This one-story 40' x 20' was constructed circa 1937 from painted concrete brick with a wood truss roof. It is utilitarian in nature, connected to concrete grape pits on the north and south sides by conveyor belts that bring grapes into rectangular openings. One of the conveyor belts is extant on the north side. The main entrance is through a set of doors on the west side, though there is also a single door on the east side. Industrial metal sash windows (which have been painted over) are set into the east and west sides. A wide opening on the south end of the east side is blocked up. Inside, some of the crushing equipment has remained, but it is currently used for storage and to house electrical equipment. Overall, the building and its associated grape pits retain integrity.

\*P3b. Resource Attributes: (List attributes and codes) HP-8 Industrial Building, HP-39 Other\*P4. Resources Present: ☒ Building ☒ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.): \_\_\_\_\_

P5a. Photo or drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

View to the north, 2/13/08

\*P6. Date Constructed/Age and Sources: circa 1937

☒ Historic ☐ Prehistoric  
Both

\*P7. Owner and Address:

Paul Biane  
9951 Eighth Street  
Rancho Cucamonga, California

\*P8. Recorded by: (Name, affiliation, and address):

Tanya Rathbun Sorrell  
LSA Associates, Inc.  
1500 Iowa Ave, Suite 200  
Riverside, California 92507

\*P9. Date recorded: 03/05/08\*P10. Survey Type:  
Intensive – CEQA Compliance\*P11. Report citation: (Cite survey report and other sources or enter "none.") *Cultural Resources Assessment of the Biane Winery*. Prepared by LSA Associates, Inc. for the City of Rancho Cucamonga, March 2008.

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record  
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list): \_\_\_\_\_



## DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary # **P36-016423**

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code **2D2**

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 13 of 25\*Resource Name or #: (Assigned by recorder) Biane Winery – Distillery and Shops

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

\*P2. Location: **Not for Publication** ☒ **Unrestricted** \*a. County San Bernardino  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' quad Guasti Date 1966 N1/2 of the NW1/4 Section 14, T1S R7W SBBM

c. Address 9951 Eighth Street City Rancho Cucamonga ZIP 91730

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

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

South side of Eighth Street between Turner and Archibald Avenues in the City of Rancho Cucamonga

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This wood-framed building was initially constructed circa 1909, but was extensively remodeled circa 1937 (Sanborn Maps 1929). Between 1913 and 1929, a one-story shed-roof addition was made to the south end. The distillery is three stories high with a five-story still tower on the northeast corner. The building is sheathed in wood tongue-and-groove siding, topped by a complex roofline composed of a side gable crossing a gable with a clerestory fit with vents. The tower is topped by a low-pitched gable roof. Numerous rectangular window openings are set on each floor, but are all boarded up. The main entrance is through a rectangular bay on the eastern side (secured by a roll-up door), and a secondary entrance is through a single door on the north side. Inside the distillery is open in plan, with additional floors confined to the still tower. The distillery is currently used as a machine shop. The distillery is connected to the bonded warehouse on the west side by a wood-frame and corrugated metal shop. Overall, the distillery and shops appear to retain integrity despite the boarded-up windows.

\*P3b. **Resource Attributes:** (List attributes and codes) HP-8 Industrial Building

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

\*P5a. Photo or drawing (Photo required for buildings, structures, and objects.)



\*P5b. **Description of Photo:**

View to the north, 2/13/08

\*P6. **Date Constructed/Age and Sources:** circa 1937

☒ Historic ☐ Prehistoric  
Both

\*P7. **Owner and Address:**

Paul Biane  
9951 Eighth Street  
Rancho Cucamonga, California

\*P8. **Recorded by:** (Name, affiliation, and address):  
Tanya Rathbun Sorrell  
LSA Associates, Inc.  
1500 Iowa Ave, Suite 200  
Riverside, California 92507

\*P9. **Date recorded:** 03/05/08

\*P10. **Survey Type:**  
Intensive – CEQA Compliance

\*P11. **Report citation:** (Cite survey report and other sources or enter "none.") *Cultural Resources Assessment of the Biane Winery*. Prepared by LSA Associates, Inc. for the City of Rancho Cucamonga, March 2008.

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

## DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary # P36-016423

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 2D2

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 14 of 25\*Resource Name or #: (Assigned by recorder) Biane Winery — Bonded Warehouse

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

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County San Bernardino  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' quad Guasti Date 1966 N1/2 of the NW1/4 Section 14, T1S R7W SBBM

c. Address 9951 Eighth Street City Rancho Cucamonga ZIP 91730

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

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

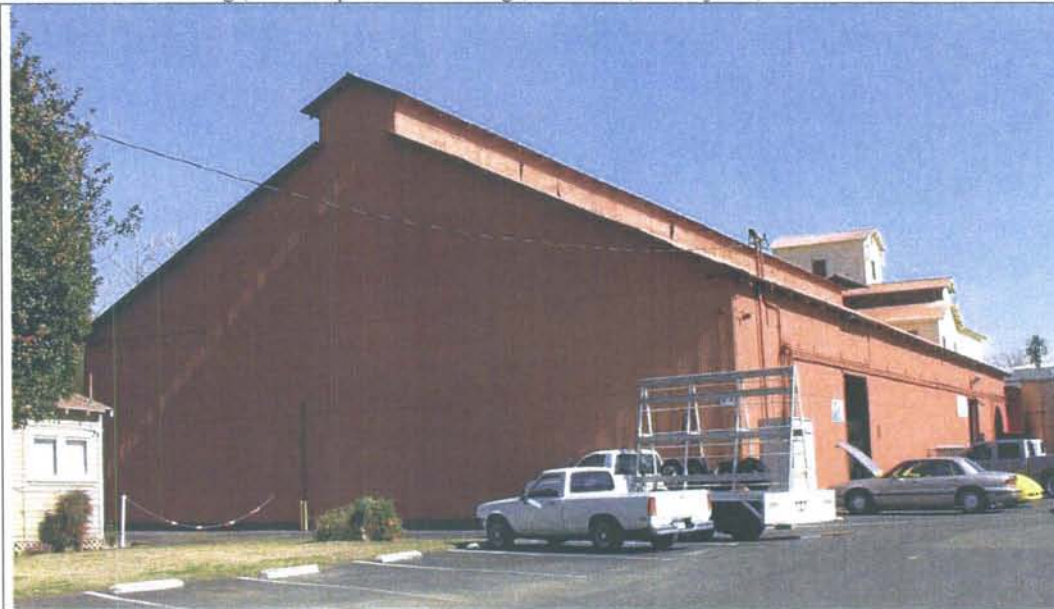
South side of Eighth Street between Turner and Archibald Avenues in the City of Rancho Cucamonga

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This wood-framed building was constructed sometime between 1929 and 1946 (Sanborn Maps 1929; Horace Major & Co 1946). It is sheathed in corrugated metal panels and is topped by a gable roof with a ridge of clerestory vents. It is utilitarian in nature, with no window openings and undecorated bays and doorways. The vents have been boarded up, and inside, the ceiling is dropped to a height of about twenty feet. The warehouse is divided into two rooms — Bonded Warehouse Rooms A and B. Two bays fit with metal roll-up doors are cut into the north side, as well as two bays on the south side. Overall, the warehouse retains integrity.

\*P3b. Resource Attributes: (List attributes and codes) HP-8 Industrial Building

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

P5a. Photo or drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

View to the northeast, 2/13/08

\*P6. Date Constructed/Age and Sources: circa 1937

☒ Historic \_\_\_\_\_ Prehistoric \_\_\_\_\_  
Both

\*P7. Owner and Address:

Paul Biane  
9951 Eighth Street  
Rancho Cucamonga, California

\*P8. Recorded by: (Name, affiliation, and address):

Tanya Rathbun Sorrell  
LSA Associates, Inc.  
1500 Iowa Ave, Suite 200  
Riverside, California 92507

\*P9. Date recorded: 03/05/08

\*P10. Survey Type:  
Intensive — CEQA Compliance

\*P11. Report citation: (Cite survey report and other sources or enter "none.") *Cultural Resources Assessment of the Biane Winery*. Prepared by LSA Associates, Inc. for the City of Rancho Cucamonga, March 2008.

Attachments: \_\_\_\_\_ None \_\_\_\_\_ Location Map \_\_\_\_\_ Sketch Map ☒ Continuation Sheet \_\_\_\_\_ Building, Structure, and Object Record  
\_\_\_\_\_ Archaeological Record ☒ District Record \_\_\_\_\_ Linear Feature Record \_\_\_\_\_ Milling Station Record  
\_\_\_\_\_ Rock Art Record \_\_\_\_\_ Artifact Record \_\_\_\_\_ Photograph Record \_\_\_\_\_ Other (list): \_\_\_\_\_



## DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary # **P36-016423**

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code **2D2**

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 15 of 25\*Resource Name or #: (Assigned by recorder) Biane Winery – Sherry Room

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

\*P2. Location: **Not for Publication** ☒ **Unrestricted** \*a. County San Bernardino  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' quad Guasti Date 1966 N1/2 of the NW1/4 Section 14, T1S R7W SBBM

c. Address 9951 Eighth Street City Rancho Cucamonga ZIP 91730

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

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

South side of Eighth Street between Turner and Archibald Avenues in the City of Rancho Cucamonga

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This 25' x 30' two-story wood-frame building was constructed between 1929 and 1946 to house the making of sherry (Sanborn Maps 1929; McCurdy 1946). It is currently being leased to a cabinetmaker. It is topped by a metal gable roof and sheathed in corrugated metal panels. It is utilitarian in nature, with no window or door openings besides a single bay on the eastern side that is closed with a metal roll-up door. The east and west walls bulge outward in a cylindrical shape that likely allowed for a large round vat or barrel for making sherry. Overall, the building retains integrity.

\*P3b. Resource Attributes: (List attributes and codes) HP-8 Industrial Building

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

P5a. Photo or drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

View to the northwest, 2/13/08

\*P6. Date Constructed/Age and

Sources: circa 1937

☒ Historic ☐ Prehistoric  
☐ Both

\*P7. Owner and Address:

Paul Biane  
9951 Eighth Street  
Rancho Cucamonga, California

\*P8. Recorded by: (Name, affiliation, and address):

Tanya Rathbun Sorrell  
LSA Associates, Inc.  
1500 Iowa Ave, Suite 200  
Riverside, California 92507

\*P9. Date recorded: 03/05/08

\*P10. Survey Type:  
Intensive – CEQA Compliance

\*P11. Report citation: (Cite survey report and other sources or enter "none.") *Cultural Resources Assessment of the Biane Winery*. Prepared by LSA Associates, Inc. for the City of Rancho Cucamonga, March 2008.

