

Rose Glen Specific Plan Residential Project

Historic Resources Evaluation Report

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ACRONYMS AND ABBREVIATIONS

APN	Assessor's Parcel Number
BERD	Built Environment Resources Directory
BMPs	best management practices
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CRHR	California Register of Historical Resources
DPR	Department of Parks and Recreation
HELIX	HELIX Environmental Planning, Inc.
HRER	Historic Resource Evaluation Report
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
PRC	Public Resources Code
SCCIC	South Central Coastal Information Center
USGS	U.S. Geological Survey

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EXECUTIVE SUMMARY

Purpose and Scope

HELIX Environmental Planning, Inc. (HELIX) was retained by Century Communities (Client) to provide historic resource consulting services in support of the Rose Glen Residential Project (project) in the City of Upland, San Bernardino County, California. Located in southeast Upland, north of Interstate 10, the subject property occupies the parcel at 1400 East Arrow Highway (Assessor's Parcel Number [APN] 1046-481-14-0000). The property consists of a lumber yard and warehouse constructed in 1956. The proposed project would demolish the structures on the subject property and replace them with 65 two-story single family detached residential dwelling units, 120 parking spaces, in individual garages, and 42 guest spaces, for a total of 162 parking spaces. The dwellings, which will be designed in the Spanish/Santa Barbara architectural style, will range from 1,544 to 1,5447 square feet and extend to a maximum height of 40 feet. Open space areas would include 9,400 square feet of common open space and 20,600 square feet of private open space for a total of 30,000 square feet.

The purpose of this report is to provide the substantial evidence necessary to determine whether the subject property meets federal, state, or local eligibility criteria and therefore qualifies as a historical resource pursuant to the California Environmental Quality Act (CEQA).

This intensive-level historic resource evaluation report (HRER) relied on literature review, archival research, a site inspection, and evaluation of the property in accordance with applicable eligibility criteria. The property was also recorded on California Department of Parks and Recreation (DPR) Series 523 forms.

All activities were conducted in accordance with the requirements of the Public Resources Code (PRC) and CEQA, as well as applicable best practices and regulations. The City of Upland is the lead agency under CEQA.

Dates of Investigation

HELIX staff requested a record search of the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC) on September 1, 2021. The results of the SCCIC record search were completed on November 24, 2021. On September 28, 2021, HELIX Senior Architectural Historian Debi Howell-Ardila, MHP, conducted a site visit. Field investigation consisted of examination and photography of the exterior of the subject property within the lumber yard complex. Field notes included resource descriptions, current conditions, alterations/integrity, and character-defining features. Ms. Howell-Ardila and Senior Architectural Historian, Ginger Weatherford, MPS, served as principal investigators and co-authors of this study. Ms. Howell-Ardila and Ms. Weatherford meet and exceed the Secretary of the Interior's Professional Qualification Standards for architectural history, as codified in 36 CFR Part 61. All evaluation results are documented in this report; the compiled DPR set follows this report in Appendix A, and key staff resumes follow as Appendix B.

Summary of Findings

As a result of this intensive-level evaluation, the property at 1400 East Arrow Highway does not appear eligible for federal, state, or local listing. In addition, it is not included on the State Built Environment Resources Directory (BERD) or the City's register of designated properties; it is also not a contributor to one of the City's designated historic districts. Therefore, the property does not qualify as a historical resource under CEQA.

1.0 INTRODUCTION

HELIX Environmental Planning, Inc. (HELIX) was retained by Century Communities (Client) to provide historic resource consulting services in support of the Rose Glen Residential Project (project) in the City of Upland, San Bernardino County, California. Located in southeast Upland at the intersection of East Arrow Highway and Olivewood Drive (Assessor's Parcel Number [APN] 1046-481-14-0000), the project site operated as a lumber yard from the mid twentieth century through present-day. The proposed project would demolish and replace a series of extant warehouses, associated structures, and hardscaping currently occupying the 4.9-acre parcel.

The purpose of this report is to provide the substantial evidence necessary to determine whether any of the of-age components within the project area, in whole or in part, meet federal, state, or local eligibility criteria as a historic landmark or historic district and therefore qualify as a historical resource pursuant to the California Environmental Quality Act (CEQA). This intensive-level historic resource evaluation report (HRER) assesses the subject property, which includes buildings, structures, and features, in accordance with the criteria of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the City of Upland (City) Municipal Code.

All activities were conducted in accordance with the requirements of the Public Resources Code (PRC) and CEQA, as well as applicable best practices and regulations. The City of Upland is the lead agency under CEQA.

1.1 PROJECT LOCATION

The project is located in the City of Upland in San Bernardino County (Figure 1, *Regional Location*). The project is located 2.43 miles south of Interstate 210 (I-210, Foothill Freeway) and 1.04 miles north of I-10 (San Bernardino Freeway) within an unsectioned portion of Township 1 South, Range 7 West, on the U.S. Geological Survey (USGS) 7.5' Ontario quadrangle (Figure 2, *USGS Topography*). The project site is bordered by East Arrow Highway to the north, residential properties and Olivewood Drive to the east, a commercial property to the west, and residential properties to the south (Figure 3, *Aerial Photograph*).

1.2 PROJECT DESCRIPTION

The project proposes to demolish the extant structures on the subject property and replace them with 64 two-story single family detached residential homes (Figure 4, *Site Plan*). The homes, which will be designed in the Spanish/Santa Barbara architectural style, will range from 1,544 to 1,547 square feet, and extend to a maximum height of 40 feet. Additional project features 8,904 square feet of common open space that would support open lawn play areas, tot lot, picnic areas and benches, and additional smaller landscaped common open space areas. Parking would be accommodated through the provision of private spaces in the attached two-car garages (for a total of 128 spaces) and an additional 47 guest spaces that would be distributed through the project site. The existing ten-foot block wall that separates the project site from the residential land uses to the east would remain and be painted. Additionally, a minimum 6-foot-high sound wall is proposed along the westerly side of the project, and a new wall would be erected along the project's western and southern project boundary.

Site access would be via a gated pass-through entry lane for residences with a separate lane for guests along Arrow Highway, with a secondary gated emergency-only access provided along North 14th Avenue.

A network of internal private drives with 24-foot right of way would provide access to the individual homes. Internal drives would be privately owned and maintained. Pedestrian connectivity is a major goal within the project, and pedestrian connections are provided through sidewalks on both sides of all streets and within the recreation areas.

Utility infrastructure improvements and connections would also occur to accommodate site development. An existing six-inch water line on site would be removed and realigned with an 8-inch water line lateral connection to East Arrow Highway and reducing connection to North 14th Avenue. If fire flow requirements are not met, a secondary lateral connection to the existing 8-inch water line in the adjacent property may be needed to complete the internal loop system. Wastewater discharges from the site would occur through internal sewer mains connecting to an existing 8-inch sewer line in North 14th Avenue. An existing 8-inch sewer line would be abandoned and a new sewer line 8-inch sewer line would be rerouted through the site. The project would decrease the area of impervious surfaces in relation to the existing site conditions and would incorporate Best Management Practices (BMPs) for the collection and treatment of storm water as part of an overall low-impact development concept. The on-site storm system would convey runoff through the street curbs and catch basins to a 7,453-square foot underground vault system to infiltrate on site. Any high flows would be conveyed through a new off-site proposed system from the site through North 14th Avenue and 9th Street and connect to an existing San Bernardino County Flood Control District structure at Bodenhamer Street. Additionally, the existing overhead electrical lines that traverse the property would be undergrounded, and other local connections would occur to municipal infrastructure.

In all, 5,000 square feet of structures would be demolished along with 213,444 square feet of asphalt that would be hauled from the site. In addition, 2,727 cubic yards of imported soil would be hauled to the site.

To accommodate the residences, the project would require a General Plan land use amendment and a zone change from the current Light Industrial/Business Park designation and Light Industrial Zoning to Specific Plan.

2.0 REGULATORY FRAMEWORK

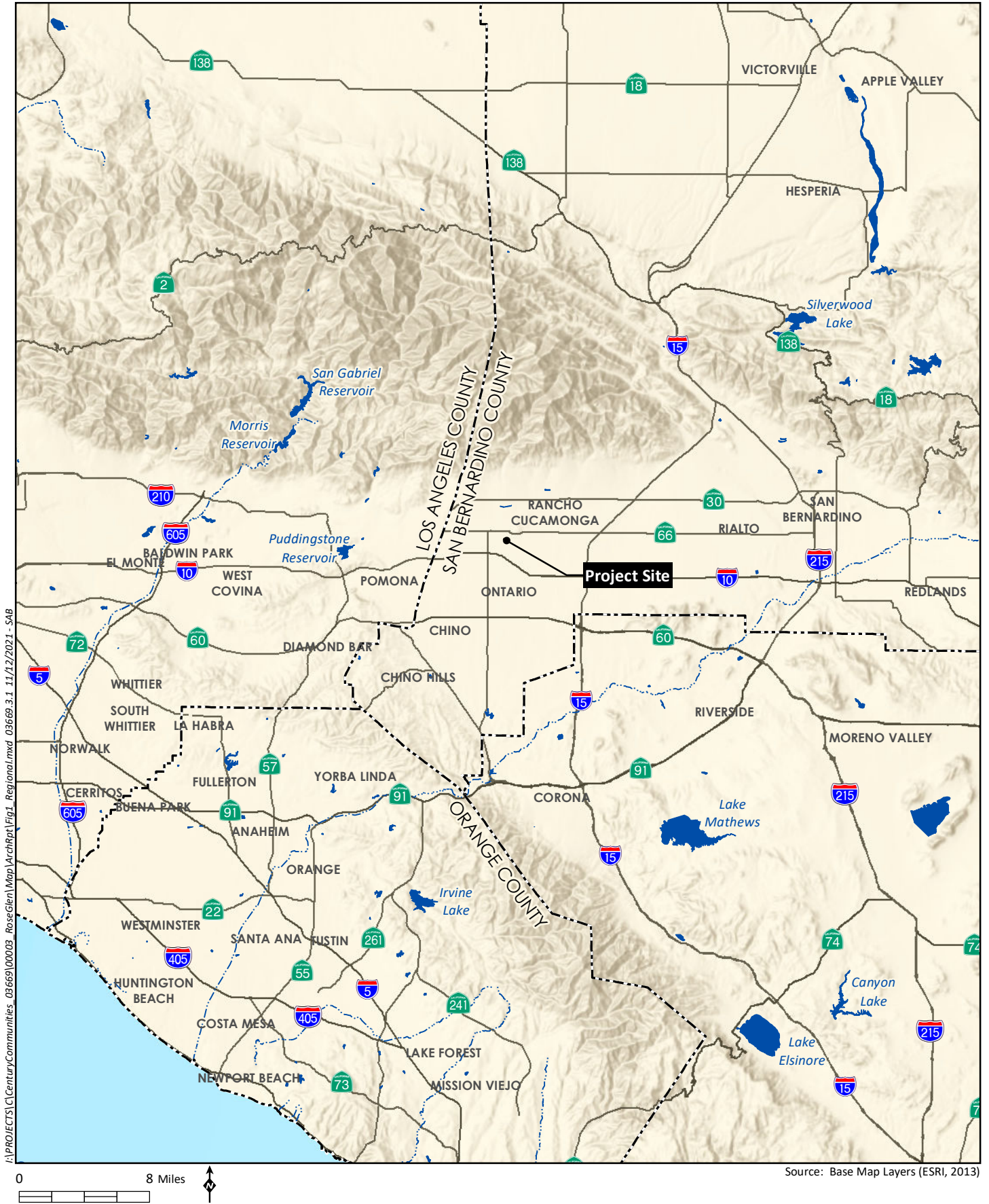
This section describes the applicable regulatory framework considered in this study.

