Appendix D-1

Built Environment Inventory and Evaluation Report

Built Environment Inventory and Evaluation Report

Mesa Verde Specific Plan Area 2 Amendment 2, Calimesa, California

MAY 2024

Prepared for:

MESA VERDE OWNER, LLC
18565 Jamboree Road, Suite 200
Irvine, California 92612
Contact: David Graves

Prepared by:

DUDEK

605 Third Street
Encinitas, California 92024

Printed on 30% post-consumer recycled material.

Acknowledgments

Primary Report Authors: This report was primarily prepared by Secretary of the Interior qualified Architectural Historians Katie Ahmanson, MHC, Claire Cancilla, MSHP, and Claire Flanegin, MA.

Report Contributions: The report was also prepared with contributions from Nicole Frank, MSHP, who completed Chapters 1 and 2 as well as the field survey, and Senior Architectural Historian Kathryn Haley, MA, who provided a senior-level review of the report.

Team Support: Andrew W. Greis, GIS Analyst, managed the geographic information system data and created the figures in the report.

Intended Use: This report is intended for the Client's and its representatives' exclusive use. Based on the results of Dudek's investigation, it contains professional conclusions and recommendations concerning the potential for project-related impacts to cultural resources. It should not be considered to constitute project clearance with regard to the treatment of cultural resources or permission to proceed with the Project described in lieu of review by the appropriate reviewing or permitting agency. This report should be submitted to the appropriate federal, state, and local review agencies for their comments prior to the commencement of the Project.

INTENTIONALLY LEFT BLANK

Executive Summary

Mesa Verde Owners, LLC (Applicant) retained Dudek to complete a built environment inventory and evaluation report (report) for the proposed Mesa Verde Specific Plan Area 2 Amendment 2 Project (SPA 13-02) (Project), which is an Amendment to the Mesa Verde Estates Specific Plan Area 2 Amendment 1 (SPA 13-01) that was previously adopted in 2007 and subsequently amended in 2017. The City of Calimesa (City) is the lead agency for compliance with California Environmental Quality Act (CEQA). The purpose of this report is to identify all built environment properties that may be considered historical resources, as defined by the CEQA, where Project construction or operation may result in impacts under CEQA. Elements of the proposed Project may require permitting through the U.S. Army Corps of Engineers (USACE). The USACE is required to comply with Section 106 of the National Historic Preservation Act of 1966 (Section 106). In accordance with the NHPA's implementing regulations, 36 CFR 800.4, the Corps requires an inventory of cultural resources within the Project's area of potential effects (APE) in order to determine the presence or absence of historic properties and potential effects upon those properties. As such this report was prepared to comply with CEQA and Section 106 regulations.

Efforts to identify built environment historical resources within and adjacent Project components included a review of a California Historical Resources Information System (CHRIS) records search; an intensive-level survey by two qualified architectural historians; building development and archival research; creation of an appropriate historic context; development of area of potential effects (APE) to assess impacts to historic-era buildings and structures; and recordation and evaluation of historic-era properties located in the APE under National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) designation criteria and City of Calimesa Historic Resource Designation Criteria. Identification and assessment of potential impacts or adverse effects to Archaeological Cultural Resources are addressed in the following report: *Cultural Resources Inventory and Evaluation Report for the Mesa Verde Specific Plan 2023 Project*, City of Calimesa, California. September 2023. Montifolca and Giacinto.

Twenty-eight properties located containing historic era buildings and/or structures (built on or before 1978, 45 years of age or older) were identified in the APE are detailed in this report. Twenty-seven parcels/properties were not known to have been previously evaluated for the NRHP, CRHR, or City of Calimesa regulations. One property had been previously evaluated, under NRHR and CRHR but required an updated evaluation under City of Calimesa regulations.

After thorough consideration of historical significance criteria, all properties addressed in this report do not appear eligible for national, state, or local listing either individually or as part of a multi-property district. Therefore, there are no built environment historic-era properties located in the APE that qualify as historical resources for the purposes of CEQA or historic properties under Section 106. This study recommends that the Project would have no impact on historical resources as defined by CEQA and a finding of No Historic Properties Affected under Section 106.