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record  
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list): \_\_\_\_\_



## DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary # **P36-016423**

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code **2D2**

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 16 of 25\*Resource Name or #: (Assigned by recorder) Biane Winery – Dry Wine Bottling Room

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

\*P2. Location: **Not for Publication** ☒ **Unrestricted** \*a. County San Bernardino

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

\*b. USGS 7.5' quad Guasti Date 1966 N1/2 of the NW1/4 Section 14, T1S R7W SBBMc. Address 9951 Eighth Street City Rancho Cucamonga ZIP 91730

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

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

South side of Eighth Street between Turner and Archibald Avenues in the City of Rancho Cucamonga

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

This rectangular 25' x 5' wood-frame building was constructed sometime between 1929 and 1946 (Sanborn Maps 1929; Horace Major & Co. 1946). It is utilitarian in nature with no window openings and few door openings. It is topped by a gable roof and sheathed in corrugated metal panels. The primary entrance is through a single door on the west side atop a set of concrete steps. A raised covered loading dock is set to the left of the entrance. A secondary entrance is located on the south elevation through a wooden door. Two wooden medallions made from the ends of wine barrels decorate the south and west side. The north, east, and part of the west sides are attached to or obscured by the winery building and bottling room. Overall, it appears to retain integrity.

\*P3b. Resource Attributes: (List attributes and codes) HP-8 Industrial Building\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.): \_\_\_\_\_

P5a. Photo or drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

View to the northwest, 2/13/08

\*P6. Date Constructed/Age and Sources: circa 1937

☒ Historic ☐ Prehistoric  
Both

\*P7. Owner and Address:

Paul Biane  
9951 Eighth Street  
Rancho Cucamonga, California

\*P8. Recorded by: (Name, affiliation, and address):

Tanya Rathbun Sorrell  
LSA Associates, Inc.  
1500 Iowa Ave, Suite 200  
Riverside, California 92507

\*P9. Date recorded: 03/05/08\*P10. Survey Type:  
Intensive – CEQA Compliance\*P11. Report citation: (Cite survey report and other sources or enter "none.") *Cultural Resources Assessment of the Biane Winery*. Prepared by LSA Associates, Inc. for the City of Rancho Cucamonga, March 2008.

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record  
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list): \_\_\_\_\_



## DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary # **P36-016423**

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code **2D2**

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 17 of 25\*Resource Name or #: (Assigned by recorder) Biane Winery – Winemaker Residence

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

\*P2. Location: **Not for Publication** ☒ **Unrestricted** \*a. County San Bernardino  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' quad Guasti Date 1966 N1/2 of the NW1/4 Section 14, T1S R7W SBBM

c. Address 9951 Eighth Street City Rancho Cucamonga ZIP 91730

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

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

South side of Eighth Street between Turner and Archibald Avenues in the City of Rancho Cucamonga

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This one-story Craftsman-style residence was constructed between 1913 and 1929 as one of about thirty small residences for winery and cannery workers (Sanborn Maps 1929). It is currently occupied by Michael and Kerry Biane. It is rectangular in plan, topped by a side gable roof with medium-width eaves and exposed rafter tails. The main entrance is located on the south elevation atop a concrete stoop, sheltered by an extension of the eaves that are supported by wood posts set on a low wash rock wall. A secondary entrance is located on the east side atop a concrete stoop. The residence is sided in wood clapboard and fenestration includes wood-framed double-hung windows arranged in pairs along each elevation. In the late 1970s, the winemaker occupied the residence, and a concrete bread oven was made for him just north of the residence (Biane 2007). Overall, the residence retains a high degree of integrity.

\*P3b. Resource Attributes: (List attributes and codes) HP-02 Single Family property

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

P5a. Photo or drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

View to the northwest, 2/13/08

\*P6. Date Constructed/Age and Sources: circa 1937

☒ Historic ☐ Prehistoric  
Both

\*P7. Owner and Address:

Paul Biane  
9951 Eighth Street  
Rancho Cucamonga, California

\*P8. Recorded by: (Name, affiliation, and address):  
Tanya Rathbun Sorrell  
LSA Associates, Inc.  
1500 Iowa Ave, Suite 200  
Riverside, California 92507

\*P9. Date recorded: 03/05/08

\*P10. Survey Type:  
Intensive – CEQA Compliance

\*P11. Report citation: (Cite survey report and other sources or enter "none.") *Cultural Resources Assessment of the Biane Winery*. Prepared by LSA Associates, Inc. for the City of Rancho Cucamonga, March 2008.

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record  
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list): \_\_\_\_\_



## DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary # **P36-016423**

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code **2D2**

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 18 of 25\*Resource Name or #: (Assigned by recorder) Biane Winery — Office/Caretaker Residence

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

\*P2. Location: **Not for Publication** ☒ **Unrestricted** \*a. County San Bernardino

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

\*b. USGS 7.5' quad Guasti Date 1966 N1/2 of the NW1/4 Section 14, T1S R7W SBBMc. Address 9951 Eighth Street City Rancho Cucamonga ZIP 91730

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

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

South side of Eighth Street between Turner and Archibald Avenues in the City of Rancho Cucamonga

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

This one-story wood frame office/residence was constructed between 1913 and 1929 as one of thirty small residences made for winery and cannery workers (Sanborn Maps 1929). It was moved to its current site sometime between 1946 and 1976 (Biane 2007; Horace Major & Co. 1946). It is rectangular in plan, sheathed in wood clapboard and topped by a gable roof with narrow eaves and exposed rafter tails. A square mud-room is attached to the east side, covered by a separate gable roof. Fenestration includes wood-frame double-hung windows arranged singly and in pairs along each elevation. Two of the windows on the south side have been replaced with aluminum vertical sliders. The primary entrance is on the west side through a single wooden door atop a wooden stoop. A secondary entrance is also on the west side, through a single door on the mud room. Overall, the residence retains integrity despite some window replacement.

\*P3b. Resource Attributes: (List attributes and codes) HP-2 Single Family Residence\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.): \_\_\_\_\_

\*P5a. Photo or drawing (Photo required for buildings, structures, and objects.)



\*P5b. Description of Photo:

View to the west, 2/13/08

\*P6. Date Constructed/Age and Sources: circa 1937

☒ Historic ☐ Prehistoric  
Both

\*P7. Owner and Address:

Paul Biane  
9951 Eighth Street  
Rancho Cucamonga, California

\*P8. Recorded by: (Name, affiliation, and address):  
Tanya Rathbun Sorrell  
LSA Associates, Inc.  
1500 Iowa Ave, Suite 200  
Riverside, California 92507

\*P9. Date recorded: 03/05/08\*P10. Survey Type:  
Intensive — CEQA Compliance\*P11. Report citation: (Cite survey report and other sources or enter "none.") Cultural Resources Assessment of the Biane Winery. Prepared by LSA Associates, Inc. for the City of Rancho Cucamonga, March 2008.

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record  
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list): \_\_\_\_\_

## DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary # P36-016423

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 2D2

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 19 of 25\*Resource Name or #: (Assigned by recorder) Biane Winery – Railroad Siding

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

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County San Bernardino  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' quad Guasti Date 1966 N1/2 of the NW1/4 Section 14, T1S R7W SBBM

c. Address 9951 Eighth Street City Rancho Cucamonga ZIP 91730

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

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

South side of Eighth Street between Turner and Archibald Avenues in the City of Rancho Cucamonga

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This railroad siding is a spur from the BNSF tracks that run parallel on the north side of Eighth Street. Both rails are visible through the surface, and in parts, the railroad ties are also still visible. It retains wheelstops at its eastern end. Overall, it has retained a high degree of integrity.

\*P3b. Resource Attributes: (List attributes and codes) AH-7 Roads/trails/railroad grades

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

P5a. Photo or drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

View to the east, 2/13/08

\*P6. Date Constructed/Age and Sources: circa 1909

☒ Historic ☐ Prehistoric  
☐ Both

\*P7. Owner and Address:

Paul Biane  
9951 Eighth Street  
Rancho Cucamonga, California

\*P8. Recorded by: (Name, affiliation, and address):

Tanya Rathbun Sorrell  
LSA Associates, Inc.  
1500 Iowa Ave, Suite 200  
Riverside, California 92507

\*P9. Date recorded: 03/05/08

\*P10. Survey Type:  
Intensive – CEQA Compliance

\*P11. Report citation: (Cite survey report and other sources or enter "none.") Cultural Resources Assessment of the Biane Winery. Prepared by LSA Associates, Inc. for the City of Rancho Cucamonga, March 2008.

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record  
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list): \_\_\_\_\_



## DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary # **P36-016423**

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code **6Z**

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 20 of 25\*Resource Name or #: (Assigned by recorder) Biane Winery – Cooperage

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

\*P2. Location: **Not for Publication** ☒ **Unrestricted** \*a. County San Bernardino  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' quad Guasti Date 1966 N1/2 of the NW1/4 Section 14, T1S R7W SBBM

c. Address 9951 Eighth Street City Rancho Cucamonga ZIP 91730

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

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

South side of Eighth Street between Turner and Archibald Avenues in the City of Rancho Cucamonga

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

The cooperage shop is attached to the rear to the east of the loading dock. The exterior was completely remodeled in the 1970s with a wine barrel motif similar to the western wall (Biane 2007). The cooperage has been leased as a banquet hall since the 1980s. Inside, it has retained some of the cooper equipment, and the wood truss roof is exposed. The north wall of the cooperage is the former exterior wall of the main building, and it remains unpainted brick. Though it is historically associated with the winery, the cooperage lacks architectural integrity.

\*P3b. Resource Attributes: (List attributes and codes) HP-8 Industrial Building

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

P5a. Photo or drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

View to the northeast, 2/13/08

\*P6. Date Constructed/Age and Sources: circa 1976

☒ Historic \_\_\_\_\_ Prehistoric \_\_\_\_\_  
Both

\*P7. Owner and Address:

Paul Biane  
9951 Eighth Street  
Rancho Cucamonga, California

\*P8. Recorded by: (Name, affiliation, and address):

Tanya Rathbun Sorrell  
LSA Associates, Inc.  
1500 Iowa Ave, Suite 200  
Riverside, California 92507

\*P9. Date recorded: 03/05/08

\*P10. Survey Type:  
Intensive – CEQA Compliance

\*P11. Report citation: (Cite survey report and other sources or enter "none.") *Cultural Resources Assessment of the Biane Winery*. Prepared by LSA Associates, Inc. for the City of Rancho Cucamonga, March 2008.

Attachments: \_\_\_\_\_ None \_\_\_\_\_ Location Map \_\_\_\_\_ Sketch Map ☒ Continuation Sheet \_\_\_\_\_ Building, Structure, and Object Record  
\_\_\_\_\_ Archaeological Record ☒ District Record \_\_\_\_\_ Linear Feature Record \_\_\_\_\_ Milling Station Record  
\_\_\_\_\_ Rock Art Record \_\_\_\_\_ Artifact Record \_\_\_\_\_ Photograph Record \_\_\_\_\_ Other (list): \_\_\_\_\_



## DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary # **P36-016423**

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code **6Z**

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 21 of 25\*Resource Name or #: (Assigned by recorder) Biane Winery – Cooperage

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

\*P2. Location: **Not for Publication** ☒ **Unrestricted** \*a. County San Bernardino

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

\*b. USGS 7.5' quad Guasti Date 1966 N1/2 of the NW1/4 Section 14, T1S R7W SBBMc. Address 9951 Eighth Street City Rancho Cucamonga ZIP 91730

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

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

South side of Eighth Street between Turner and Archibald Avenues in the City of Rancho Cucamonga

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

This one-story Craftsman-style residence was constructed between 1913 and 1929 as one of about thirty residences for winery and cannery workers (Sanborn Maps 1929). It is currently occupied by the former winery foreman. It has sustained numerous additions, including an addition and two porch enclosures. Though it is historically associated with the winery, the residence lacks architectural integrity.