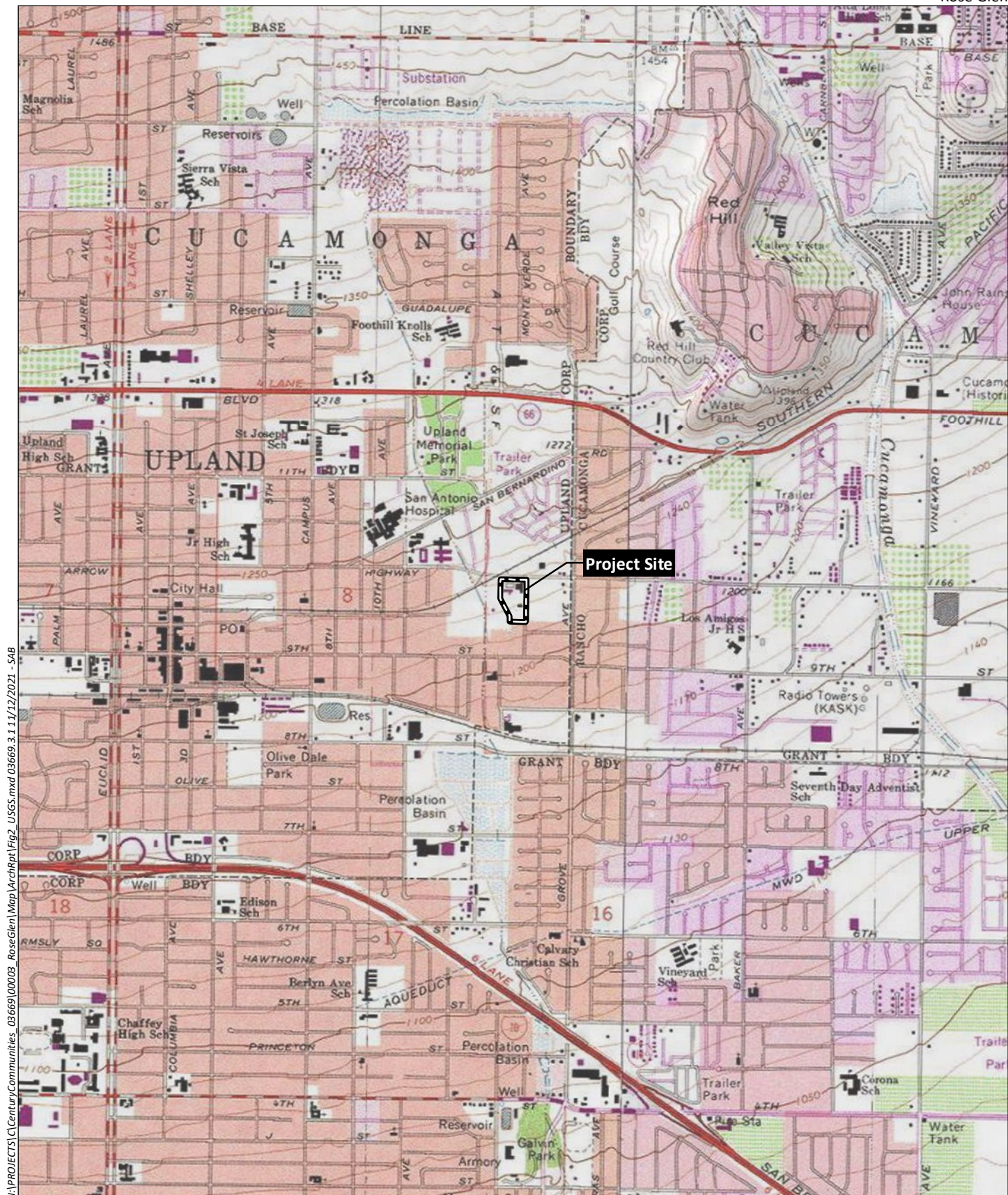
2.1 FEDERAL

2.1.1 National Register of Historic Places

The National Register of Historic Places was established by the National Historic Preservation Act (NHPA) of 1966 as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment” (36 CFR [Code of Federal Regulations] 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. A property is eligible for the NRHP if it:

Criterion A Is associated with events that have made a significant contribution to the broad patterns of our history; or





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Source: ONTARIO & GUASTI 7.5' Quad (USGS)



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Source: Hunsaker 2021

- Criterion B** Is associated with the lives of persons significant in our past; or
- Criterion C** Embodies the distinctive characteristics of a type, period, or method of installation, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- Criterion D** Has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting these criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity.

To retain integrity, a property must possess several, if not all, of these seven qualities, which are defined in the following manner in National Register Bulletin 15:

1. **Location.** The place where the historic property was constructed or the place where the historic event occurred.
2. **Design.** The combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting.** The physical environment of a historic property.
4. **Materials.** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship.** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling.** A property’s expression of the aesthetic or historic sense of a particular period of time.
7. **Association.** The direct link between an important historic event or person and a historic property.

Some aspects of integrity may be accorded more weight than others, depending on the type of resource being evaluated and the applicable eligibility criteria. Integrity can be assessed only after it has been concluded that a resource is significant.

2.1.2 Secretary of the Interior’s Standards for Rehabilitation

In accordance with the National Park Service and CEQA Guidelines, projects that comply with the *Secretary’s Standards for the Treatment of Historic Properties* and *Secretary’s Standards for Rehabilitation* (*Secretary’s Standards*) are projects that retain the historic integrity of the resource. According to CEQA Guidelines, a project that complies with the *Secretary’s Standards* is generally considered to be a project that will not cause a significant adverse impact to a historical resource.

The goal of the *Secretary's Standards* is to outline treatment approaches that allow for the retention of and/or sensitive changes to the distinctive materials and features that lend a historical resource its significance. The *Secretary's Standards* and Guidelines offer general recommendations for preserving, maintaining, repairing, and replacing historical materials and features, as well as designing new additions or making alterations. These standards also provide guidance on new construction adjacent to historic districts and properties, in order to ensure that there are no indirect adverse impacts to historic properties.

Rehabilitation is the most flexible treatment approach of the *Secretary's Standards*. The ten *Secretary's Standards for Rehabilitation* are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The *Secretary's Standards and Guidelines* offer general recommendations for preserving, maintaining, repairing, and replacing historical materials and features, as well as designing new additions or making alterations. The *Secretary's Standards for Rehabilitation* also provide guidance on new construction adjacent to historic districts and properties, in order to ensure that there are no adverse indirect impacts to integrity as a result of a change in setting. Applying the *Secretary's Standards* to new construction adjacent to historic resources helps ensure avoidance of indirect impacts and retention of the setting and feeling of the historic resource and its surrounding environment.

Secretary's Standards compliance begins with the identification and documentation of the "character-defining," or historically significant, features of the historical resource. According to Preservation Brief 17, *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, there is a three-step process to identifying character-defining features (Nelson 1982). Step 1 involves assessing the physical aspects of the building exterior as a whole, including its setting, shape and massing, orientation, roof and roof features, projections, and openings. Step 2 looks at the building more closely—at materials, trim, secondary features, and craftsmanship. Step 3 encompasses the interior, including individual spaces, relations, or sequences of spaces (floor plan), surface finishes and materials, exposed structure, and interior features and details. Alterations and replacement of character-defining features over time can impair a historic property's integrity and result in a loss of historic status. Therefore, to ensure that a historic property remains eligible after the implementation of projects, character-defining features should be identified and preserved.

2.2 STATE

The policies of the NHPA are implemented at the state level by the California Office of Historic Preservation, a division of the California Department of Parks and Recreation. The Office of Historic Preservation is also tasked with carrying out the duties described in the Public Resources Code and maintaining the California Historic Resources Inventory and CRHR. The state-level regulatory framework also includes CEQA, which requires the identification and mitigation of substantial adverse impacts that may affect the significance of eligible historical and archeological resources.

2.2.1 California Register of Historical Resources

Created in 1992 and implemented in 1998, the CRHR is "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Sections 21083.2 and 21084.1). Certain properties, including those listed in or formally determined eligible for listing on the NRHP and California Historical Landmarks, numbered 770 and higher, are automatically included on the CRHR.

According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

Criterion 2: It is associated with the lives of persons important in our past;

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values;

Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

Properties that do not retain sufficient integrity for NRHP listing can still qualify for listing in the CRHR. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

2.2.2 California Environmental Quality Act

CEQA requires a lead agency to analyze whether historic and/or archaeological resources may be adversely impacted by a proposed project. Under CEQA, a “project that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment” (PRC Section 21084.1). Answering this question is a two-part process: first, the determination must be made as to whether the proposed project involves cultural resources. Second, if cultural resources are present, the proposed project must be analyzed for a potential “substantial adverse change in the significance” of the resource.

According to CEQA Guidelines Section 15064.5, historic resources are:

1. A resource listed in, or formally determined eligible for listing in, the California Register of Historical Resources (PRC 5024.1, Title 14 CCR, Section 4850 et seq);
2. A resource included in a local register of historical resources, as defined in PRC Section 5020.1(k), or identified as significant in a historic resources survey meeting the requirements of PRC Section 5024.1(g);
3. Any building, structure, object, site, or district that the lead agency determines eligible for national, state, or local landmark listing; generally, a resource shall be considered by the lead agency to be historically significant (and therefore a historic resource under CEQA) if the resource meets the criteria for listing on the California Register (as defined in PRC Section 5024.1, Title 14 CCR, Section 4852).

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity (as defined in the previous section) does not meet NRHP criteria may still be eligible for listing in the CRHR.

According to CEQA, the fact that a resource is not listed in or determined eligible for listing in the California Register or is not included in a local register or survey shall not preclude the lead agency from determining that the resource may be an historical resource (PRC Section 5024.1). Pursuant to CEQA, a project with an effect that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (CEQA Guidelines, Section 15064.5(b).

CEQA Guidelines specify that “substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired”

(CEQA Guidelines, Section 15064.5). Material impairment occurs when a project alters in an adverse manner or demolishes “those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion” or eligibility for inclusion in the NRHP, CRHR, or local register. In addition, pursuant to CEQA Guidelines Section 15126.2, the “direct and indirect significant effects of the project on the environment shall be clearly identified and described, giving due consideration to both the short-term and long-term effects.”

2.3 LOCAL

2.3.1 City of Upland General Plan

Adopted in 2015, the City of Upland’s General Plan Land Use Element establishes the development criteria and standards that help guide land use in the City. It describes the allowed densities, property types, configurations, and zoning for land uses throughout the City. Historic buildings, properties, districts, landscapes, and civic places are included in the General Plan Land Use Element. “The Land Use Element regulates the growth of the community in order to achieve a balanced and orderly pattern of development. It promotes a stable and livable environment by preserving existing residential neighborhoods, while ensuring compatibility in the development of new residential and non-residential land-uses for citizens to live and work locally and access commercial and recreational opportunities. Through a mix of well-designed and complementary land uses centered around public transit, the land use element promotes the viability of modes of travel other than the car, which is necessary for Upland to meet specific greenhouse gas emissions targets, and for ensuring a high quality of life for our existing and future citizens.”¹

Goal LU-2, A community with stable and livable residential neighborhoods, establishes the following policy to preserve and protect Upland’s historic districts:

Goal LU-2. A community with stable and livable residential neighborhoods.

LU-2.2: Historic Residential Districts. Ensure the protection of Upland’s nine designated historic residential districts through active maintenance and upkeep of historic homes, as well as adequate buffers and transitions to adjacent neighborhoods.

Goal LU-3, A community with high-quality non-residential uses sufficient to serve the shopping, employment, and cultural needs of Upland residents and the region, establishes the following policy to encourage adaptive reuse of historic buildings:

Goal LU-3. A community with high-quality non-residential uses sufficient to serve the shopping, employment, and cultural needs of Upland residents and the region.