INTENTIONALLY LEFT BLANK

Table of Contents

SECTION **PAGE NO.**

Acknowledgments i

Executive Summary iii

Acronyms and Abbreviations xiii

1 Introduction 1
- 1.1 Project Location and Description 1
  - 1.1.1 On-Site Project Components 1
  - 1.1.2 Off-Site Improvements as Project Components 2
- 1.2 Report Structure 2
- 1.3 Regulatory Setting 3
  - 1.3.1 Federal 3
  - 1.4.2 State 4
  - 1.3.2 Local 8
- 1.4 Area of Potential Effects 9
  - 1.4.1 Delineation of the APE for Built Environment Cultural Resources 11

2 Literature Review and Background Research 21
- 2.1 CHRIS Records 21
  - 2.1.1 Previous Technical Studies 21
  - 2.1.2 Previously Recorded Cultural Resources 22
  - 2.1.3 Summary of Built Environment Cultural Resources Records Search Results 24
- 2.2 Additional Records Reviewed 24
  - 2.2.1 Built Environment Resource Directory 24
  - 2.2.2 Calisphere 24
  - 2.2.3 Online Archive of California 24
  - 2.2.4 Calimesa City Clerk 25
  - 2.2.5 Historic Highway 99 Association of California 26
  - 2.2.6 Calimesa Library 26
  - 2.2.7 Historical Newspaper Review 26
  - 2.2.8 Sanborn Fire Insurance Maps 26
- 2.3 Historical Aerial Photographs 26
- 2.4 Interested Party Correspondence 26

3 Historic Context 27
- 3.1 Historical Overview of the City of Calimesa 27
- 3.2 Development of the APE 29

3.3 Present Architectural Styles 29
3.4 Present Building Typologies 31

4 Results of Identification and Evaluation Efforts 33
4.1 Field Survey Methods 33
4.2 Survey Results 33
4.3 Map ID 1. 888 W County Line Road (APN: 413-050-014) 34
4.3.1 Property Description 34
4.3.2 Identified Alterations 35
4.3.3 Property History 36
4.3.4 Significance Evaluation 36
4.4 Map ID 2. 867 W County Line Road (APN: 413-060-004) 40
4.4.1 Property Description 40
4.4.2 Identified Alterations 41
4.4.3 Property History 42
4.4.4 Significance Evaluation 42
4.5 Map ID 3. 910 W Avenue L (APN: 413-060-007) 47
4.5.1 Property Description 47
4.5.2 Identified Alterations 48
4.5.3 Property History 48
4.5.4 Significance Evaluation 49
4.6 Map ID 4. 888 W Avenue L (APN: 413-060-001) 53
4.6.1 Property Description 53
4.6.2 Identified Alterations 54
4.6.3 Property History 54
4.6.4 Significance Evaluation 55
4.7 Map ID 5. 763 W Avenue L (APN: 411-200-001) 59
4.7.1 Property Description 59
4.7.2 Identified Alterations 62
4.7.3 Property History 62
4.7.4 Significance Evaluation 63
4.8 Map ID 6. 763 W Avenue L (APN: 411-200-018) 67
4.8.1 Property Description 67
4.8.2 Identified Alterations 68
4.8.3 Property History 68
4.8.4 Significance Evaluation 69
4.9 Map ID 7. 856 W County Line Road (APN: 413-050-003) 73
4.9.1 Property Description 73
4.9.2 Identified Alterations 74
4.9.3 Property History 74