\*P3b. Resource Attributes: (List attributes and codes) HP-2 Single Family Residence\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.): \_\_\_\_\_

P5a. Photo or drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

View to the northeast, 2/13/08

\*P6. Date Constructed/Age and

Sources: circa 1920

☒ Historic ☐ Prehistoric  
☐ Both

\*P7. Owner and Address:

Paul Biane  
 9951 Eighth Street  
 Rancho Cucamonga, California

\*P8. Recorded by: (Name, affiliation, and address):

Tanya Rathbun Sorrell  
 LSA Associates, Inc.  
 1500 Iowa Ave, Suite 200  
 Riverside, California 92507

\*P9. Date recorded: 03/05/08\*P10. Survey Type: Intensive – CEQA Compliance

\*P11. Report citation: (Cite survey report and other sources or enter "none.") *Cultural Resources Assessment of the Biane Winery*. Prepared by LSA Associates, Inc. for the City of Rancho Cucamonga, March 2008.

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record  
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list): \_\_\_\_\_

## DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary # P36-016423

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 6Z

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 22 of 25\*Resource Name or #: (Assigned by recorder) Biane Winery – Chemical Room

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

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County San Bernardino

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

\*b. USGS 7.5' quad GuastiDate 1966

N1/2 of the NW1/4 Section 14, T1S R7W SBBM

c. Address 9951 Eighth StreetCity Rancho CucamongaZIP 91730

d. UTM (Give more than one for large and/or linear resources)

Zone \_\_\_\_\_

mE / \_\_\_\_\_ mN

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

South side of Eighth Street between Turner and Archibald in the City or Rancho Cucamonga

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

The Chemical Room was constructed sometime between 1929 and 1946 (Sanborn Maps 1929; Horace Major & Co 1946). It has sustained numerous alterations, including replacement of the original windows and doors and changing the size of some window and door openings. Though it is historically associated with the winery, the residence lacks architectural integrity.

\*P3b. Resource Attributes: (List attributes and codes) HP-8 Industrial Building\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.): \_\_\_\_\_

P5a. Photo or drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

View to the east, 2/13/08

\*P6. Date Constructed/Age and Sources: circa 1937

☒ Historic ☐ Prehistoric  
☐ Both

\*P7. Owner and Address:

Paul Biane  
 9951 Eighth Street  
 Rancho Cucamonga, California

\*P8. Recorded by: (Name, affiliation, and address):

Tanya Rathbun Sorrell  
 LSA Associates, Inc.  
 1500 Iowa Ave, Suite 200  
 Riverside, California 92507

\*P9. Date recorded: 03/05/08\*P10. Survey Type:  
Intensive – CEQA Compliance

\*P11. Report citation: (Cite survey report and other sources or enter "none.") *Cultural Resources Assessment of the Biane Winery*. Prepared by LSA Associates, Inc. for the City of Rancho Cucamonga, March 2008.

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record  
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list): \_\_\_\_\_



## DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary # P36-016423

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 6Z

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 23 of 25\*Resource Name or #: (Assigned by recorder) Biane Winery – Lunch Shelter

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

\*P2. Location: Not for Publication ☒ Unrestricted \*a. County San Bernardino  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' quad Guasti Date 1966 N1/2 of the NW1/4 Section 14, T1S R7W SBBM

c. Address 9951 Eighth Street City Rancho Cucamonga ZIP 91730

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

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

South side of Eighth Street between Turner and Archibald Avenue in the City or Rancho Cucamonga

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
Although a lunch shelter for employees is depicted on the Horace Major & Co. insurance site plan from 1946, the current lunch shelter appears to have been constructed in the late 1970s. It is about 70' x 30' and consists of a wood arbor covered in vines and supported by piers that are faced in concrete brick.

\*P3b. Resource Attributes: (List attributes and codes) HP-4 Ancillary Building

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

P5a. Photo or drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

View to the east, 2/13/08

\*P6. Date Constructed/Age and Sources: circa 1976

☒ Historic ☐ Prehistoric  
Both

\*P7. Owner and Address:

Paul Biane  
9951 Eighth Street  
Rancho Cucamonga, California

\*P8. Recorded by: (Name, affiliation, and address):

Tanya Rathbun Sorrell  
LSA Associates, Inc.  
1500 Iowa Ave, Suite 200  
Riverside, California 92507

\*P9. Date recorded: 03/05/08

\*P10. Survey Type:  
Intensive – CEQA Compliance

\*P11. Report citation: (Cite survey report and other sources or enter "none.") *Cultural Resources Assessment of the Biane Winery. Prepared by LSA Associates, Inc. for the City of Rancho Cucamonga, March 2008.*

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record  
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list): \_\_\_\_\_



## DEPARTMENT OF PARKS AND RECREATION

## PRIMARY RECORD

Primary # **P36-016423**

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code **6Z**

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 24 of 25\*Resource Name or #: (Assigned by recorder) Biane Winery – Restroom

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

\*P2. Location: **Not for Publication** ☒ **Unrestricted** \*a. County San Bernardino  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' quad Guasti Date 1966 N1/2 of the NW1/4 Section 14, T1S R7W SBBM

c. Address 9951 Eighth Street City Rancho Cucamonga ZIP 91730

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

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

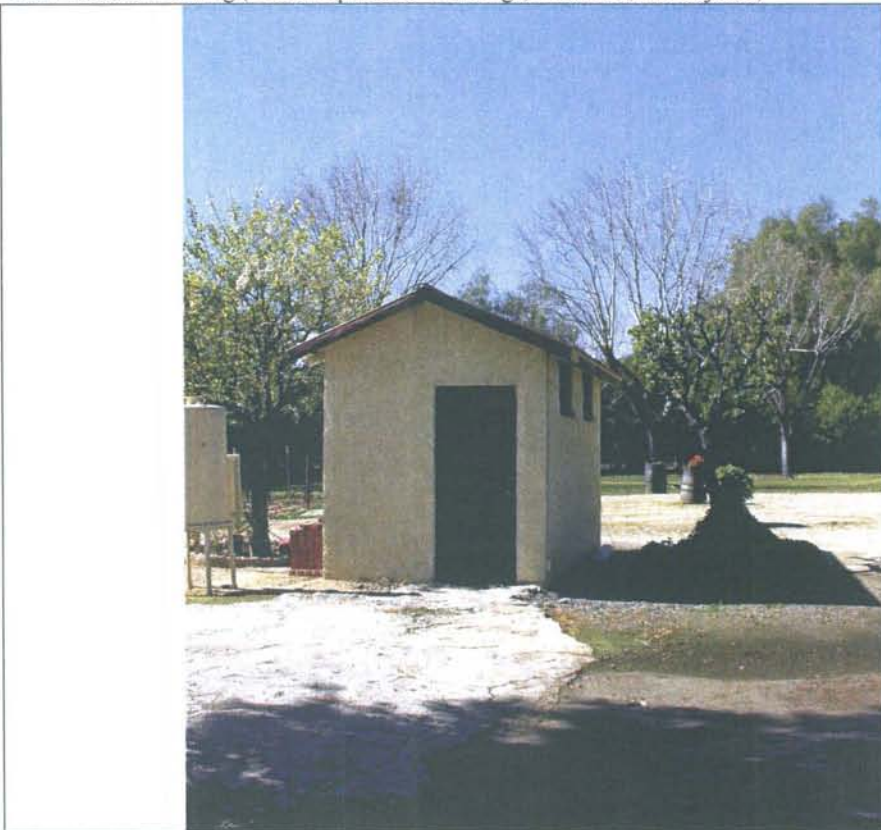
South side of Eighth Street between Turner and Archibald in the City or Rancho Cucamonga

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
This 6' x 8' restroom was built sometime after 1946 (McCurdy 1946). It is sheathed in stucco and topped by a gable roof, with a single door entrance on the east side.

\*P3b. Resource Attributes: (List attributes and codes) HP-2 Single Family Residence

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

P5a. Photo or drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

View to the west, 2/13/08

\*P6. Date Constructed/Age and Sources: circa 1976

☒ Historic ☐ Prehistoric  
Both

\*P7. Owner and Address:

Paul Biane  
9951 Eighth Street  
Rancho Cucamonga, California

\*P8. Recorded by: (Name, affiliation, and address):

Tanya Rathbun Sorrell  
LSA Associates, Inc.  
1500 Iowa Ave, Suite 200  
Riverside, California 92507

\*P9. Date recorded: 03/05/08

\*P10. Survey Type:  
Intensive – CEQA Compliance

\*P11. Report citation: (Cite survey report and other sources or enter "none.") *Cultural Resources Assessment of the Biane Winery*. Prepared by LSA Associates, Inc. for the City of Rancho Cucamonga, March 2008.

Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record  
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list): \_\_\_\_\_



State of California - The Resources Agency  
**DEPARTMENT OF PARKS AND RECREATION**  
**SKETCH MAP**