LU-3.6: Adaptive Reuse. Encourage the adaptive reuse of historic buildings in non-residential land use designations and zones as an alternative to demolition.

Adopted in 2015, the City of Upland’s General Plan Community Character and Urban Design Element “preserves and builds upon Upland’s “sense of place” and unique identity. This element influences the future physical form of the community by guiding the desired quality and character of future

¹ https://www.uplandca.gov/uploads/ftp/city_departments/development_services/planning/general_plan_map/pdfs/01_Land%20Use%20Element%20-%20revised%20LU%20map.pdf

development, and by protecting important aspects of the natural and built environment that define the image and spirit of Upland. This element gets to the heart of Upland’s vision statement, which is to preserve and enhance Upland’s small town community character and the attributes that evoke a unique sense of place—beautiful and safe neighborhoods, vibrant centers, and districts, thriving and diverse corridors, quality parks and open spaces, a scenic and natural environment, and rich historic and cultural resources. This element addresses four major topics: community character and sense of place, connectivity and walkability, historic and agricultural heritage, and arts and culture.”² The overarching goal of this element is “the preservation and enhancement of Upland’s small-town character, connectivity and walkability, historic and cultural heritage, and arts and culture in order to provide the highest quality of life and distinct sense of place for its citizens.”³

Community Character and Sense of Place. Upland’s quality neighborhoods, tree-lined corridors, mountain views, and gracious architectural heritage lend a sense of place and organization to the community. They are the primary contributors to the “small town” character of the community and offer a setting in which to integrate new development. Preserving and enhancing the attributes that define Upland’s unique character and sense of place are key themes of this General Plan. Goal CC-1, A community with a small-town character and distinct sense of place that embraces complementary growth, establishes the following policy to preserve and protect Upland’s historic resources:

Goal CC-1. A community with a small-town character and distinct sense of place that embraces complementary growth.

CC-1.1: Small Town scale. Support the maintenance and expansion of Upland’s existing character by requiring preservation of historic features, buildings, and landscaping while encouraging new development to complement the character, scale, and heritage of development in the community.

Goal CC-5, Sites and buildings of a high standard of design quality, visual interest, livability, and sustainability, establishes the following policy to preserve and protect Upland’s historic resources:

Goal CC-5. Sites and buildings of a high standard of design quality, visual interest, livability, and sustainability.

CC-5.2: Building Design Principles. Require new development projects to adhere to the basic principles of high-quality building design as set forth below, elsewhere in the General Plan, and in any additional design guidelines adopted by the City.

- d. *New Buildings Adjacent to Historic Buildings.* Require the design of new buildings adjacent to historic buildings to be compatible with the form and massing of the historic structure, including height, setback, massing, roof form, and architectural style.

Historic Preservation. Upland’s historic districts, buildings, landscape features and physical layout are one of its greatest assets and contribute to the City’s identity. With some of the most authentic historically distinct residential neighborhoods in Southern California, Upland continues to preserve its

² https://www.uplandca.gov/uploads/ftp/city_departments/development_services/planning/general_plan_map/pdfs/03_Community%20Character%20Element.pdf

³ https://www.uplandca.gov/uploads/ftp/city_departments/development_services/planning/general_plan_map/pdfs/03_Community%20Character%20Element.pdf

neighborhoods, buildings, streets, and landscapes through its own programs and by leveraging the policies and programs of State and Federal agencies. Goal CC-9, A community connected to its past through historically significant sites, structures, and districts, establishes the following policies to preserve and protect Upland's historic resources:

Goal CC-9. A community connected to its past through historically significant sites, structures, and districts.

CC-9.1: Identification. Continue to identify historic and cultural resources including individual properties, districts, and sites to provide adequate protection of these resources.

CC-9.2: National, California, and Upland Registers. Pursue eligibility and listing of qualified resources, including historic districts and individual resources, under the appropriate register(s).

CC-9.3: Applicable Laws and Regulations. Ensure that City, State, and federal historic preservation laws, regulations, and codes related to historical resources are implemented, including the California Historical Building Code and State laws related to archaeological and paleontological resources, to ensure the adequate protection of these resources.

CC-9.4: Early Consultation. Minimize the potential impacts to historic and cultural resources by consulting with property owners and land developers early in the development review process.

CC-9.5: Consultation with Individuals and Organizations. Consult with the appropriate organizations and individuals (e.g., Information Centers of the California Historic Resources Information System (CHRIS), the Native American Heritage Commission (NAHC), and Native American groups and individuals) to minimize potential impacts to historic and cultural resources.

CC-9.6: Compatibility with Historic Context. Review proposed new development, alterations, and rehabilitation/remodels for compatibility with the surrounding context. Pay special attention to the scale, massing, and relationship of proposed new development to surrounding historic resources.

CC-9.7: Historic Resource Property Maintenance. Actively pursue maintenance and upkeep of historic resources to avoid the need for major rehabilitation and to reduce the risks of demolition, loss through fire or neglect, or impacts from natural disasters.

CC-9.8: Contextual Elements. Promote the preservation, rehabilitation, restoration, and/or reconstruction, as appropriate, of contextual elements (e.g., structures, landscapes, streetlamps, signs) related to the historic resource.

CC-9.9: City-Owned Resources. Maintain all City-owned historic and cultural resources in a manner that is consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

CC-9.10: Rock Curb Retention. Preserve rock curbs in areas that have been identified as historically significant areas (i.e., Euclid Avenue) or historic districts, or immediately adjacent to these districts to create a cohesive streetscape. In addition to City efforts, work with homeowners who wish to repair the rock curbing adjacent to their residences.

CC-9.11: Historic Resources. Ensure that identified cultural and historic landmarks and buildings are preserved, unless the City finds that such preservation is economically infeasible.

CC-9.12: Certified Local Government. Become and remain a Certified Local Government per State Office of Historic Preservation requirements.

CC-9.13: Adaptive Reuse. Encourage continued use and adaptive reuse of designated historic resources through application of the U.S. Secretary of the Interior's Standards and Guidelines for rehabilitation, reconstruction, and restoration.

CC-9.14: Modifications to Historic Resources. Ensure that modifications to identified historic resources are consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties. The City's first preference is the repair of existing materials, second preference is to replace with the same materials, and third preference, when there is no other economically feasible solution, is to use simulated materials that offer the same appearance of historically used materials.

CC-9.15: Renovation and Remodels. Require the architectural details and design elements of historic structures be preserved during renovations and remodels pursuant to the Zoning Code.

CC-9.16: Demolition. Consider demolition of historic resources as a last resort, to be permitted only if the rehabilitation of the resource is not feasible, demolition is necessary to protect the health, safety, and welfare of its residents, or the public benefits outweigh the loss of the historic resource.

CC-9.17: Incentives. Use incentives such as City, State, Federal, and private grants, loans, easements, and tax credits to promote the preservation, maintenance, rehabilitation, and interpretation of the City's historic and cultural resources.

CC-9.18: Landmark Trees. Promote the preservation of Upland's landmark trees that occupy both public and private property through the preparation of a Tree Preservation Ordinance. A landmark tree is defined as a tree of historic or cultural significance based on the following criteria: (1) It is one of the oldest or largest trees of the species in the City; (2) It has historical significance due to an association with a historic event, person, site, street, or structure; or (3) It is a defining landmark or significant outstanding feature of a neighborhood.

Agricultural Heritage. The history of Upland's use of land includes citrus agriculture, a tradition that the City strives to continually preserve and celebrate through public art, the Lemon Festival, historic packing houses and ongoing support for locally-grown food. This agricultural heritage is a defining characteristic of Upland and one that will be carried into the future as a reminder of Upland's citrus origins.

Goal CC-10, A community that is connected to its historic agricultural uses, establishes the following policies to celebrate Upland's agricultural heritage:

Goal CC-10. A community that is connected to its historic agricultural uses.

CC-10.1: Citrus Heritage. Continue to integrate the citrus heritage theme into community festivals, public art, and landscaping.

CC-10.2: Memorabilia. Support Upland Heritage and similar groups' efforts to acquire and store photographs and other memorabilia relating to historical agricultural operations in Upland.

CC-10.3: Local Support. Support collaborations with local agricultural operations in surrounding jurisdictions with various Farmer's Market and school programs.

CC-10.4: Locally Grown and Organic Foods. Encourage, maintain, and enhance a local farmer's market and encourage serving locally grown and organic foods at City public facilities.

CC-10.5: Community and Rooftop Gardens. Support urban agriculture by supporting community and rooftop gardens and recognizing their value in providing fresh food in urban areas in addition to their recreational, community building, landscaping, and educational value.

CC-10.6: San Antonio Community Hospital. Collaborate with San Antonio Community Hospital for healthy community initiatives.

2.3.2 City of Upland Municipal Code

Sections 17.26.010 et seq. of the Upland Municipal Code define significance criteria for historic resources, as well as procedures to encourage, enhance, and promote historic preservation. These criteria are intended to promote the preservation and adaptive reuse of the City's historic resources, to enhance and preserve historically significant properties, and to stabilize and improve property values. Any property in Upland that is found eligible for designation as a local landmark is considered to meet the definition of a historical resource as defined by State CEQA Guidelines Section 15064.5. Pursuant to Section 17.26.100, a landmark meets one or more of the following criteria:

- a) It embodies distinguishing architectural characteristics, valuable to the study of a period, style, method of construction, or the use of indigenous materials or craftsmanship.
- b) It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political, or architectural history of the city.
- c) It is identified with historic persons or with important events in local, state, or national history.
- d) It is representative of the work or product of a notable builder, designer, or architect.
- e) Its unique location or singular physical characteristics represent an established and familiar visual feature of a neighborhood.
- f) It contributes to the continuity or character of a visually or thematically cohesive street, neighborhood, or area.
- g) It has integrity as a natural or manmade environment that strongly contributes to the well-being of the people of the community.

3.0 ARCHIVAL RESEARCH METHODS AND RESULTS

3.1 RECORDS SEARCH

HELIX staff received the results of a record search of the California Historical Resources Information System (CHRIS) from the South Central Coast Information Center (SCCIC) on November 24, 2021, to identify previously documented archaeological resources within a 0.5-mile radius of the project site. The SCCIC maintains records of previously documented archaeological and historic-era resources (and technical studies. Confidential CHRIS results include specific information on the nature and location of sensitive archaeological sites, are exempt from the Freedom of Information Act; as such, the record search results should not be disclosed to the public or unauthorized persons. The search included previously recorded archaeological and historic-era resources within the project site and surrounding 0.5-mile area. A review of the California Historical Resources and the state Office of Historic Preservation (OHP) historic properties directories was also conducted.

The records search results identified 12 previous cultural resource studies within the record search limits (Table 1, *Previous Studies within a Half-mile of the Study Area*). None of the previous studies overlap with the project site. The studies are comprised of architectural historical evaluations, archaeological field studies, and literature searches.

Table 1
PREVIOUS STUDIES WITHIN A HALF-MILE OF THE STUDY AREA

Report Number (SB-)	Year	Author	Report Title
SB-00379	1976	Harris, Ruth D.	Archaeological - Historical Resources Assessment of Proposed Gas Tax Project No. 3217 at the Intersection of San Bernardino Road and Arrow Highway at 9 th Street
SB-02940	1993	Archaeological Associates	Historical Property Survey Report for the Proposed Widening of Foothill Blvd., Between Grove Ave and Lion St., in the City of Rancho Cucamonga, San Bernardino County, California
SB-03567	2001	Jensen, Peter	Archaeological Inventory Survey of Sb54xc412 Cell Tower Site, Upland Memorial Park, City of Upland, Ca. 9pp
SB-04097	2003	Tanaguchi, Christeen	Records Search Results & Site Visit for Cingular Telecommunication Facility Sb 226-02 (Upland Memorial Park), 1100 E. Foothill Blvd, City of Upland, San Bernardino County, Ca. 8pp
SB-06666	2009	Encarnacion, Deirdre	Identification and Evaluation of Historic Properties: Northwest Recycled Water System Project, Cities of Rancho Cucamonga, Upland and Ontario, San Bernardino County, California.
SB-06667	2009	Encarnacion, Deirdre	Identification and Evaluation of Historic Properties: Northwest Recycled Water System Project, Cities of Rancho Cucamonga, Upland and Ontario, San Bernardino County, California.