4.9.4 Significance Evaluation 75
4.10 Map ID 8. 850 W County Line Road (APN: 413-071-004) 79
4.10.1 Property Description 79
4.10.2 Identified Alterations 80
4.10.3 Property History 80
4.10.4 Significance Evaluation 81
4.11 Map ID 9. 846 W County Line Road (APN: 413-071-003) 85
4.11.1 Property Description 85
4.11.2 Identified Alterations 86
4.11.3 Property History 86
4.11.4 Significance Evaluation 87
4.12 Map ID 10. 840 W County Line Road (APN: 413-071-005) 91
4.12.1 Property Description 91
4.12.2 Identified Alterations 93
4.12.3 Property History 93
4.12.4 Significance Evaluation 94
4.13 Map ID 11. 830 W County Line Road (APN: 413-071-001) 98
4.13.1 Property Description 98
4.13.2 Identified Alterations 99
4.13.3 Property History 99
4.13.4 Significance Evaluation 100
4.14 Map ID 12. 814 W County Line Road (APN: 413-081-006) 104
4.14.1 Property Description 104
4.14.2 Identified Alterations 105
4.14.3 Property History 105
4.14.4 Significance Evaluation 106
4.15 Map ID 13. 806 W County Line Road (APN: 413-081-004) 110
4.15.1 Property Description 110
4.15.2 Identified Alterations 111
4.15.3 Property History 111
4.15.4 Significance Evaluation 112
4.16 Map ID 14. 780 W County Line Road (APN: 413-081-003) 116
4.16.1 Property Description 116
4.16.2 Identified Alterations 117
4.16.3 Property History 117
4.16.4 Significance Evaluation 118
4.17 Map ID 15. APN 413-081-001 122
4.17.1 Property Description 122
4.17.2 Identified Alterations 123

4.17.3 Property History 123
4.17.4 Significance Evaluation 124
4.18 Map ID 16. 746 W County Line Road (APN: 411-020-003) 127
4.18.1 Property Description 127
4.18.2 Identified Alterations 128
4.18.3 Property History 129
4.18.4 Significance Evaluation 129
4.19 Map ID 17. 855 W County Line Road (APN: 413-060-005) 133
4.19.1 Property Description 133
4.19.2 Identified Alterations 134
4.19.3 Property History 134
4.19.4 Significance Evaluation 135
4.20 Map ID 18. 827 W County Line Road (APN: 413-072-001) 139
4.20.1 Property Description 139
4.20.2 Identified Alterations 140
4.20.3 Property History 140
4.20.4 Significance Evaluation 141
4.21 Map ID 19. 811 W County Line Road (APN: 413-082-006) 144
4.21.1 Property Description 144
4.21.2 Identified Alterations 145
4.21.3 Property History 146
4.21.4 Significance Evaluation 146
4.22 Map ID 20. 801 W County Line Road (APN: 413-082-005) 150
4.22.1 Property Description 150
4.22.2 Identified Alterations 151
4.22.3 Property History 151
4.22.4 Significance Evaluation 151
4.23 Map ID 21. 809 W County Line Road (APN: 413-082-021) 155
4.23.1 Property Description 155
4.23.2 Identified Alterations 156
4.23.3 Property History 156
4.23.4 Significance Evaluation 157
4.24 Map ID 22. 789 W County Line Road (APN: 413-082-026) 160
4.24.1 Property Description 160
4.24.2 Identified Alterations 161
4.24.3 Property History 162
4.24.4 Significance Evaluation 162
4.25 Map ID 23. 775 W County Line Road (APN: 413-082-025) 166
4.25.1 Property Description 166

4.25.2 Identified Alterations 167
4.25.3 Property History 167
4.25.4 Significance Evaluation 168
4.26 Map ID 24. 773 W County Line Road (APN: 413-082-001) 171
4.26.1 Property Description 171
4.26.2 Identified Alterations 172
4.26.3 Property History 173
4.26.4 Significance Evaluation 173
4.27 Map ID 25. 765 W County Line Road (APN: 411-020-011) 177
4.27.1 Property Description 177
4.27.2 Identified Alterations 178
4.27.3 Property History 178
4.27.4 Significance Evaluation 179
4.28 Map ID 26. 739 W County Line Road (APN: 411-020-018) 183
4.28.1 Property Description 183
4.28.2 Identified Alterations 184
4.28.3 Property History 184
4.28.4 Significance Evaluation 185
4.29 Map ID 27. 741 W County Line Road (APN: 411-020-006) 189
4.29.1 Property Description 189
4.29.2 Identified Alterations 190
4.29.3 Property History 190
4.29.4 Significance Evaluation 190
4.30 Map ID 28. 948 7th Street (APN: 411-040-005) 194
4.30.1 Property Description 194
4.30.2 Identified Alterations 195
4.30.3 Property History 195
4.30.4 Significance Evaluation 196
5 Findings and Conclusions 199
6 References 203