Primary # P36-016423

HRI #

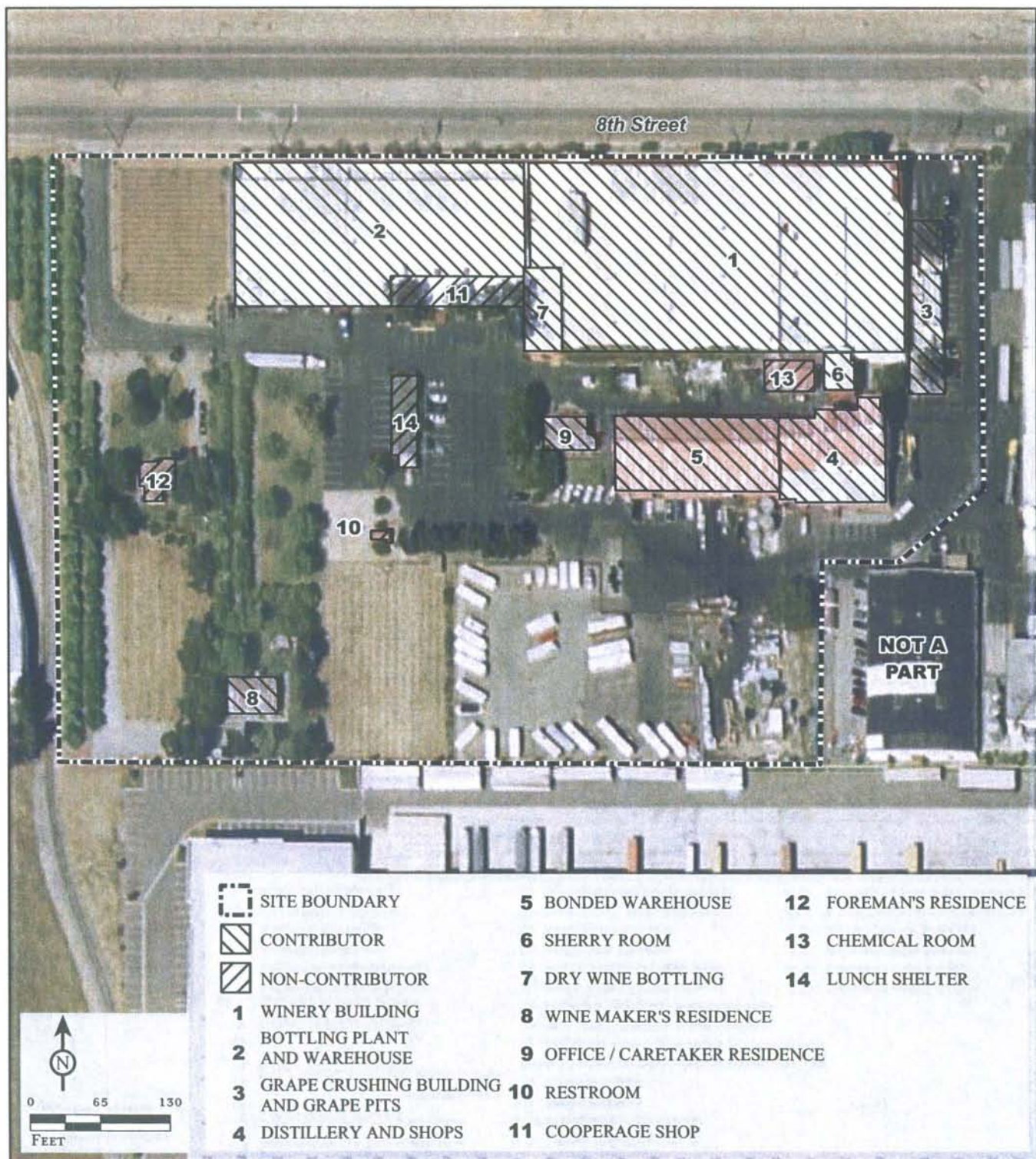
Trinomial

Page 25 of 25

\*Resource Name or # (Assigned by recorder) Biane Winery

Drawn By: LSA Associates (Source AirPhotoUSA, 2007; City of Rancho Cucamonga

Date: March 10, 2008





# HISTORIC RESOURCES INVENTORY

Ser. No. 1730 - 5 - 9999  
HABS HAER Loc SHL No. NR Status 4D  
UTM: A 11-445890-3773260 C   
B  D

P1084-33H

P36-016423

## IDENTIFICATION

1. Common name: Biane Winery
2. Historic name: Padre Winery
3. Street or rural address: 9951 Eighth Street  
City Rancho Cucamonga Zip Calif. County San Bernardino
4. Parcel number: 0209-201-18/ 0209-201-19/ 0209-201-20
5. Present Owner: Nakano Real Estate Corp/ Rancho Cuca Winery Address: 2045 McKinnon Avenue  
City San Francisco Zip 92124 Ownership is: Public  Private X
6. Present Use: Industrial Original use: Winery

## DESCRIPTION

- 7a. Architectural style: Mission Style
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: A group of rectangular shaped structures of various construction materials.

Structure 1: A rectangular shaped single story structure of cast concrete. Concrete grape loading pits are located on north and south sides, with a metal conveyor belt extending into the building. Standard industrial doors and windows. Structure was used as grape crushing building.

Structure 2: A large, irregularly shaped structure of wood concrete and wash rock. Roof is shed roof, with red tile with mission style castellated parapets. Several recessed openings with arches are located within the parapets. Siding is concrete with wash rock facing. Large, arched openings appear to have been reduced in size and fitted with standard rectangular industrial windows of multipane construction. Several large industrial doors are located along the front designed to service a railroad spur extending the length of the structure. Located centrally on the facade is a large arched parapet. Above the windows are faded advertisement of various wine brands. The west side of this structure has been modified with stucco, diagonal wood siding and large wine casks. Ivy covers a significant portion of the structure. Low wash rock pollers with heavy chains are located between the road and



8. Construction date:  
Estimated  Factual
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage  Depth 11  
or approx. acreage
12. Date(s) of enclosed photograph(s)  
July 1987



13. Condition: Excellent ☒ Good ☐ Fair ☐ Deteriorated ☐ No longer in existence ☐  
Various windows and door have been sealed. West side of structure
14. Alterations: two has been stuccoed and modernized. Other buildings have been converted to various industrial uses.
15. Surroundings: (Check more than one if necessary) Open land ☐ Scattered buildings ☐ Densely built-up ☒  
Residential ☒ Industrial ☒ Commercial ☐ Other: ☐
16. Threats to site: None known ☐ Private development ☒ Zoning ☐ Vandalism ☐  
Public Works project ☐ Other: ☐
17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐
18. Related features: Various equipment and machinery from the winery is located around the complex.

## SIGNIFICANCE

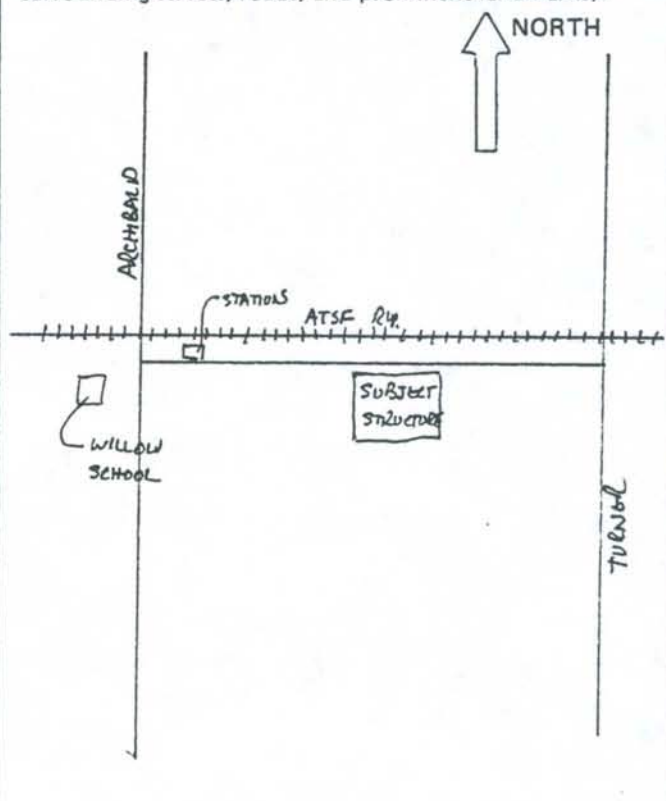
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
Originally established about 1910 as the Cucamonga Vintage Co., this complex is significant because of it's unique architecture and it's ability to give a feeling of the wine industry. The unique washrock facade located along Eighth Street gives a sense of permanence to the entire complex. The faded signs advertising various wines painted along the facade also contribute to a sense of place. This winery was originally known as the Cucamonga Vintage Co. until 1920, when it became the Golden State Canneries. In 1927, it became the Golden State Packing Co. and this lasted until 1929. In 1929, the name changed again to the California Packing Corporation, and for the period of 1936-37 was known as the California Medicinal Wine Co. After 1937, it became the Padre winery. The property has recently been known as the Biane Winery. The Biane family has been involved with the local wine industry for at least forty years. Currently the complex is being subleased into small industrial spaces.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture ☒ Arts & Leisure ☐  
Economic/Industrial ☒ Exploration/Settlement ☐  
Government ☐ Military ☐  
Religion ☐ Social/Education ☐

21. Sources (List books, documents, surveys, personal interviews and their dates).  
San Bernardino County Assessor Records;  
"Light Over the Mountain", Donald Clucas.

22. Date form prepared October, 1987  
By (name) Lynn Merrill  
Organization ☐  
Address: ☐  
City ☐ Zip ☐  
Phone: ☐

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



## DESCRIPTION

7b. (continued)

the rail spur.

Structure 3: An irregularly shaped multiple story structure of wood and corrugated construction. A large square tower is located on the northeast corner of this structure, with pyramidal roof with corrugated iron. Main structure has a gable roof with corrugated roofing. Siding is wood clapboard. Windows are double paned fixed with wood lintel, molding and sill, staggered at various heights around building. Doors are plain and of wood construction. This structure is tied into several corrugated iron warehouses to the south.



# HISTORIC RESOURCES INVENTORY

Ser. No. 1730-15 - 9999  
HABS HAER Loc SHL No. NR Status 3D  
UTM: A 11-445280-3773180 C   
B  D

## IDENTIFICATION

1. Common name: Willows Professional Center P1084 7H P36-016436
2. Historic name: Willows School
3. Street or rural address: 8969 Archibald Avenue  
City Rancho Cucamonga Zip 91730 County San Bernardino
4. Parcel number: 0209-171-15
5. Present Owner: Willows Professional Center Address: 8968 Archibald Ave  
City Rancho Cucamonga Zip  Ownership is: Public  Private
6. Present Use: Professional Offices Original use: School

## DESCRIPTION

- 7a. Architectural style: Mission Revival
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

A single story complex of buildings of wood construction in the Mission Revival Style. This complex consists of three rectangular buildings, joined by arcades. Roofs are low hipped and gables, with exposed rafters and composite shingles, siding is stucco. A wood molding is located one quarter of the way down the walls. Windows are alluminum and smoked glass. Original windows were removed. Doors are solid wood with multiple panels. Several groupings of windows have been walled in on the southern side of building. A unique feature of this structure is the Bell Tower located on the gable of the central building. Original pictures indicate that this was not original but was added later by the school district.



8. Construction date: 1916 Estimated  Factual X
9. Architect unknown
10. Builder Cucamonga School District
11. Approx. property size (in feet)  
Frontage  Depth   
or approx. acreage 4.380
12. Date(s) of enclosed photograph(s)  
July 1987



13. Condition: Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Original windows replaced/some windows blanked out P36-016436
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up ☒  
Residential ☒ Industrial \_\_\_\_\_ Commercial ☒ Other: \_\_\_\_\_
16. Threats to site: None known ☒ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? ☒ Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: None

#### SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

In 1915, the Cucamonga School District was split into two school districts, resulting in the formation of the Central School District and the Cucamonga School District. This resulted in the Cucamonga School District requiring a new structure. Willow School was opened in 1916. Located on the west side of Archibald, south of the AT&SF railroad tracks an interesting aspect of this new school was that it served the predominantly hispanic population of North Town, located north-east from the school. An early photograph, taken in 1924 of a kindergarten class shows three caucasian students out of a class of 25 students. The Anglo teachers insisted that the students speak english and master skills such as Math, English and American History. Students were held back if they could not master those skills and this resulted in a few 18 year old students still in grammar school. Discrimination was present, since many of the Anglo ranchers felt that it was not a good environment for their children to associate with the children of Mexican laborers. Those ranchers sent their children to other schools. Willow School was closed in 1954, with the opening of the Cucamonga Elementary School, on the east side of Archibald, north of the tracks.