Report Number (SB-)	Year	Author	Report Title
SB-06669	2010	Sampson, Seth	Pearson Lab Road Grading Project, Kern and San Bernardino Counties, California NAWS Cultural Resource Number 2010-37
SB-07048	2012	Padon, Beth	Cultural Resource Assessment Study for Verizon “Hemlock” Site in Rancho Cucamonga, San Bernardino County, California
SB-07084	2010	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.
SB-07194	2012	Puckett, Heather R.	Bowen, 997 East 8 th Street, Upland, CA 91786.
SB-07708	2011	Applied Earthworks and Far Western Anthropological Research Group	Cultural Resource Constraints Analysis for Gas Hydrotesting at T-77 on Gas Transmission Line 300B.
SB-08257	2016	Tang, Bai	Due-Diligence Historical/Archaeological Resources Study Inland Empire Utilities Agency Recharge Basin Maintenance Plan Chino Basin Area, San Bernardino and Riverside Counties, California CRM TECH Contract No. 2989

* intersects with the project site.

The SCCIC record search contained 106 previously recorded cultural resources within a half-mile radius of the project site (Table 2, *Previously Recorded Resources within a Half-mile of the Study Area*). None of these 106 resources are recorded within the project site. All but one of the resources are historic buildings, with the single outlier consisting of a prehistoric lithic scatter.

Table 2
PREVIOUSLY RECORDED RESOURCES WITHIN A HALF-MILE OF THE STUDY AREA

Primary Number (P-36-##)	Trinomial (CA-LAN-#)	Age	Description	Recorder, Date
P-36-013928	-	Historic	Building	R. Hatheway, 1991; Laurie S. White, 1993
P-36-013945	-	Historic	Building	Laurie S. White, 1993
P-36-016424	-	Historic	Building	Merrill, 1987
P-36-016466	-	Historic	Building	Merrill, 1987
P-36-018150	-	Historic	Building	Merrill, 1987
P-36-018151	-	Historic	Building	Unknown, n.d.
P-36-018152	-	Historic	Building	Unknown, n.d.
P-36-018153	-	Historic	Building	Unknown, n.d.
P-36-018154	-	Historic	Building	Unknown, n.d.
P-36-018155	-	Historic	Building	Unknown, n.d.
P-36-018156	-	Historic	Building	Unknown, n.d.
P-36-018157	-	Historic	Building	Unknown, n.d.
P-36-018158	-	Historic	Building	Unknown, n.d.
P-36-018159	-	Historic	Building	Unknown, n.d.
P-36-018160	-	Historic	Building	Unknown, n.d.
P-36-018161	-	Historic	Building	Unknown, n.d.
P-36-018162	-	Historic	Building	Unknown, n.d.

Primary Number (P-36-##)	Trinomial (CA-LAN-#)	Age	Description	Recorder, Date
P-36-018163	-	Historic	Building	Unknown, n.d.
P-36-018164	-	Historic	Building	Unknown, n.d.
P-36-018165	-	Historic	Building	Unknown, n.d.
P-36-018166	-	Historic	Building	Unknown, n.d.
P-36-018167	-	Historic	Building	Unknown, n.d.
P-36-018191	-	Historic	Structure	Unknown, n.d.
P-36-018192	-	Historic	Building	Unknown, 1993
P-36-018193	-	Historic	Building	Unknown, n.d.
P-36-018194	-	Historic	Building	Unknown, n.d.
P-36-018205	-	Historic	Building	Unknown, n.d.
P-36-018206	-	Historic	Building	Unknown, n.d.
P-36-018207	-	Historic	Building	Unknown, n.d.
P-36-018208	-	Historic	Building	Unknown, n.d.
P-36-018209	-	Historic	Building	Unknown, n.d.
P-36-018210	-	Historic	Building	Unknown, n.d.
P-36-018211	-	Historic	Building	Unknown, n.d.
P-36-018212	-	Historic	Building	Unknown, n.d.
P-36-018213	-	Historic	Building	Unknown, n.d.
P-36-018214	-	Historic	Building	Unknown, n.d.
P-36-018215	-	Historic	Building	Unknown, n.d.
P-36-018216	-	Historic	Building	Unknown, n.d.
P-36-018217	-	Historic	Building	Unknown, n.d.
P-36-018218	-	Historic	Building	Unknown, n.d.
P-36-018219	-	Historic	Building	Unknown, n.d.
P-36-018220	-	Historic	Building	Unknown, n.d.
P-36-018229	-	Historic	Building	Unknown, n.d.
P-36-018230	-	Historic	Building	Unknown, n.d.
P-36-018231	-	Historic	Building	Unknown, n.d.
P-36-018232	-	Historic	Building	Unknown, n.d.
P-36-018233	-	Historic	Building	Unknown, n.d.
P-36-018234	-	Historic	Building	Unknown, n.d.
P-36-018235	-	Historic	Building	Unknown, n.d.
P-36-018236	-	Historic	Building	Unknown, n.d.
P-36-018237	-	Historic	Building	Unknown, n.d.
P-36-018238	-	Historic	Building	Unknown, n.d.
P-36-018239	-	Historic	Building	Unknown, n.d.
P-36-018412	-	Historic	Building	Unknown, n.d.
P-36-018413	-	Historic	Building	Unknown, n.d.
P-36-018414	-	Historic	Building	Unknown, n.d.
P-36-018415	-	Historic	Building	Unknown, n.d.
P-36-018416	-	Historic	Building	Unknown, n.d.
P-36-018417	-	Historic	Building	Unknown, n.d.
P-36-018418	-	Historic	Building	Unknown, n.d.
P-36-018419	-	Historic	Building	Unknown, n.d.
P-36-018420	-	Historic	Building	Unknown, n.d.
P-36-018421	-	Historic	Building	Unknown, n.d.
P-36-018422	-	Historic	Building	Unknown, n.d.
P-36-018423	-	Historic	Building	Unknown, n.d.
P-36-018424	-	Historic	Building	Unknown, n.d.
P-36-018425	-	Historic	Building	Unknown, n.d.

Primary Number (P-36-##)	Trinomial (CA-LAN-#)	Age	Description	Recorder, Date
P-36-018426	-	Historic	Building	Unknown, n.d.
P-36-018427	-	Historic	Building	Unknown, n.d.
P-36-018428	-	Historic	Building	Unknown, n.d.
P-36-018429	-	Historic	Building	Unknown, n.d.
P-36-018430	-	Historic	Building	Unknown, n.d.
P-36-018431	-	Historic	Building	Unknown, n.d.
P-36-018432	-	Historic	Building	Unknown, n.d.
P-36-018433	-	Historic	Building	Unknown, n.d.
P-36-018434	-	Historic	Building	Unknown, n.d.
P-36-018435	-	Historic	Building	Unknown, n.d.
P-36-018436	-	Historic	Building	Unknown, n.d.
P-36-018437	-	Historic	Building	Unknown, n.d.
P-36-018438	-	Historic	Building	Unknown, n.d.
P-36-018439	-	Historic	Building	Unknown, n.d.
P-36-018440	-	Historic	Building	Unknown, n.d.
P-36-018441	-	Historic	Building	Unknown, n.d.
P-36-018442	-	Historic	Building	Unknown, n.d.
P-36-018443	-	Historic	Building	Unknown, n.d.
P-36-018444	-	Historic	Building	Unknown, n.d.
P-36-018445	-	Historic	Building	Unknown, n.d.
P-36-018446	-	Historic	Building	Unknown, n.d.
P-36-018447	-	Historic	Building	Unknown, n.d.
P-36-018448	-	Historic	Building	Unknown, n.d.
P-36-018449	-	Historic	Building	Unknown, n.d.
P-36-018450	-	Historic	Building	Unknown, n.d.
P-36-018451	-	Historic	Building	Unknown, n.d.
P-36-018452	-	Historic	Building	Unknown, n.d.
P-36-018453	-	Historic	Building	Unknown, n.d.
P-36-018454	-	Historic	Building	Unknown, n.d.
P-36-018455	-	Historic	Building	Unknown, n.d.
P-36-018456	-	Historic	Building	Unknown, n.d.
P-36-018457	-	Historic	Building	Unknown, n.d.
P-36-018458	-	Historic	Building	Unknown, n.d.
P-36-018459	-	Historic	Building	Unknown, n.d.
P-36-018460	-	Historic	Building	Unknown, n.d.
P-36-018461	-	Historic	Building	Unknown, n.d.
P-36-020278	-	Historic	Building	Unknown, n.d.
P-36-020279	-	Historic	Building	Hatheway and Associates, 1991
P-36-060259	-	Prehistoric	Other	Laurie S. White, 1993

A search of the Built Environment Resource Directory (BERD) identified 110 historical resources located within the half-mile search radius, many of them also identified in the SCCIC record search. Nine of these resources received a California Historical Resource Status Code of 6Y, determined ineligible for the National Register (NR) by consensus through Section 106 process – Not evaluated for California Register (CR) or local listing. One hundred-one of these resources received a California Historical Resource Status Code of 7M, submitted to the California Office of Historic Preservation (OHP) but not evaluated – referred to National Park Service. Of the 110 resources identified, 101 of these resources are located within the Pleasant View District, a City of Upland Historic District. The buildings located within the

boundaries of the Rose Glen Residential Project are not included in the California Built Environment Resources Directory/State Historic Resources Inventory, nor are they included on a register or inventory of designated or eligible landmarks in the City of Upland.

3.2 PREVIOUS HISTORIC RESOURCE STUDIES AND EVALUATIONS

In 1992, Upland Heritage, formerly the Upland Historical Preservation Society, conducted a city-wide survey to identify potential historical resources and establish historic districts. Department of Parks and Recreation (DPR) forms were completed and submitted to SCCIC. Primary Numbers, OHP Tracking and Inventory System Identification Numbers (OTIS IDs), and Property Numbers were issued by SCCIC on January 5, 1993. Nine historic districts were established by the City of Upland, between 2003 and 2004: Arrow/Laurel Bungalow District, Citrus & Transportation District, Civic Center East District, Euclid Avenue District, Old Magnolia District, Old Town District, Pleasant View District, Stowell, and Victorian Row.

The Arrow/Laurel Bungalow District contains 54 properties and is generally bounded by G Street to the north, North Quince Avenue to the west, West 9th Street to the south, and the alley between North Laurel Avenue and Euclid Avenue to the east. Early American, Colonial Revival, Craftsman, Spanish Colonial Revival, Mission Revival, Bungalow, English Revival, and American Foursquare residential architectural styles are present in the historic district.

The Citrus & Transportation District contains nine properties among two geographic areas. The western portion is bounded by the Burlington Northern Santa Fe Railroad, San Bernardino Line to the north, 143 Euclid Place to the west, Euclid Place to the south, and Euclid Avenue to the east. The eastern portion is generally bounded by the properties north of A Street to the north, South 2nd Avenue to the west, East 8th Street to the south, and the properties east of Citrus Grove to the east. Architectural styles present among the commercial and industrial buildings are Spanish Colonial Revival, Art Deco, Streamline Moderne, and Utilitarian.