TABLES

Table 1. Historic Era Properties Located in the Proposed Area of Potential Effects and Evaluated in this Report .. 12
Table 2. EIC Reports that Address Built Environment Cultural Resources and Intersect the APE 21
Table 3. SCCIC Reports that Address Built Environment Cultural Resources and Intersect the APE 22
Table 4. EIC Previously Recorded Built Environment Cultural Resources Within or Intersecting the APE 22
Table 5. Built Environment Properties Recorded and Evaluated in the APE 33
Table 6. Summary of Significance Evaluation Findings 199

EXHIBITS

Exhibit 1. Front yard of 888 W County Line Road with a view of the roof, view looking northeast. 35

Exhibit 2. Primary (north) elevation of the residence, view looking south. 41

Exhibit 3. Front yard of the property with a view of the roof, view looking west. 48

Exhibit 4. Primary (east) elevation of the residence, view looking southwest. 54

Exhibit 5. Main entrance from W Avenue L, view looking southeast. 60

Exhibit 6. Trailers and mobile homes on the property, view looking southeast. 61

Exhibit 7. Trailers and mobile homes on the property, view looking southeast. 61

Exhibit 8. Primary (west) elevation of building, view looking northeast. 68

Exhibit 9. Driveway of 856 W County Line Road with building view obstructed by fencing, looking northwest. 74

Exhibit 10. Residence and front yard of 850 W County Line Road, view looking north. 80

Exhibit 11. Primary (north) and east elevation of 846 W County Line Road, view looking northwest. 86

Exhibit 12. Southern elevation of 840 W County Line Road with a view of the roof, view looking north 92

Exhibit 13. Front yard of 840 W County Line Road with a view of the gravel driveway, view looking north. 93

Exhibit 14. Front driveway of 830 W County Line Road with a view of the roof, view looking north. 99

Exhibit 15. Front yard of 814 W County Line Road with a partially obstructed view of the southern elevation, view looking northwest. 105

Exhibit 16. Front of 806 W County Line Road obstructed by gate with a view of the roof, view looking north. 111

Exhibit 17. Front yard of 780 W County Line Road with a partial view of the southern elevation and roof, view looking northeast. 117

Exhibit 18. Southwest elevation of building, view looking northeast. 123

Exhibit 19. Primary south and east elevations of 764 W County Line Road, view looking north 128

Exhibit 20. Primary (north) and west elevations of 855 W County Line Road, view looking south. 134

Exhibit 21. Primary (north) and west elevations of 827 W County Line Road view looking southeast. 140

Exhibit 22. Primary (north) elevation of 811 W County Line Road, view looking south. 145

Exhibit 23. Primary (north) and east elevations of 801 W County Line Road with a view of the roof, view looking southwest. 150

Exhibit 24. Primary (north) and east elevations of 809 W County Line Road with a view of the roof, view looking southwest. 156

Exhibit 25. Primary (north) elevation of 789 W County Line Road, view to the south. 161

Exhibit 26. Primary (north) and east elevations of 775 W County Line, view looking southwest..... 167

Exhibit 27. Primary (north) and east elevations of 773 W County Line Road, view looking south..... 172

Exhibit 28. Primary (north) elevation of 765 W County Line Road, view looking south. 178

Exhibit 29. Primary (south) and west elevations of the residence at 739 W County Line Road, view looking south. 184

Exhibit 30. Front yard and gravel driveway of 741 W County Line Road with a residence partially visible, view looking south. 189

Exhibit 31. Yard and north elevation of 948 7th Street, view looking southeast. 195

FIGURES

Figure 1 Project Location Map 1

Figure 2A Built Environment Area of Potential Effects (APE) Map 17

Figure 2B Built Environment Area of Potential Effects (APE) Map 19

APPENDICES

A Interested Party Correspondence

B Historical Aerial Photograph Review

C DPR Forms

INTENTIONALLY LEFT BLANK

Acronyms and Abbreviations

Acronym/Abbreviation	Definition
ACHP	Advisory Council on Historic Preservation
Applicant	Mesa Verde Owners, LLC
APE	Area of Potential Effects
APN	Assessor's Parcel Number
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
City	City of Calimesa
c.	Circa
DPR	California Department of Parks and Recreation
EIC	Eastern Information Center
Map ID	Map Identification
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
PRC	California Public Resources Code
Project	Mesa Verde Specific Plan Area 2 Amendment 2
USGS	U.S. Geological Survey

INTENTIONALLY LEFT BLANK

1 Introduction

This chapter describes the proposed Mesa Verde Specific Plan Area 2 Amendment 2 Project (Project) and its location. This chapter also identifies and describes the report's structure, key personnel, regulatory setting, and delineation of the APE for historic era-built environment cultural resources.