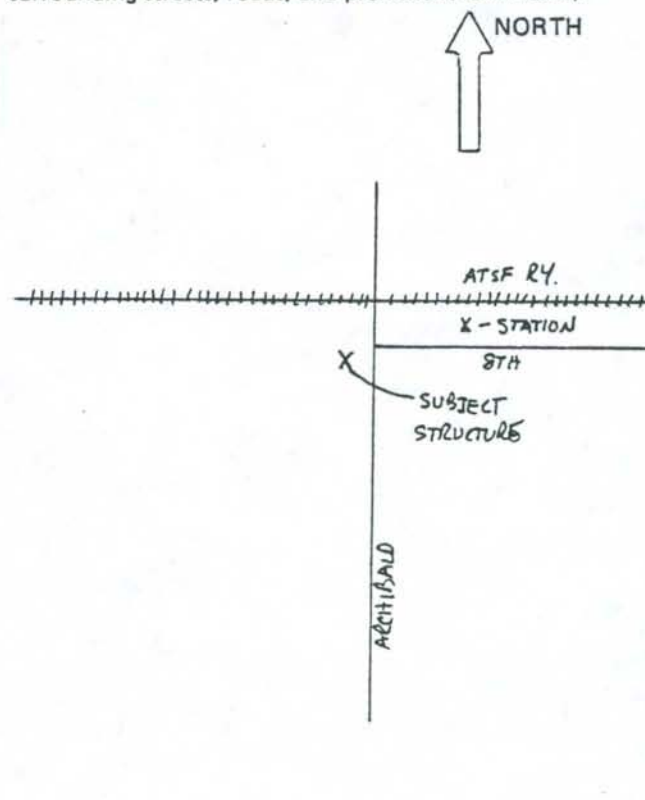
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture \_\_\_\_\_ Arts & Leisure \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education ☒

21. Sources (List books, documents, surveys, personal interviews and their dates).

"North Town, A Disregarded Community" by Max Van Balgooy, (unpublished); "Light Over the Mountain" by Donald Clucas; Personal interview with Ada Cooper August 27, 1987. Sept. 3, 1987

22. Date form prepared Sept. 3, 1987  
By (name) Lynn Merrill  
Organization \_\_\_\_\_  
Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_  
Phone: \_\_\_\_\_

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





This school was named the *Franklin School* in honor of Benjamin Franklin. The name was given to the school by Hiram Andrew Carlson as a commemoration of the centennial death of the great statesman.

Before the completion of the new school, the students, who ranged from first graders to seventeen year olds, had to go to school in the Rains' adobe. Their teacher was a Miss Guthrie.

The new school was worth waiting for, however. The architectural design was quite unusual for country schools in those days. It was painted white with a red roof and ornamental balusters outlining the stairways and porches. The name and date, 1892, appeared in brilliant golden letters and numerals above the front doorway.

The schoolhouse was the "pride and pleasure" of Cucamonga. More popular than the school itself was, most likely, the new teacher, Ida Anderson.

In 1911, the Franklin District became a part of the *Cucamonga District*. The school was used until 1918.

1915 brought about the formation of the *Central School District* and the building of a new school. The new building was erected at the site of the 1890 frame schoolhouse which had been razed earlier. The building is still standing and is known as *Sweeten Hall*.

With the formation of the Central School District, the Cucamonga District was left without sufficient building space. Therefore, it proceeded to build a new school of its own. This school was constructed in 1916 on the west side of Archibald Avenue just south of the Santa Fe Railroad tracks. The building is now being used as a private school.

Another building was needed by 1954 and so, in that year, the new *Cucamonga Elementary School* was erected on the east side of Archibald Avenue.

In 1960, *Los Amigos Junior High School* was built on Baker Avenue in order to house 7th and 8th graders. Later, in 1977, there arose a need to open another junior high school



Miss Carolyn Freeman (Mrs. Ray Ford) with Primary School Children - 1912.  
Courtesy of Carolyn Ford



# HISTORIC RESOURCES INVENTORY

Ser. No. 1730 - 17 -  
HABS HAER Loc SHL No. NR Status 5  
UTM: A 11-446020-3774085 C   
B  D

## IDENTIFICATION

1. Common name: Ferrett House
2. Historic name: Santolucito House
3. Street or rural address: 10049 Arrow Route  
City Rancho Cucamonga Zip 91730 County San Bernardino
4. Parcel number: 0209-041-32
5. Present Owner: Robert and Paula Ferrett Address: 26 Mesa Ridge  
City Pomona CA Zip 92507 Ownership is: Public  Private X
6. Present Use: Residence Original use: Residence

## DESCRIPTION

- 7a. Architectural style: Craftsman Bungalow
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:  
A single story irregularly shaped structure of wood construction. Roof is medium bellcast gable with composite shingles. Eaves are enclosed with knee braces. A shed roof dormer is located centrally over the entrance. An exterior chimney of brick construction is located on the east side of the structure. Siding is wood clapboard. A bay window with shed roof is located on the east side of the structure. Windows are double hung with narrow wood lintel and sill. Porch has been enclosed with glass and wood windows at some point after construction. Front door is multiple panel of wood and glass construction. Foundation appears to be brick. A separate garage is located to the rear of fence surrounds the front yard, with a large tree and several smaller fruit trees along the east side.



8. Construction date:  
Estimated Pre 1915 Actual
9. Architect Unknown
10. Builder G. T. Santolucito
11. Approx. property size (in feet)  
Frontage 50 Depth 150  
or approx. acreage
12. Date(s) of enclosed photograph(s)  
July 1987



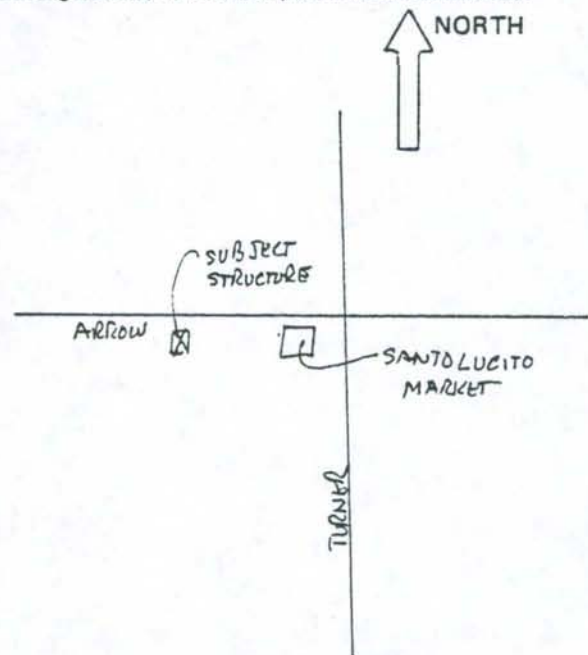
13. Condition: Excellent \_\_\_ Good X Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Front porch enclosed with multiple pane windows.
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings X Densely built-up X  
Residential X Industrial \_\_\_ Commercial X Other: \_\_\_
16. Threats to site: None known \_\_\_ Private development X Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: Located next to the Santolucito Italian Market

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
This structure is significant since it is the original home of G. T. Santolucito who immigrated into the area in 1920. Santolucito purchased the property in 1920 from Henry A. Spies who had planted the entire seven acres in peaches. Santolucito's two son's, Ralph and Ben, entered the grocery business by working at several of the local grocery stores. In 1928, they formed a partnership and established the Santolucito Italian American Market located to the east of this structure. In 1939, this structure became the home of Ben Santolucito, and his wife Thelma.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture \_\_\_ Arts & Leisure \_\_\_  
Economic/Industrial X Exploration/Settlement \_\_\_  
Government \_\_\_ Military \_\_\_  
Religion \_\_\_ Social/Education \_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).  
San Bernardino County Assessor Records;  
"A Field Guide to American Houses:", Virginia  
and Lee McAlester; "Light Over the Mountain", Donald Clucas.
22. Date form prepared October, 1987  
By (name) Lynn Merrill  
Organization: \_\_\_  
Address: \_\_\_  
City: \_\_\_ Zip: \_\_\_  
Phone: \_\_\_

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



## HISTORIC RESOURCES INVENTORY

Ser. No. 1730 - 18  
HABS HAER Loc SHL No. NR Status 3  
UTM: A 11-446135-3774080 C   
B  D

### IDENTIFICATION

1. Common name: Santolucito Italian American Market P1084-43A P36-016439  
2. Historic name: Santolucito Italian American Market  
3. Street or rural address: 10095 Arrow Highway  
City Rancho Cucamonga Zip 91730 County San Bernardino  
4. Parcel number: 0209-041-09  
5. Present Owner: Ben and Grace Santolucito Address: 10005 Arrow Highway  
City Rancho Cucamonga Zip 91730 Ownership is: Public  Private X  
6. Present Use: Market Original use: Market

### DESCRIPTION

- 7a. Architectural style: N/A  
7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition:

A single story rectangular structure of wood and brick construction. Flat roof with unknown roofing material. Stepped parapet with twin red brick moldings located on northeast corner of structure. A vertical sign rises up from the parapet on the same corner. Siding material is stucco with brick veneer extending halfway up the siding. Northwest corner has been rounded. Windows are glass and aluminum and do not appear to be original. An extension located on the northside of the structure contains the aluminum and glass vestibule doors. A flat gabled roof extends along the facade with decorated molding. This is secured with chains as opposed to wire. There is a small addition on east side of structure with a shed roof, composit rolled tarpaper. On west side of structure, there are two wood and glass doors covered with an awning and several double hung windows. All these windows are covered with wrought iron bars. There are no significant landscape features surrounding this structure. To the west of this structure are several warehouse type buildings.

8. Construction date:  
Estimated  Factual 1928  
9. Architect unknown  
10. Builder G. T. Santolucito  
11. Approx. property size (in feet)  
Frontage 250' Depth 200'  
or approx. acreage   
12. Date(s) of enclosed photograph(s)  
July 1987





13. Condition: Excellent \_\_\_\_\_ Good X Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_
14. Alterations: Replacement of wood framed windows with aluminum. Addition of vestibule on front with aluminum doors.
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings X Densely built-up \_\_\_\_\_  
Residential X Industrial \_\_\_\_\_ Commercial X Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning X Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_
18. Related features: N/A

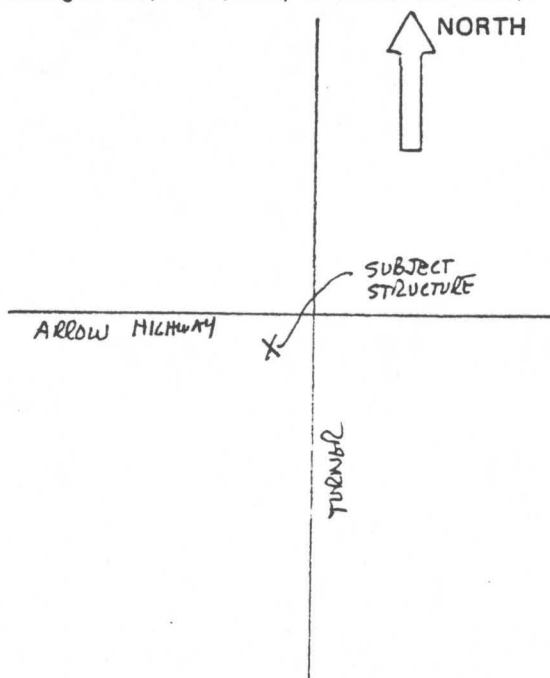
# SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)
- The Santolucito Italian American Market was established in 1928 by Ben and Ralph Santolucito. The Santolucitos migrated to the area from Vermont in November of 1919, originally staying in Huntington Beach. In January 1920, the family purchased a peach orchard in Cucamonga. In 1922, Ralph became an employee of the Cucamonga Grocery and in 1925 became manager of one of the first Safeway stores in San Bernardino. In 1926, he and Ben went to work for Clark's Grocery (Cucamonga Market). In 1928, Ralph and Ben formed a partnership and established this market with the purpose of serving people of Italian-American tastes with the best in quality foods. They established this market next door to their family home on Arrow. In 1940, they purchased the Guasti Market and also acquired the Cucamonga Market. The Santolucito Market is a well-known institute in the area, having served the community for almost sixty years.