The Civic Center East District contains 28 properties and is generally bounded by East Arrow Highway to the north, North 2nd Avenue to the west, D Street to the south, and North 6th Avenue to the east. Turn of the Century, Craftsman, Farmhouse with Greek Revival influence, Spanish Colonial Revival, Late Queen Anne Revival, and Board-and-Batten/Shotgun residential styles are present in the historic district.

The Euclid Avenue District contains 103 properties and is generally bounded by East 24th Street to the north, North Laurel Avenue to the west, East 7th Street to the south, and North 2nd Avenue to the east. Architectural styles present among the commercial and residential buildings are Utilitarian, Spanish Colonial Revival, Craftsman, American Colonial Revival, Late Queen Anne Revival/Early Craftsman, American Foursquare, Mediterranean, English Revival, Turn of the Century, Monterey Revival, Tudor Revival, Tudor Revival/Eclectic, Shingle Style, Georgian Revival, Mission Revival, and Colonial Revival/Craftsman Bungalow.

The Old Magnolia District contains 112 properties and is generally bounded by East 11th Street to the north, Euclid Avenue to the west, East Arrow Highway to the south, and North 3rd Place to the east. Craftsman, Turn of the Century, Spanish Colonial Revival, English Revival, American Colonial Revival, American Foursquare, Queen Anne Revival, and Settlement House residential styles are present in the historic district.

The Old Town District, or Second Avenue District, contains 47 properties and is bounded by C Street to the north, North 1st Avenue to the west, A Street to the south, and North 3rd Avenue to the east. Architectural styles present among the commercial buildings are Spanish Colonial Revival, Mission Revival, and Vernacular.

The Pleasant View District contains 206 properties and is generally bounded by F Street to the north, North 3rd Avenue to the west, the properties south of East 9th Street to the south, and North 11th Avenue to the east. Craftsman, Turn of the Century, American Colonial Revival, Queen Anne Revival, Gothic Revival, Shotgun, American Foursquare, Mission Revival, Spanish Colonial Revival, Bungalow, Vernacular, Eastlake, False-Front, English Revival, Minimal Traditional, and Shingle Style commercial and residential styles are present in the historic district.

Stowell is a discontinuous district, which contains six properties, and is generally bounded by East 8th Street to the north, Euclid Avenue to the west, East 7th Street to the south, and South 3rd Avenue to the east. Architectural styles present among the residential buildings are Queen Anne Revival, Turn of the Century, and Eastlake.

Victorian Row is also a discontinuous district, which contains six properties, three of which are no longer extant, and is generally bounded by C Street to the north, Euclid Avenue to the west, the property south of Stowell Street to the south, and North 1st Avenue to the east. Classical Revival and Queen Anne Revival, commercial and residential styles, are present in the historic district.

The Rose Glen Residential Project is not located within the boundaries of any of the nine City of Upland established historic districts.

3.3 FIELD SURVEY

The field survey was conducted of the project site on September 28, 2021, by HELIX Senior Architectural Historian Debi Howell-Ardila, MHP. Field investigation consisted of examination and photography of the exterior of the buildings, structures, and features within the lumber yard complex. Field notes included resource descriptions, existing conditions, alterations, character-defining features, and integrity.

The field survey focused on one historic building because two of the 11 structures located within the project site are considered modern, and the remaining eight structures are considered ancillary structures to Building C. The Lumber Finish and Storage Shed, Building C, was documented per *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* guidelines (National Park Service [NPS] 1995). The DPR forms for this resource are included as Appendix A to this report.

3.4 ARCHIVAL RESEARCH

Research conducted by HELIX for this study included a variety of primary and secondary sources. Online sources consulted for this study included the Cooper Regional History Museum, Upland Heritage, the Upland Public Library, the City of Upland, as well as the David Rumsey Map Collection, Ancestry.com, Newspapers.com, and Google Books.

3.5 PROJECT PERSONNEL

HELIX Senior Architectural Historian, Debi Howell-Ardila, MHP, and HELIX Senior Architectural Historian, Ginger Weatherford, MPS, served as principal investigators and co-authors of this study. HELIX Cultural Resources Group Manager Mary Robbins-Wade, RPA, provided quality control and strategic oversight. Ms. Howell-Ardila and Ms. Weatherford meet and exceed the Secretary of Interior's Professional Standards for architectural history and history. Resumes for key HELIX project personnel are presented in Appendix B.

4.0 HISTORIC SETTING AND CONTEXT

National Register Bulletin 24, *Guidelines for Local Surveys*, states that the historic context developed in support of historic resource surveys should analyze and describe the "broad pattern of historical development in a community or its region that may be represented by historic resources" (U.S. Department of the Interior 1985: 14). Developing a historic context for survey areas is described in NPS guidelines as vital for providing the basis for a survey effort, helping researchers successfully identify all significant resources, and helping eliminate unintended biases. Through a review of the history and prehistory of the state and region under consideration, the historic context should define important patterns of development that may be reflected in the area's historic resources.

The National Register further defines context as "a body of information about our history according to the stages of development occurring at various times and places" (U.S. Department of the Interior 1997: 7). Theme, place, and time are the basic elements that define a historic context.

Historic context is linked to the built environment through the concept of property type. A property type is "a grouping of individual properties based on a set of shared physical or associative characteristics. Physical characteristics may relate to structural forms, architectural styles, building materials, or site type. Associative characteristics may relate to the nature of associated events or activities, to associations with a specific individual or group of individuals" (U.S. Department of the Interior 1985: 14). Historic contexts, therefore, become useful tools for gauging the relative importance and integrity of properties.

In order to provide a contextual framework for the assessment of the Rose Glen Residential Project, this section provides the historic setting and context for the property, divided chronologically and according to themes of significance. Given the history of the project area, the context and theme that applies most closely include the following evaluative framework:

- Context: Post-World War II Industrial Development
Theme: Lumber Milling
Property Type: Industrial/Lumber Milling Complex

The following sections briefly summarize Upland's early history, followed by descriptions of the context/theme used in the evaluation of the Rose Glen Residential Project. This focused historic context section draws on original research as well as information and excerpts from previous preservation planning studies completed for the City of Upland, including the following:

1. “Historic Downtown Upland Specific Plan” (Design, Community & Environment, Strategic Economics, and Fehr and Peers Transportation Consultants, 2011); this study provides a consistent evaluative framework for assessments of the late nineteenth and early twentieth century properties in Upland
2. “Historic Context for The City of Ontario’s Citrus Industry” (Galvin Preservation Associates, 2007); this early thematic historic context statement provides a comprehensive framework for evaluations, with a timeframe extending through the 1950s

Additional sources utilized in this section and report are included in Section 8 (“References”).

4.1 EARLY SETTLEMENT AND DEVELOPMENT IN UPLAND

During the Spanish Period, the area of Upland was used by the San Gabriel Mission for grazing of their cattle herds, but in 1839 the secularization of the mission led the area to be granted to Tiburcio Tapia as Rancho Cucamonga (Hoffman 1862). After the Mexican-American War, a patent was filled with the Public Land Commission in 1852 and was patented to Leon Prudhomme in 1872 (H. W. Willey 1886). The Rancho was sold to John Rains in 1858 and then sold to Isaias Hellman in 1871 who, along with his partners, sub-divided the land (Hoover, et al. 1966). In 1882, over 8,000 acres were purchased by the Canadian brothers George and W.B. Chaffey, who planned an agricultural community consisting of 10-acre lots. They started the colony of Ontario in the same year, along with the creation of the San Antonio Water Company (GPA 2007). Shortly thereafter, the Chaffey family sold the northern portions of the land to the Ontario Land & Improvement Company of Los Angeles, which named the area North Ontario.

In 1887, the Atchison, Topeka, and Santa Fe railroad completed a connection to the Magnolia Tract in North Ontario, which spurred a growth boom in the area, outside of the Southern Pacific tracks located south in Ontario proper. While Ontario incorporated in 1891, it was only a half-square mile area south of the Southern Pacific tracks, though it was expanded north over 10 square miles in 1901 (Upland Public Library 2021a). That expansion spurred residents of North Ontario into incorporation, with the name of Upland, which occurred in 1906 and was expanded in 1935 to include the 1901 Ontario annexation (Upland Public Library 2021b). The name was chosen from the largest packing house in town, which belonged to the Upland Lemon Growers Association.

The other force shaping the development of the Downtown commercial center was the growth of the citrus industry. Although the climate and soil in the region were ideal for growing all types of crops, citrus was extremely valuable during this time and became the dominant crop. As such, much of the early development was related to the citrus industry, followed by the small Victorian single-family homes along the city’s outskirts. The citrus industry expanded throughout the 1920s and 1930s, leading to the construction of larger, modern packing houses for the various growers’ associations. Five of these second-generation packing houses remain in Upland to this day.

While both cities of Ontario and Upland owed their original growth to citrus, beginning in the mid-1940s the industry’s success began to decline. With the land boom that occurred after World War II, growers saw a reason to stop their groves and began to sell their land to developers (GPA 2007). The residential growth of the city got further impetus from the development of the San Bernardino Freeway (I-10) in 1954. As one of the first freeways in the nation, it eased the commute to Los Angeles and served as a major reason for the transition of Upland into a residential and commercial community.

5.0 ARCHITECTURAL DESCRIPTION

The Rose Glen Residential Project is located in the southeastern portion of the City of Upland. The irregularly shaped property is bounded by East Arrow Highway to the north, Olivewood Drive and residential properties to the east, North 14th Avenue and residential properties to the south, and a commercial property to the west.

The subject property sits at-grade, with a level site from north to south. An eight-foot-tall block wall borders the property along Olivewood Drive, separating the property from the residential properties to the east. A chain-link fence and gate border the property along East Arrow Highway; the chain-link fence extends south along the western edge of the driveway until it abuts with the northeast corner of the corrugated metal warehouse building, where it extends east and connects with the block wall. Low shrubs and a chain-link fence border the property's western boundary. A block wall and chain-link fence and gate border the southern edge of the property. Driveways located along East Arrow Highway and North 14th Avenue provide access to the property.

The property contains 10 buildings and one structure: one planing mill, seven sheds, two offices, and an incinerator. Although the planing mill, six of the sheds, one of the offices, and the incinerator, were constructed in 1956, the Lumber Finish and Storage Shed, Building C, located on the northeast corner of the lot, is the primary subject of this study. One of the sheds and one of the offices were constructed in 2003.⁴

The property is situated west of the Orange Tree/Olivewood neighborhood, which consists of residential properties. North 14th Avenue and another residential neighborhood are located south of the subject property. To the west of the subject property is Cherokee Wood Products, a large home improvement store, dating from the early 2000s. North of the subject property is a gas station, the Pacific Electric Trail, the former Pacific Electric Railway converted into a multi-functional recreation path, and another residential neighborhood.

The 15,840-square foot utilitarian Lumber Finish and Storage Shed, Building C, is clad in corrugated steel and rests on a concrete foundation (Figure 5). The storage shed was constructed by the Pascoe Steel Corporation, in 1956, for the lumber mill operation owned by the Boyd Lumber Company.⁵ The primary north façade features two front-facing gable roofs, also clad in corrugated steel. The two gables appear to be two separate buildings; however, they are one large building without a wall between the two masses. The building permit notes a 66-foot by 160-foot main portion and a 66-foot by 80-foot wing. The wing, on the west side of the main portion, is set back from the north façade of the main portion (Figure 6). Both the main portion and the wing portion feature two horizontal sliding doors which extend from the ground to the bottom of the gable peak. A pedestrian access door is present on the east sliding door of the main portion (Figure 7). The east and west elevations of the main portion are void of fenestration (Figures 5 and 8). A pedestrian access door, with a steel fan above, is present on the west elevation of the wing portion (Figure 9). The south façade features two horizontal sliding doors that extend from the ground to the bottom of the gable peak (Figure 10). A pedestrian access door is present on the east sliding door of both the main portion and the wing portion (Figure 5 and 11). The interior of the shed wings is void of walls. Steel I-beams are visible on the ceiling along with several green corrugated roof portions creating skylights (Figure 12). Steel framing is visible throughout the interior

⁴ Building Permits for 1400 East Arrow Highway, City of Upland, Department of Building and Safety, 1956-2003.

⁵ Building Permit No. 7177, City of Upland, Department of Building and Safety, July 2, 1956.

(Figures 12 and 13). Decommissioned railway tracks are present in front of the north elevation (Figure 13). Figures 14 through 18 illustrate various views of the project site.



Figure 5. Subject property, east and south elevations (southeast perspective)



Figure 6. Subject property, north elevation (northwest perspective)



Figure 7. Detail of north elevation (north perspective)



Figure 8. Subject property, southwest perspective



Figure 9. Subject property, west elevation (southwest perspective)



Figure 10. Subject property, south elevation (south perspective)



Figure 11. Detail of juncture between shed wings, southwest perspective

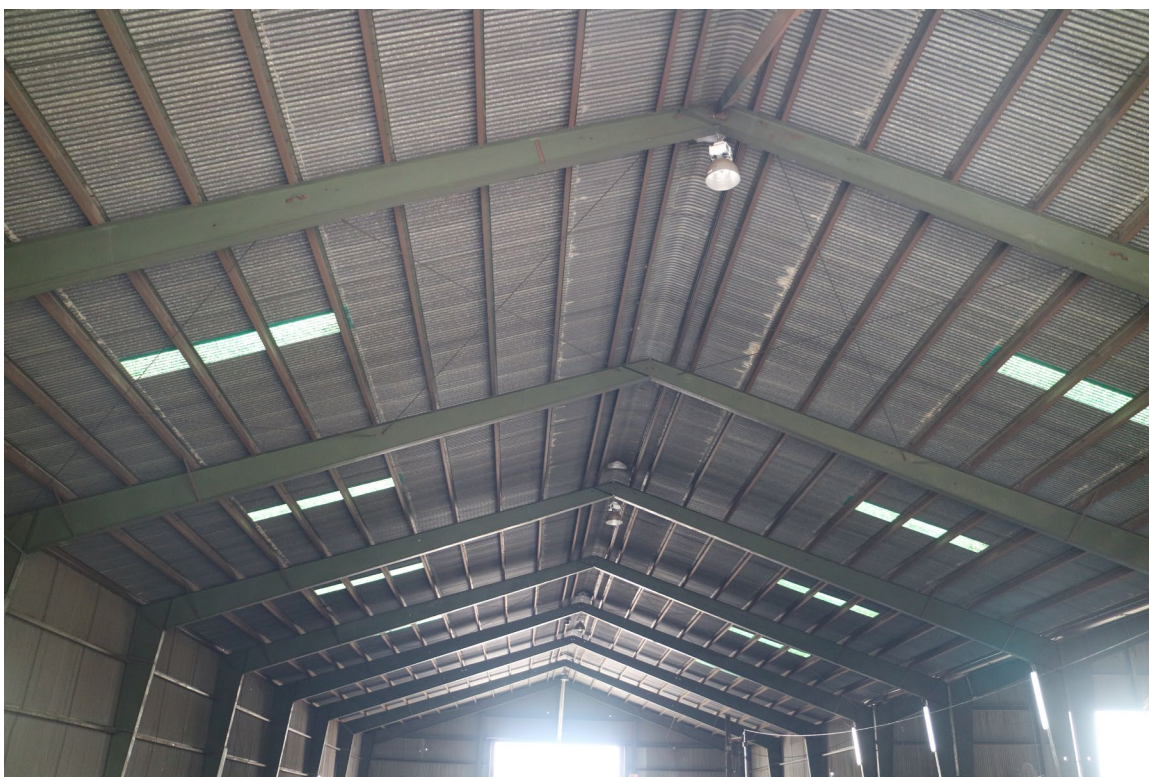


Figure 12. Detail of interior (north perspective)

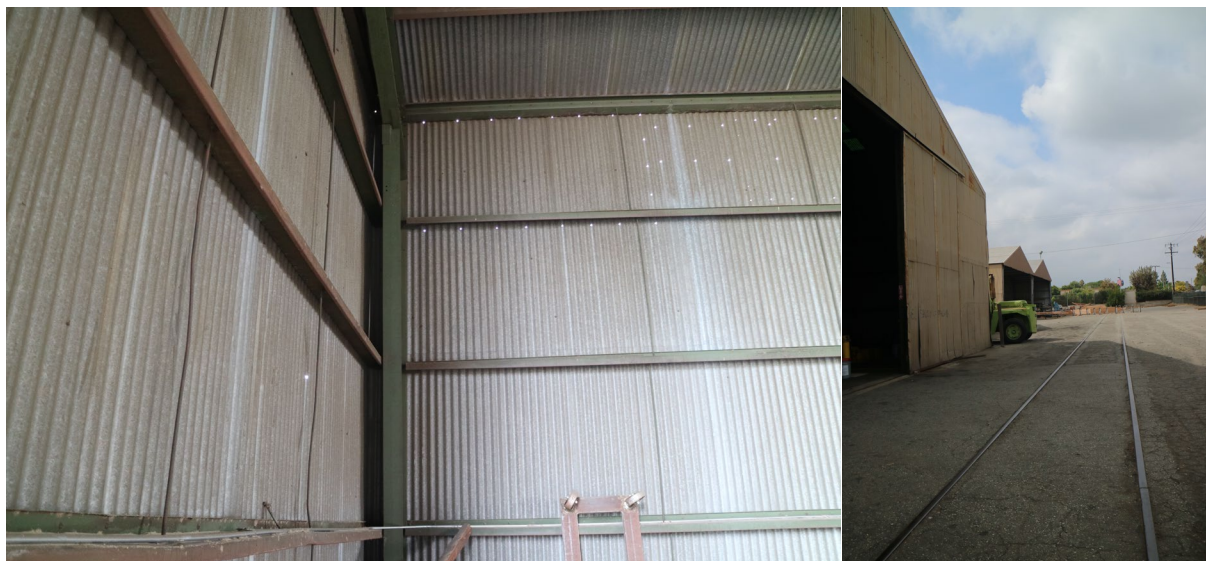


Figure 13. Detail of interior (left, west perspective) and exterior detail with adjacent, decommissioned railway tracks to the north (right, east perspective)



Figure 14. Detail of north elevation (northwest perspective)



Figure 15. Overview of north elevation (northeast perspective); ancillary structure appears on the right



Figure 16. Access to lumberyard from public right-of-way (north perspective)



Figure 17. Ancillary structure, west of subject property (northeast perspective)



Figure 18. Ancillary structure, west of subject property (northeast perspective)

6.0 EVALUATION

This section includes historical significance evaluations for the property under the NRHP, CRHR and the City of Upland Landmark significance criteria.

NRHP/CRHR

Resources that are found to be significant under one or more of the NRHP and/or CRHR significance criteria must also be evaluated for integrity. If a resource is not found to be historically significant under any of the criteria, then an integrity evaluation is not applicable. The following NRHP/CRHR evaluation adheres to the NPS guidelines for evaluation as provided in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (NPS 2002).

City of Upland Criteria

Since the City of Upland Landmark Criteria are essentially the same as the NRHP/CRHR Criteria, the following evaluation addresses all three historic registers.

6.1 SIGNIFICANCE CRITERIA A/1/C

NRHP Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage

Local Criterion c: It is identified with historic persons or with important events in local, state, or national history

The subject property **does not appear eligible** under Criteria A/1/c. The lumber finish and storage shed building was constructed in 1956 as part of the Boyd Lumber Company operations. Archival research did not associate the property with any historically significant events or themes at the local, state, or federal level. Upland in the mid-twentieth century consisted mainly of single family residential, agricultural, and industrial properties. The lumber company most likely supplied building materials for the residential housing stock constructed in the area from 1956 to the present day. Upland has seen an increase in residential housing in more recent years; the increase can be seen on historic aerials from 1953 to the present. This trend and pattern of increased residential housing stock does not elevate the property to historically significant under Criteria A/1/c as the Boyd Lumber Company was one of many lumber companies supplying building materials to the developing City of Upland over the years.

Therefore, the subject property **does not appear eligible** under Criteria A/1/c.

6.2 SIGNIFICANCE CRITERIA B/2/C

NRHP Criterion B: Is associated with the lives of persons significant in our past

Criterion 2: It is associated with the lives of persons important in our past

Local Criterion c: It is identified with historic persons or with important events in local, state, or national history

The subject property does not appear eligible under Criteria B/2/c. Research conducted for this study did not suggest that the subject property is significant for an association with important individuals who made significant contributions at the local, state, or national level. John Frank Jenkins, listed as the agent for the Boyd Lumber Company when it was incorporated on January 4, 1956, was an active citizen in the City of Upland through his work with the lumber company; however, he does not appear to be a historically significant individual at the local level.⁶

Therefore, the subject property does not appear eligible under Criteria B/2/c.

6.3 SIGNIFICANCE CRITERIA C/3/A/D

NRHP Criterion C: Embodies the distinctive characteristics of a type, period, or method of installation, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values

Local Criterion a: It embodies distinguishing architectural characteristics, valuable to the study of a period, style, method of construction, or the use of indigenous materials or craftsmanship

Local Criterion d: It is representative of the work or product of a notable builder, designer, or architect

The subject property does not appear eligible under Criteria C/3/a/d. The lumber finish and storage shed exhibits typical rather than distinctive characteristics of its building type and period. The shed does not reflect outstanding or distinctive design, the work of a master, method of construction, or possess high artistic value.

Therefore, the subject property does not appear eligible under Criteria C/3/a/d.

6.4 SIGNIFICANCE CRITERIA D/4

NRHP Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history

Criterion 4: It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation

The subject property does not appear eligible under Criterion D/4. This Criterion is most relevant for archaeological sites, but it can be applied to historic built-environment resources if further study has the

⁶ <https://www.cabusinessdb.com/company/313966/>

potential to yield information that cannot be obtained from other sources. However, historical information about utilitarian lumber storage shed buildings is prevalent, and further study of the property would not add any new information to the historic record.

Therefore, the subject property does not appear eligible under Criterion D/4.

6.5 SIGNIFICANCE CRITERION B

Local Criterion b: It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political, or architectural history of the city

The subject property does not appear eligible under Criterion b. While the subject property has been an established and familiar visual feature of the neighborhood since 1956, its industrial utilitarian characteristics do not rise to the level of historically significant under local criterion e.

Therefore, the subject property does not appear eligible under Criterion b.

6.6 SIGNIFICANCE CRITERION E

Local Criterion e: Its unique location or singular physical characteristics represent an established and familiar visual feature of a neighborhood

The subject property does not appear eligible under Criterion e. While the subject property has been an established and familiar visual feature of the neighborhood since 1956, its industrial utilitarian characteristics do not rise to the level of historically significant under local criterion e.

Therefore, the subject property does not appear eligible under Criterion e.

6.7 SIGNIFICANCE CRITERION F

Local Criterion f: It contributes to the continuity or character of a visually or thematically cohesive street, neighborhood, or area

The subject property does not appear eligible under Criterion f. The subject property is located in an area of Upland which contains a variety of residential, commercial, and industrial buildings. Therefore, the industrial property does not contribute to the continuity of a street, neighborhood, or area.

Therefore, the subject property does not appear eligible under Criterion f.

6.8 SIGNIFICANCE CRITERION G

Local Criterion g: It has integrity as a natural or manmade environment that strongly contributes to the well-being of the people of the community

The subject property is not a natural or manmade environment; therefore, this criterion does not apply.