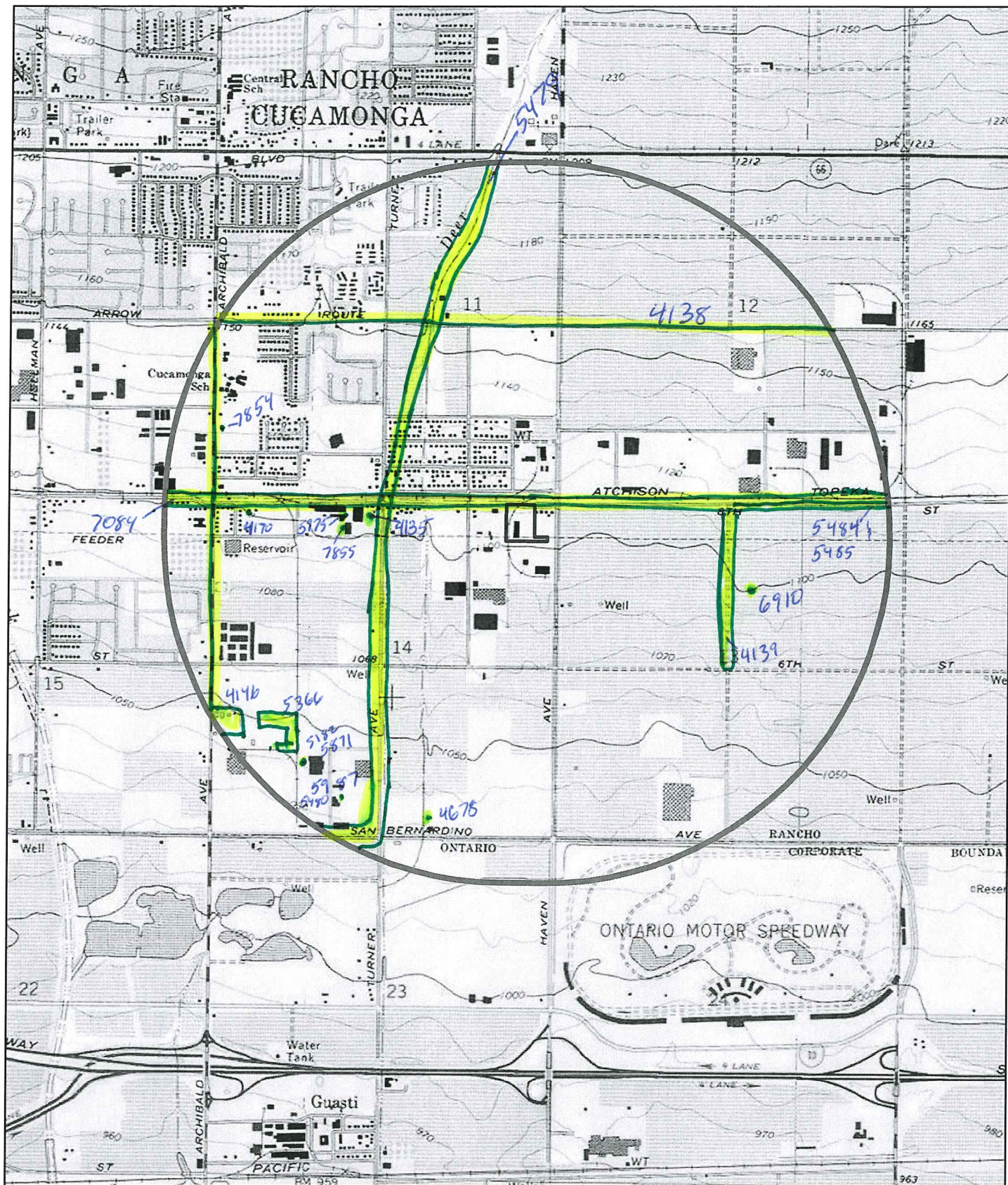
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture \_\_\_\_\_ Arts & Leisure \_\_\_\_\_  
Economic/Industrial X Exploration/Settlement \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_
21. Sources (List books, documents, surveys, personal interviews and their dates).
- "Light Over the Mountain," Donald Clucas;  
San Bernardino County Tax Assessor records.

22. Date form prepared October 1987  
By (name) Lynn Merrill  
Organization \_\_\_\_\_  
Address: \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_  
Phone: \_\_\_\_\_

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):







- APE
- mile buffer

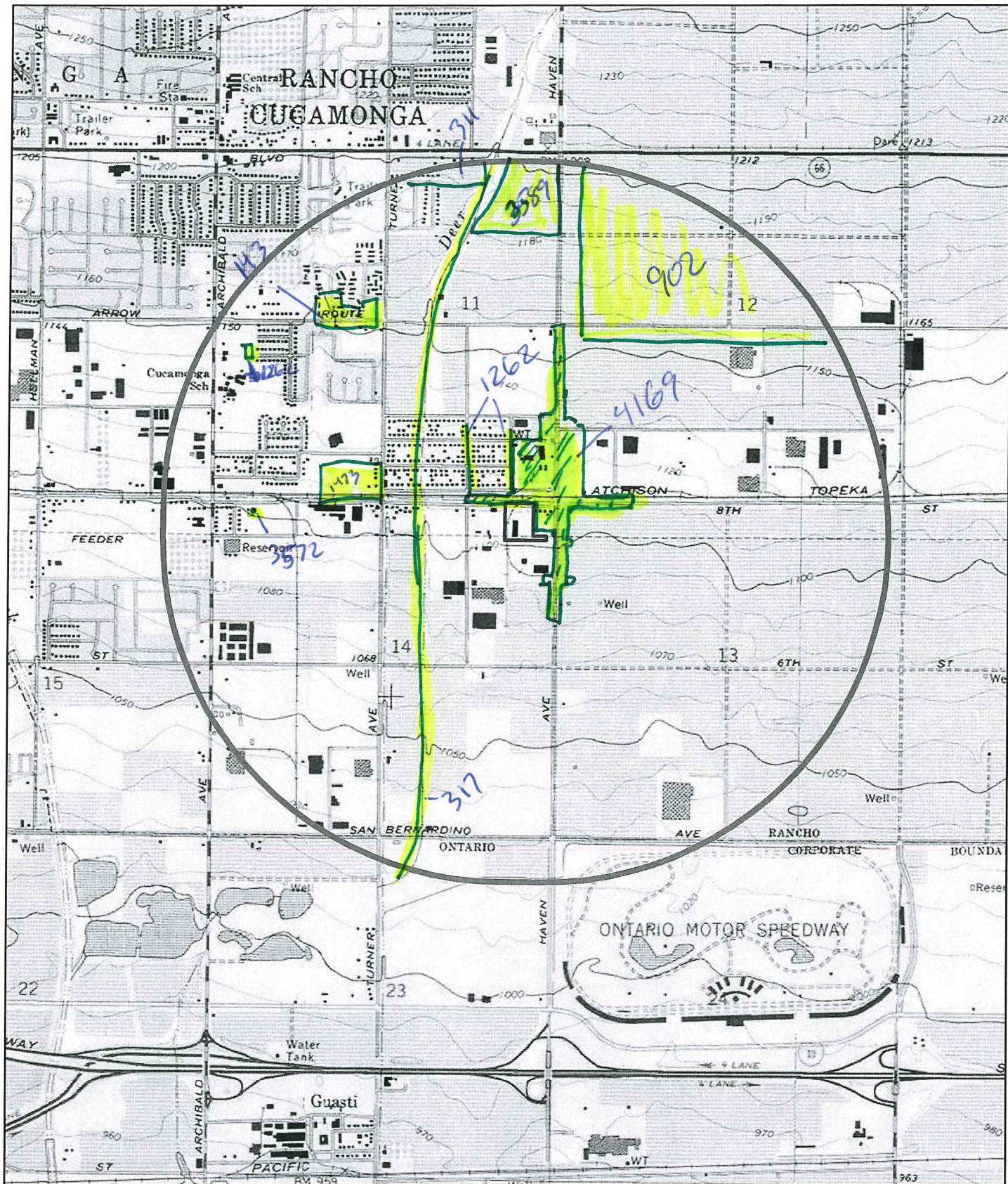
Record Search Location Map  
 8th Street and Haven 18-067  
 USGS Guasti Quadrangle (7.5-minute series)

Reports 1  
 SB-



1:24,000





- APE
- mile buffer

Record Search Location Map  
 8th Street and Haven 18-067  
 USGS *Guasti* Quadrangle (7.5-minute series)