7.0 CONCLUSION

As noted previously, the Rose Glen Residential Project proposes demolition of the existing buildings and structures and replace them with 64 two-story single family detached residential homes. The homes, which will be designed in the Spanish/Santa Barbara architectural style, will range from 1,544 to 1,547 square feet and extend to a maximum height of 40 feet. The project also proposes open space, internal roads, and associated infrastructure.

As a result of this intensive-level evaluation, the property at 1400 East Arrow Highway **does not appear eligible for federal, state, or local listing**. In addition, it is not included on the State Built Environment Resources Directory (BERD) or the City's register of designated properties; it is also not a contributor to one of the City's designated historic districts. Therefore, the property **does not qualify as a historical resource under CEQA**.

8.0 REFERENCES

California Office of Historic Preservation

- 2006 Technical Assistance Series No. 6, California Register and National Register: A Comparison. 14 March. Sacramento, CA.
- 1995 Instructions for Recording Historical Resources. Sacramento, CA.

City of Upland, Department of Building and Safety

- 1956 Building Permits for sheds, incinerator, and office building for Boyd Lumber Company. On file with the City of Upland.
- 1969 Building Permits for 8' block wall for Boyd Lumber Company. On file with the City of Upland.
- 2002 Building Permits for shed and office building for Cherokee Wood Products. On file with the City of Upland.

Galvin Preservation Associates

- 2007 *Historic Context for The City of Ontario's Citrus Industry*. City of Ontario.

Gittelhough, Trevor, Kassie Sugimoto, and Mary Robbins-Wade

- 2021 *Cultural Resources Assessment for the Rose Glen Residential Project, Upland, San Bernardino County, California*. HELIX Environmental Planning, Inc., La Mesa, California. Prepared for Century Communities.

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Hoover, Mildred B., Hero Rensch, Ethel Rensch, and William N. Abeloe

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- 2021b History of Upland. Electronic document available at <https://uplandpubliclibrary.blogspot.com/p/history-of-upland-ca.html>. Accessed October 28, 2021.

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Willey, H.W.

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Appendix A

Department of Parks and Recreation
Series 523 Forms

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #:

P1. Other Identifier: Boyd Lumber Yard

***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:** Ontario **Date:** 1982 **T** 1S; **R** 7W; N/A ¼ of N/A ¼ of Sec N/A; San Bernardino **B.M.**

c. Address: 1400 East Arrow Highway

City: Upland

Zip: 91786

d. UTM Zone: 11; 441769 mE/ 3773294 mN (G.P.S.)

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

From the intersection of State Route 66 and Grove Avenue, you take Grove Avenue south for approximately 0.5-mile before turning west onto East Arrow Highway for 0.15-mile. Resource will be on the south side of the road.

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

This site is a historic lumber yard owned by Boyd Lumber Company. The irregularly shaped property sits at-grade, with a level site from north to south. The property contains 10 buildings and one structure: one planing mill, seven sheds, two offices, and an incinerator. The planing mill, six of the sheds, one of the offices, and the incinerator were constructed in 1956. The Lumber Finish and Storage Shed, Building C was the only structure evaluated as a part of this study. The 15,840-square foot utilitarian structure is clad in corrugated steel and rests on a poured concrete foundation. The north façade features two corrugated front-facing gable roofs, which appear to be two separated buildings but are in fact a single building. Entrances consist of two floor to ceiling horizontal sliding doors at each end of the building and a pedestrian access door on each side. Its interior is void of walls, and the framing, comprised of steel I-beams, is visible throughout.

***P3b. Resource Attributes:** (List attributes and codes)

***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, date, accession #) Overview of Building C, view to the southwest. 9/28/2021

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

Sources: ☒ Historic

☐ Prehistoric ☐ Both

***P7. Owner and Address:**

Century Communities
4695 MacArthur Court,
Suite 300
Newport Beach, CA 92660

***P8. Recorded by:** (Name, affiliation, and address) Debi Howell-Ardila, MHP

HELIX Environmental Planning,
7578 El Cajon Boulevard
La Mesa, CA 91942

***P9. Date Recorded:** 9/28/2021

***P10. Survey Type:** (Describe) Intensive Pedestrian Survey

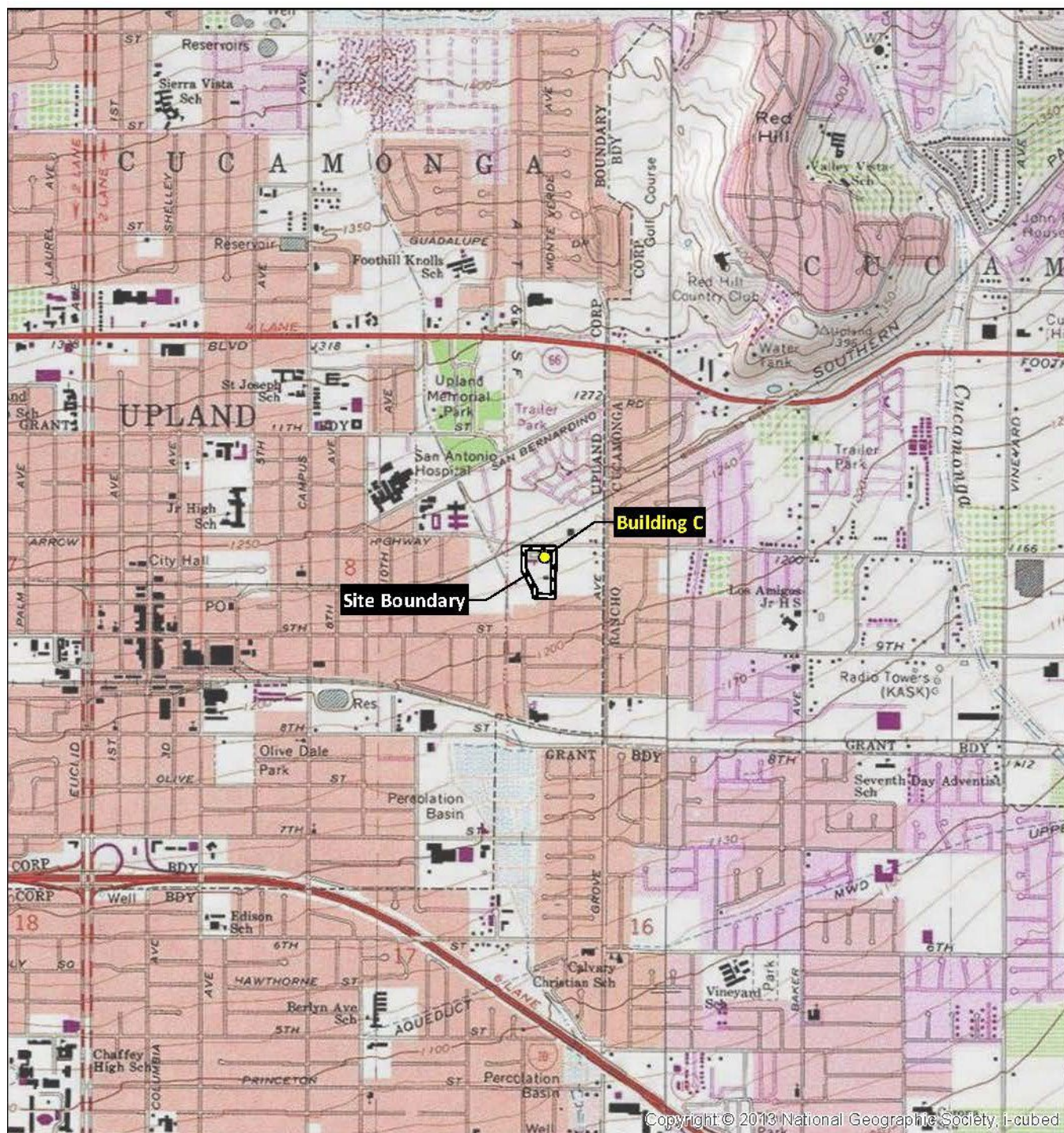
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") HELIX 2022 *Historic Resources Evaluation Report for the Rose Glen Residential Project*. Prepared for Century Communities

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

***Map Name:**

***Scale:** 1 : 24,000

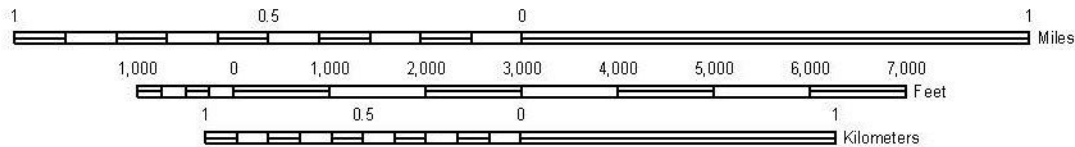
***Date of Map:**



SCALE 1:24,000



TRUE NORTH



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code

*Resource Name or # (Assigned by recorder)

B1. Historic Name: Boyd Lumber Company Storage Shed

B2. Common Name: Building C

B3. Original Use: Lumber Yard

B4. Present Use: Lumber Yard

*B5. Architectural Style: Utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed in 1956 by Pascoe Steel Corporation for Boyd Lumber Company

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

Original Location: N/A

*B8. Related Features: Nine associated buildings and one structure: one planing mill, six sheds, two offices, and an incinerator. The planing mill, five of the sheds, one of the offices, and the incinerator, were constructed in 1956, as was Building C. One of the sheds and one of the offices were constructed in 2003. Also present are decommissioned railway tracks along the north elevation of the property.

B9a. Architect: Unknown

b. Builder: Pascoe Steel Corporation

*B10. Significance: None Theme: Industry

Area: Upland/San Bernardino County

Period of Significance: Mid-Century

Property Type: Industrial

Applicable Criteria: None

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

Boyd Lumber Company served as one of many lumber companies that supplied building materials for residential housing from the mid-century to the present. The structure exhibits typical characteristics of the building type and period. This building and its associated site do not constitute a unique or important representation of lumber yard from the mid-century but serve as a representative example of they type of structures developed by the lumber industry in order to support the growth of residential developments in San Bernardino and Los Angeles counties and Southern California in general.

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

*B12. References:

City of Upland, Department of Building and Safety

1956 Building Permits for sheds, incinerator, and office building for Boyd Lumber Company. On file with the City of Upland.

1969 Building Permits for 8' block wall for Boyd Lumber Company. On file with the City of Upland.

2002 Building Permits for shed and office building for Cherokee Wood Products. On file with the City of Upland.

(Sketch Map with north arrow required.)

B13. Remarks:

*B14. Evaluator: Debi Howell-Ardila, MHP

*Date of Evaluation: September 28, 2021

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 4 of 4 Resource Name or #* (Assigned by recorder) Boyd Lumber Yard
*Recorded by: Debi Howell-Ardila, HELIX Environmental *Date: 9/28/2021 ☒ Continuation ☐ Update

This resource has been evaluated for inclusion to the NRHP and the CRHR, see below;

SIGNIFICANCE CRITERIA A/1

The subject property does not appear eligible under Criteria A/1/c. The Lumber Finish and Storage Shed building was constructed in 1956 as part of the Boyd Lumber Company operations. Archival research did not associate the property with any historically significant events or themes at the local, state, or federal level. Upland in the mid-twentieth century consisted mainly of single family residential, agricultural, and industrial properties. The lumber company most likely supplied building materials for the residential housing stock constructed in the area from 1956 to the present day. Upland has seen an increase in residential housing in more recent years; the increase can be seen on historic aerials from 1953 to the present. This trend and pattern of increased residential housing stock does not elevate the property to historically significant under Criteria A/1/c as the Boyd Lumber Company was one of many lumber companies supplying building materials to the developing City of Upland over the years. Therefore, the subject property does not appear eligible under Criteria A/1.