Reports 2  
 573 -



1:24,000



Report List

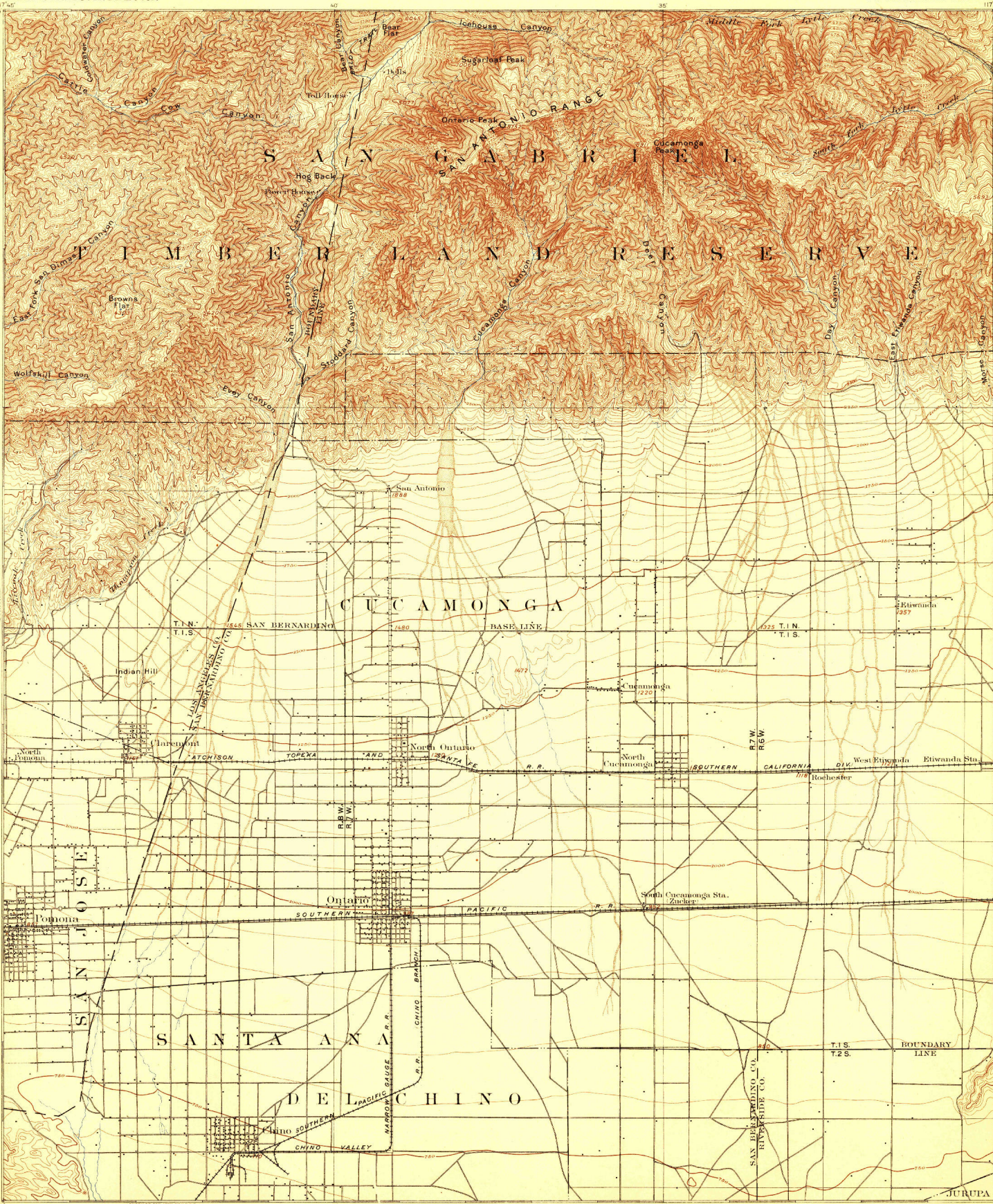
ReportNum	IDs	Authors	CitTitle	CitPublisher	Resources
SB-00143	NADB-R - 1060143; Voided - 73-1.2	SMITH, GERALD A.	TURNER TERRACE APARTMENTS	SAN BERNARDINO COUNTY MUSEUM	
SB-00311	NADB-R - 1060311; Voided - 76-3.9	HARRIS, RUTH D.	ARCHAEOLOGICAL - HISTORICAL RESOURCES ASSESSMENT; FIFTEEN ACRES, CUCAMONGA AREA	SAN BERNARDINO COUNTY MUSEUM ASSOCIATION	
SB-00317	NADB-R - 1060317; Voided - 76-4.2	MARTZ, PATRICIA	DESCRIPTION AND EVALUATION OF THE CULTURAL RESOURCES: CUCAMONGA, DEMENS, DEER AND HILLSIDE CREEK CHANNELS, SAN BERNARDINO AND RIVERSIDE COUNTIES, CALIFORNIA	ARCHAEOLOGICAL RESEARCH UNIT, UCR	36-000270, 36-000895, 36-000897, 36-000898, 36-000899, 36-000900, 36-000901, 36-000902, 36-015231
SB-00902	NADB-R - 1060902; Voided - 80-1.5	ARCHAEOLOGICAL RESOURCE MANAGEMENT CORPORATION	ARCHAEOLOGICAL ASSESSMENT OF RANCHO CUCAMONGA BUSINESS PARK EIR	ARCHAEOLOGICAL RESOURCE MANAGEMENT CORPORATION	
SB-01262	NADB-R - 1061262; Voided - 82-4.5	LERCH, MICHAEL K.	CULTURAL RESOURCES ASSESSMENT OF THE NORTH TOWN STREET IMPROVEMENTS: PHASE III, AND NEIGHBORHOOD CENTER EXPANSION PROJECTS, CITY OF RANCHO CUCAMONGA, SAN BERNARDINO COUNTY, CALIFORNIA	SAN BERNARDINO COUNTY MUSEUM ASSOCIATION	
SB-01473	NADB-R - 1061473; Voided - 84-12.1	BREECE, WILLIAM H.	THE VINYARDS SURVEY		
SB-03572	NADB-R - 1063572	DUKE, CURT	CULTURAL RESOURCE ASSESSMENT: CINGULAR WIRELESS FACILITY SB 139-01, SAN BERNARDINO COUNTY, CA. 9PP	LSA	36-016423
SB-03589	NADB-R - 1063589	DE BARROS, PHILIP and KENNETH SWIFT	CULTURAL RESOURCE SURVEY AND EVALUATION OF THE DE AMBROGIO VINEYARD INCLUDING THE DE AMBROGIO HOUSE AND VINEYARD STRUCTURES AT 10329 FOOTHILL BLVD, RANCHO CUCAMONGA, SAN BERNARDINO COUNTY, CA. 69PP	PROFESSIONAL ARCHAEOLOGICAL SERVICES	36-010289
SB-04135	NADB-R - 1064135	BUDINGER, FRED	A SECTION 106 HISTORIC PRESERVATION REVIEW OF THE PROPOSED VERIZON WIRELESS WINERY UNMANNED CELLULAR TELECOMMUNICATIONS SITE TO BE LOCATED AT 9951 8TH ST, RANCHO CUCAMONGA, SAN BERNARDINO COUNTY, CA. 47PP	TETRA TECH	36-016423
SB-04138	NADB-R - 1064138	TANG, BAI	IDENTIFICATION & EVALUATION OF HISTORIC PROPERTIES: FOURTH ST RECYCLED WATER PIPELINE IN AND NEAR THE CITIES OF ONTARIO & RANCHO CUCAMONGA, SAN BERNARDINO COUNTY, CA. 29PP	CRM TECH	
SB-04139	NADB-R - 1064139	Hogan, Michael and Bai Tang	ADDENDUM TO HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY: FOURTH ST RECYCLED WATER PIPELINE IN AND NEAR THE CITIES OF ONTARIO & RANCHO CUCAMONGA, SAN BERNARDINO COUNTY, CA.	CRM TECH	
SB-04146	NADB-R - 1064146	GOODWIN, RIORDAN	CULTURAL RESOURCE ASSESSMENT: PGP CRESCENT BUSINESS CENTER, CITY OF RANCHO CUCAMONGA, SAN BERNARDINO COUNTY, CA. 11PP	LSA	
SB-04169	NADB-R - 1064169	WESSON, ALEX, CHRISTINE HACKING, and KIRSTEN ERICKSON	HAVEN AVE GRADE SEPARATION AT SCRRA RAILROAD TRACKS. 48PP	URS CORPORATION	36-011276, 36-011277, 36-011278, 36-011279, 36-011280, 36-011281
SB-04170	NADB-R - 1064170	DUKE, CURT	CULTURAL RESOURCE ASSESSMENT: CINGULAR WIRELESS FACILITY NO. SB139-01, SAN BERNARDINO COUNTY, CA. 12PP	LSA	36-016423
SB-04678	NADB-R - 1064678	Encarnacion, Deirdre	Historical/Archaeological Resources Survey Report: San Antonio Channel (West Edison) Recycled Water Pipeline Project in the Cities of Montclair and Ontario, San Bernardino County, California.		
SB-05182	NADB-R - 1065182	Billat, Loma	Archibald/CA-7134K		
SB-05358	NADB-R - 1065358	Sider, W.A.	Cucamonga Creek 1776-1976 After 200 Years.		
SB-05366	NADB-R - 1065366	Goodwin, Riordan	Archaeological Monitoring for PGP Crescent Business Center, City of Rancho Cucamonga, San Bernardino County, California.		
SB-05479	NADB-R - 1065479	Bonner, Wayne H. and Mamie Aislin-Kay	Cultural Resource Records Search and Site Visit Results for Cingular Telecommunications Facility Candidate ES-043-02 (Mt. Carmel Catholic), 10079 8th Street, Rancho Cucamonga, San Bernardino County, California.	Michael Brandman Associates	
SB-05480	NADB-R - 1065480	Wlodarski, Robert J. and Wayne H. Bonner	CA7134G Archibald-Tibbetts, 9624 Hermosa Avenue, Rancho Cucamonga, San Bernardino County, California.		
SB-05484	NADB-R - 1065484	Pollock, Katherine H., Virginia Austerman, and Michael K. Lerch	Archaeological Survey of a 2.75 Mile Section of the Etiwanda-Archline-Cucamonga-Genamie 66kV Transmission Line to be Rebuilt, San Bernardino County, California.		



# Report List

ReportNum	IDs	Authors	CitTitle	CitPublisher	Resources
SB-05485	NADB-R - 1065485	Schmidt, James J.	DWO 4505-3127: Rancho Vista New AA Station Project, Etiwanda Area, San Bernardino County, California.		
SB-05871	NADB-R - 1065871; OHP OTIS Report Nbr - FCC070801A	Bonner, Wayne H. and Mamie Aislin-Kay	Cultural Resource Records Search Results and Site Visit for Royal Street Communications, LLC Candidate LA2247A (Global Signal/Laird Construction) 9460 Lucas Ranch Road, Rancho Cucamonga, San Bernardino County, California.	Michael Brandman Associates	
SB-05975	NADB-R - 1065975	Sorrell, Tanya R., Casey Tibbet, and Bill Bell	Cultural Resources Assessment: Bane Winery, City of Rancho Cucamonga, San Bernardino County, California.	LSA	36-016423
SB-05987	NADB-R - 1065987	Bonner, Wayne H. and Mamie Aislin-Kay	Cultural Resource Records Search Results and Site Visit for Global Signal Telecommunications Facility Candidate 3021590 (Laird Construction) 9460 Lucas Ranch Road, Rancho Cucamonga, San Bernardino County, California.		
SB-06910	NADB-R - 1066910	Wlodarski, Robert J.	Cultural Resources Record Search and Archaeological Survey Results for the Proposed Royal Street Communications, California, LLC, Site LA2242B (Cucamonga Water District) Located at 9111 Cleveland Avenue, Rancho Cucamonga, San Bernardino County, California, 91730.	HEART	
SB-07048		Padon, Beth	Cultural Resource Assessment Study for Verizon "Hemlock" Site in Rancho Cucamonga, San Bernardino County, California	Discovery Works	36-016454
SB-07084	NADB-R - 1067084	Tang, Bai "Tom"	Preliminary Historical/Archaeological Resources Study, San Bernardino Line Positive Train Control Project, Southern California Regional Rail Authority, Counties of Los Angeles and San Bernardino.	CRM TECH	
SB-07854	NADB-R - 1067854	Wills, Carrie D.	Cultural Resources Records Search and Site Visit Results for Verizon Wireless Candidate 'Helms', 8555 Archibald Avenue, Rancho Cucamonga, San Bernardino County, California.	Michael Brandman Associates	
SB-07855	NADB-R - 1067855	Williams, Sarah A., Carrie D. Wills, and Kathleen A. Crawford	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate IE04327A (SB139 Bane Winery), 10013 8th Street, Rancho Cucamonga, San Bernardino County, California.	EAS	36-016423





LEGEND

RELIEF  
(printed in brown)

Contours

Figures  
(showing height above mean sea level; contour interval determined)

Contours

(showing height above mean sea level; contour interval determined)

Depression contours

Washes

DRAINAGE  
(printed in blue)

Creeks

Intermittent streams

Ponds

Sinks

CULTURE  
(printed in black)

Cities and towns

Roads and buildings

Railroads

Street railroad

Trails

County boundary lines

Reserve boundary lines

City boundary lines

U. S. Township and section lines

Land grant boundary lines

Boundary lines and roads coincident

Minutes of latitude and longitude are indicated on the border of the map. Names of neighboring published sheets are printed on the margin.