SIGNIFICANCE CRITERIA B/2

The subject property does not appear eligible under Criteria B/2/c. Research conducted for this study did not suggest that the subject property is significant for an association with important individuals who made significant contributions at the local, state, or national level. John Frank Jenkins, listed as the agent for the Boyd Lumber Company when it was incorporated on January 4, 1956, was an active citizen in the City of Upland through his work with the lumber company; however, he does not appear to be a historically significant individual at the local level. Therefore, the subject property does not appear eligible under Criteria B/2/c.

SIGNIFICANCE CRITERIA C/3

The subject property does not appear eligible under Criteria C/3/a/d. The Lumber Finish and Storage Shed exhibits typical rather than distinctive characteristics of its building type and period. The shed does not reflect outstanding or distinctive design, the work of a master, method of construction, or possess high artistic value. Therefore, the subject property does not appear eligible under Criteria C/3/a/d.

SIGNIFICANCE CRITERIA D/4

The subject property does not appear eligible under Criterion D/4. This Criterion is most relevant for archaeological sites, but it can be applied to historic built-environment resources if further study has the potential to yield information that cannot be obtained from other sources. However, historical information about utilitarian lumber storage shed buildings is prevalent, and further study of the property would not add any new information to the historic record. Therefore, the subject property does not appear eligible under Criterion D/4.

Appendix B

Resumes of Key Personnel

Summary of Qualifications

Ms. Weatherford is a Senior Architectural Historian who meets the Secretary of the Interior Professional Qualifications Standards in the disciplines of History and Architectural History. As a member of the Cultural Resources Department, she completes historic resource evaluations of the built environment and performs in-depth historical research. She brings 14 years of diverse geographic and typological experience including historic-era building assessments in Texas, Montana, and throughout California; completing Section 106 compliance reviews for telecommunications sites and collocation towers; preparation of California Environmental Quality Act (CEQA) historical resource surveys for transportation projects and hydro-electric power plants and transmission lines; Historic American Buildings Survey (HABS) documentation; local landmark applications; and design review analysis under the Secretary of the Interior's Standards for the Treatment of Historic Properties. Ms. Weatherford is experienced in historic paint analysis and architectural photography.

Selected Project Experience

Coachella Canal Storage Archaeological and Biological Assessments

(2021 - Present). Senior Architectural Historian for the Mid-Canal Reservoir Storage Project, proposed as an inline reservoir on the Coachella Canal that will be formed by removing the existing embankment between the existing lined canal with the original earthen canal section to form a single wide trapezoidal section. Responsible for reviewing extant data on the historicity of the National Register of Historic Places (NRHP)-eligible Canal, surveying the project, and completing an impacts/effects analysis utilizing the data from the survey and the literature review. Work performed as a subconsultant to Harvey Consulting Group, with the City of Coachella as the lead agency.

Arrow 32N Residential (2021 - Present). Senior Architectural Historian for a residential development project that includes 65 residential units on 4.9-acres in the City of Upland. The project includes in-depth historical research and preparation of a Historic Resources Evaluation Report. Work performed for Century Communities.

San Diego Unified School District Education Center Preliminary Review

(2021 - Present). Senior Architectural Historian for one building within an education center site development project in the City of San Diego. The project includes in-depth historical research, photographic documentation of the site and preparation of a Potential Historical Resource Review Report. Work performed as a subconsultant to AVR Studio, with San Diego Unified School District as the lead agency.

San Diego High School HABS Documentation (2021 - Present). Senior Architectural Historian for two buildings within the whole site modernization and long-range facilities master plan project in the City of San Diego. The project includes in-

Education

Master of
Preservation
Studies, Tulane
University, New
Orleans, Louisiana,
2003

Bachelor of Science,
Business
Administration,
emphasis in
Information Systems
and Environmental
Design, San Diego
State University,
San Diego, 1996

Professional Affiliations

American Institute of
Architects,
San Diego Chapter

National Trust for
Historic Preservation
California
Preservation
Foundation

Save Our Heritage
Organisation

Ginger Weatherford, MPS

Senior Architectural Historian

depth historical research and preparation of a Historic American Building Survey (HABS) Short-Format Report. Work performed for San Diego Unified School District.

Berensen House (2021). Architectural Historian for a residential property in the unincorporated Mount Helix community of San Diego County. The project included in-depth historical research, photographic documentation of the property, and preparation of a Historic Site Designation Report and a Mills Act Rehabilitation Plan.

St. Rita's School Convent Building (2020). Architectural Historian for an educational development project on a church property in the Valencia Park community of the City of San Diego. The project included in-depth historical research, photographic documentation of the property, and preparation of a Potential Historical Resource Review Report.

MacNofsky House (2020). Architectural Historian for a residential property in the unincorporated Mount Helix community of San Diego County. The project included in-depth historical research, photographic documentation of the property, and preparation of a Historic Site Designation Report and a Mills Act Rehabilitation Plan.

Alvarado Specific Plan (2019). Architectural Historian for a multi-unit residential development project on an existing mixed-use property within the City of La Mesa. The project included in-depth historical research, photographic documentation of the property, and preparation of a Historical Resource Analysis Report.

The Cherokee Apartments (2019). Architectural Historian for a multi-unit residential property in the Hillcrest community of the City of San Diego. The project included in-depth historical research, photographic documentation of the property, and preparation of a Historical Resource Research Report.

S. Janet Rental House (2019). Architectural Historian for a rehabilitation project on a residential property in the Loma Portal community of the City of San Diego. The project included in-depth historical research, rehabilitation consulting for the dwelling's focal window, photographic documentation of the property, and preparation of a Historical Resource Research Report.

Lieutenant Commander Donald and Major Joyce Schmock/Sim Bruce Richards House (2019). Architectural Historian for a residential property in the La Jolla community of the City of San Diego. The project included in-depth historical research, photographic documentation of the property, and preparation of a Historical Resource Research Report.

2829 Broadway (2018). Architectural Historian for a residential development project on an existing residential property in the Golden Hill community of the City of San Diego. The project included historic preservation and exterior color consulting for the Craftsman house.

AC Hotel (2017). Historic Preservation Subject Matter Expert for a commercial development project on an existing commercial property in the Gaslamp Quarter Historic District, within the City of San Diego. The project included reviewing the Gaslamp Quarter Historic District Design Guidelines against the proposed roof-top bar and communal gathering area of the hotel project and preparation of a subject matter expert report.

Summary of Qualifications

Ms. Howell-Ardila is an award-winning architectural historian and historic preservation professional with 15 years of experience in environmental compliance, historic resource assessments, survey, and documentation. She has extensive experience in researching and writing about architectural history, as well as applying the regulatory framework of its diverse cities to the built environment.

Ms. Howell-Ardila's project experience has included oversight and completion of a variety of project types, including Secretary of the Interior's Standards project review, preparation of environmental compliance studies, federal and local landmark nominations, Mills Act applications, and Historic American Buildings Survey documentation. She has conducted site investigations and led historic resource surveys and evaluations throughout California, with an emphasis on Southern California. Her experience includes preparation of environmental compliance studies and documentation in support of the California Environmental Quality Act (CEQA) and contributions to studies in support of the National Environmental Policy Act (NEPA) and the National Historic Preservation Act (NHPA). Ms. Howell-Ardila meets and exceeds requirements in the Secretary of the Interior's Professional Qualification Standards in Architectural History and History.

Selected Project Experience

Contract Planning Project Review for South Pasadena (2020 - 2021).

Preservation Planner and Project Manager for project review, permit processing, and preservation planning support to the City of South Pasadena Planning and Building Department. Duties included preparing historic resource evaluations, assessing projects for compliance with the City's Municipal Code, design guidelines, and the Secretary of the Interior's Standards, and preparing and presenting staff reports to the Cultural Heritage Commission. Work performed for the City of South Pasadena Planning and Building Department.

John Hinkel Park Historic Resources Evaluation and Amphitheater

Improvements Project (2018). Principal Author/Investigator and Project Manager for a historic resources evaluation of John Hinkel Park in the City of Berkeley, in support of park upgrades and improvement projects. The evaluation informed preservation project review of proposed upgrades to the park facilities, as well as new construction, to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Recommendations were made to the City of Berkeley and project architect in order to facilitate compliance with the Secretary's Standards, to avoid adverse impacts to historic resources, and to streamline environmental compliance review. Work performed for the City of Berkeley.

Education

Masters of Historic Preservation,
University of Southern California,
Los Angeles

Bachelor of Arts,
German and Architectural History,
University of California, Berkeley

Registrations/ Certifications

Meets/exceeds Secretary of the Interior's Professional Qualification Standards in Architectural History and History

Awards

California Preservation Foundation, Preservation Design Award (Riverside Latino Historic Context Statement, 2019; City of San Gabriel Historic Preservation Ordinance Update, 2018; and LAUSD Historic Context Statement, 2014) Los Angeles Conservancy, Preservation Award (City of San Gabriel Historic Preservation Ordinance Update, 2018; and LAUSD Historic Context Statement, 2015)

Debi Howell-Ardila, MHP

Senior Architectural Historian

Riverside Latino Historic Context Statement (2018). Principal Author/Investigator and Project Manager for preparation of a Latino Historic Context Statement, which explored over a century of history and culture of Riverside's Latino community. The Historic Context Statement provided a comprehensive framework for assessing properties associated with the Latino community. This effort was recognized with an award from the California Preservation Foundation in 2019. Work performed for the City of Riverside and the California Office of Historic Preservation (OHP).

University of California, Riverside Campus-wide Historic Resources Survey Report (2019 - 2021). Author and Project Manager for a campus-wide historic resources survey of the University of California, Riverside. The resulting Historic Resources Survey Report, along with a focused historic context statement and ArcGIS maps, offered the University an accurate, comparative baseline of historic resources and University assets, in support of master planning and upgrades projects. Work performed for the University of California, Riverside.

California State University, Fullerton Master Plan EIR Historic Resources Survey Report (2019 - 2020). Principal Author and Project Manager for a campus-wide historic resources survey of California State University, Fullerton (CSUF). The resulting Historic Resources Survey Report, along with a focused historic context statement and ArcGIS maps, offered the University an accurate, comparative baseline of historic resources and University assets, in support of master planning and upgrades projects. In addition, the survey results provided a sound basis for an analysis of historic resource impacts, alternatives, and mitigation measures for the CSUF Master Plan EIR. Work performed for the California State University, Fullerton.

Long Beach Grant Neighborhood Historic Context Statement and Survey (2018 - 2019). Principal Author/Investigator and Project Manager for preparation of a historic context statement and conducting a survey of Long Beach's Grant Neighborhood. As a result of the project, Grant Neighborhood's first historic district was identified and designated by City Council in 2018. Work performed for the City of Long Beach.

Anacapa Courts/Top Hat Rehabilitation Project Secretary of the Interior's Standards Project Review (2017). Principal Author and Investigator for Secretary of the Interior's Standards project review for the Anacapa Courts/Top Hat Rehabilitation Project in the City of Ventura. Project plans, including architectural drawings, site plans, and elevations, were analyzed for compliance with the Secretary of the Interior's Standards. Recommendations were made for project modifications and refinements aimed at facilitating compliance with the standards. Work performed for the City of San Buenaventura.

250 Mills Road Rehabilitation Project Secretary of the Interior's Standards Project Review (2017). Principal Author and Investigator for Secretary of the Interior's Standards project review for the 250 Mills Road Rehabilitation Project in the City of Ventura. Project plans, including architectural drawings, site plans, and elevations, were analyzed for compliance with the Secretary of the Interior's Standards. Recommendations were made for project modifications and refinements aimed at facilitating compliance with the standards. Work performed for the City of San Buenaventura.