Henry Gannett, Chief Topographer.  
R. J. Goode, Geographer in charge.  
Triangulation by A. P. Davis.  
Topography by W. S. Post.  
Surveyed in 1894.

ENGRAVED BY H. H. HARRIS

Scale 62500

Contour Interval 50 Feet.  
Distances in mean Sea level.

Edition of Mar. 1897.

U. S. G. S.  
Historical File  
Topographic Division  
FILE COPY  
Editor of Topographic Maps.

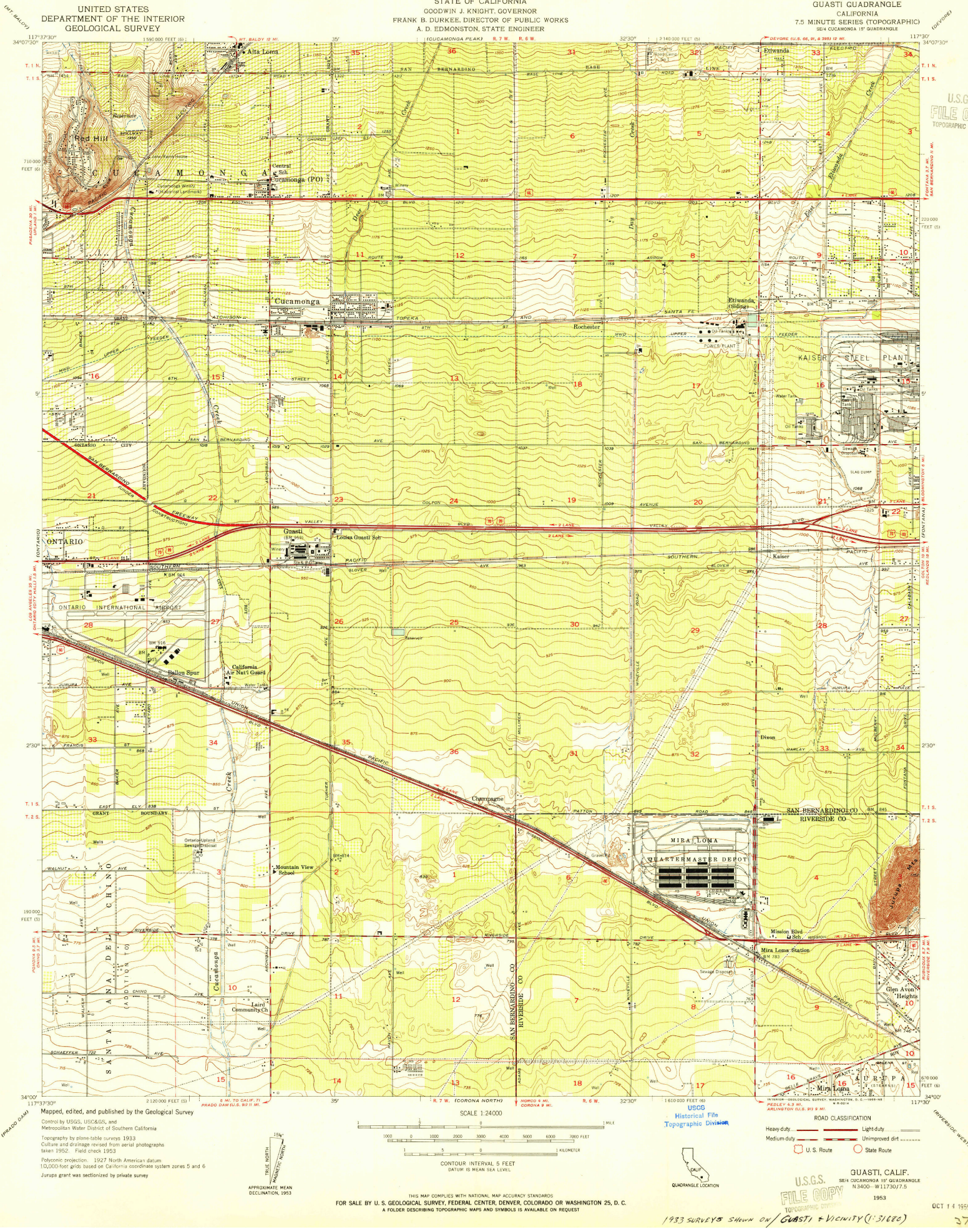
2045  
April 21-97  
2045.



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

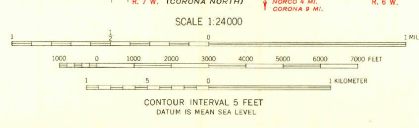
STATE OF CALIFORNIA  
GOODWIN J. KNIGHT, GOVERNOR  
FRANK B. DURKEE, DIRECTOR OF PUBLIC WORKS  
A. D. EDMONSTON, STATE ENGINEER

QUASTI QUADRANGLE  
CALIFORNIA  
7.5 MINUTE SERIES (TOPOGRAPHIC)  
SEA CUCAMONGA 15' QUADRANGLE



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FILE COPY  
TOPOGRAPHIC DIVISION

Maped, edited, and published by the Geological Survey  
Control by USGS, USCA&S, and  
Metropolitan Water District of Southern California  
Topography by plane-table surveys 1933  
Culture and drainage revised from aerial photographs  
taken 1952. Field check 1953  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on California coordinate system zones 5 and 6  
Jurupa grant was sectionized by private survey



USGS  
FILE COPY  
TOPOGRAPHIC DIVISION  
ROAD CLASSIFICATION  
Heavy-duty ——— Light-duty ———  
Medium-duty ——— Unimproved dirt ———  
U.S. Route ——— State Route ———



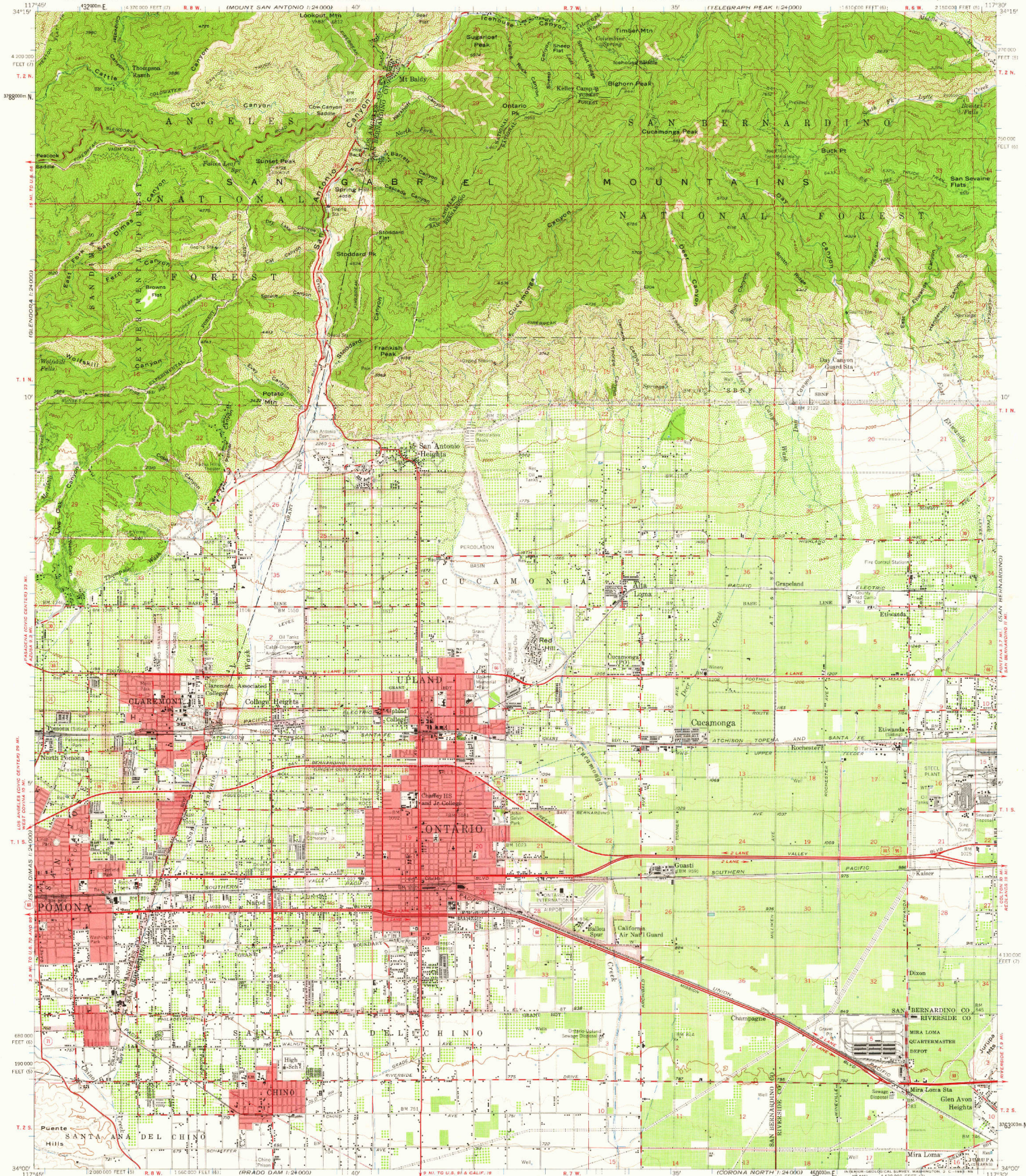
U.S.G.S.  
FILE COPY  
TOPOGRAPHIC DIVISION  
QUASTI, CALIF.  
SEA CUCAMONGA 15' QUADRANGLE  
N 3400 - W 11730/7.5  
1953

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, FEDERAL CENTER, DENVER, COLORADO OR WASHINGTON 25, D. C.  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

1933 SURVEYS SHOWN ON / QUASTI + VICINITY (1:31,680)

OCT 14 1955  
2700





Maped, edited, and published by the Geological Survey  
Control by USGS, USCGS, Los Angeles Co., and Metropolitan Water District  
Compiled in 1958 from 1:24,000-scale maps of Mt. Baldy, Cucamonga Peak,  
Guasti, and Ontario 7.5 minute quadrangles, remapped 1953-1954  
Topography from aerial photographs by multiple methods  
and by plane-table surveys. Aerial photographs taken 1952  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on California coordinate system, zones 5, 6, and 7  
1000-meter Universal Transverse Mercator grid lines, zone 11, shown in blue  
Red tint indicates areas in which only landmark buildings are shown  
Dashed land lines indicate approximate locations  
Certain land lines are omitted in T. 2 N., R. 8 W., because of insufficient data

SCALE 1:62,500

CONTOUR INTERVAL 80 FEET  
DOTTED LINES REPRESENT 40 FOOT CONTOURS  
ELEVATION IN FEET SEA LEVEL

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER 25, COLORADO OR WASHINGTON 25, D. C.  
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USGS  
Historical File  
Topographic Division

This area also covered by 1:24,000-scale maps of  
Cucamonga Peak, Mt. Baldy, Ontario, and  
Guasti 7.5 minute quadrangles, surveyed 1954  
ONTARIO, CALIF.  
N3400-W11730/15

1954

10,490