1.1 Project Location and Description

The Project is located southwest of Interstate 10, west of downtown Calimesa, and north of San Timoteo Canyon, in the northwestern portion of the City of Calimesa, in the County of Riverside, California. The Project is located in Township 2 South, Range 2 West, Sections 8, 9, 14, 15, 16, 17, 22, and 23 of the El Casco and Yucaipa, California U.S. Geological Survey (USGS) 7.5 Minute Series Quadrangles (Figure 1, Project Location). The Project area includes 14 parcels[1] and consists of 1,451.3 acres of largely undeveloped land.

1.1.1 On-Site Project Components

1.1.1.1 Existing On-site Features

The Project site is located on the northern edge of the geographic area known as The Badlands; consisting of a series of flat-topped plateaus separated by steep ridges and shallow stream course valleys adjacent to and generally including San Timoteo Canyon. The Project site is currently vacant and is made up of mostly undeveloped terrain with natural watercourses, valleys, and hillside areas; however, there are currently two paved roadways on the Project Site (Sandalwood Drive and Mustang Way), as well as a network of trails. The site is also intersected by incised drainages and numerous dirt roads. The majority of the study area burned in 2017 and 2019 during the Palmer and Sandalwood Fires, respectively. Evidence of motor vehicle off-roading (i.e., tire tracks and road ruts) are present throughout the study area. The Project site is also partially located within a designated Very High Fire Hazard Severity Zone in a State Responsibility Area.

1.1.1.2 Proposed Project

This Mesa Verde Specific Plan Area 2 Amendment 2, which is an Amendment to the Mesa Verde Specific Plan Area 2 Amendment 1 approved in 2017, would serve as the policy and regulatory document, functioning as the zoning code, for the development of the Mesa Verde Specific Plan area. All future development plans and entitlements must be consistent with regulations set forth in the Mesa Verde Specific Plan Area 2 Amendment 2 and, for issues not covered, must be consistent with all applicable City regulations and/or an approved Development Agreement.

The Mesa Verde Specific Plan Area 2 Amendment 2 would be implemented in phases over time, as discussed in Section 3.8, Project Phasing below. The Project would permit a maximum of 3,650 residential units (which is the same overall unit count as in the current Mesa Verde Specific Plan Area 2 Amendment 1, including a mix of single-family detached, single-family attached, and multi-family units. The projected number of units within each of the residential zones include: 790 units of High Residential; 594 units of Medium High; 1,450 units of Medium; 677

[1] Assessor's Parcel Numbers (APNs) 411-210-010, 411-210-028, 413-030-025, 413-040-013, 413-040-017, 413-040-018, 413-040-020, 413-040-023, 413-160-011, 413-200-003, 413-200-040, 413-200-042, 413-200-044, and 413-200-048.

units of Low Medium; and 139 units of Low. The Project would permit up to 4.44 million square feet of building area with the Business Park zones (allowing for industrial, logistics, office, and/or educational uses), up to 300,000 square feet of commercial building area within the Commercial and Mixed Use zones, two elementary school sites, open space and public/private parks, utility infrastructure, and roadways. An internal network of trails would connect the Project's land uses and parks.

1.1.2 Off-Site Improvements as Project Components

1.1.2.1 Circulation

The Project requires off-site transportation-related improvement in order to buildout the Project in phases. Required improvements to off-site facilities that would be constructed by the Applicant/Developer as a part of the proposed Project include:

- County Line Road:
    - Phase 1 Improvement: Off-site Project-related improvements would include the redevelopment of County Line Road from the Project site boundary to the I-10 interchange. The future width and design of this portion of County Line Road would be determined upon completion of the Project's Transportation Report. At a minimum, County Line Road improvements would involve redeveloping the roadway within the full width of the existing 60-foot right-of-way and may require acquisition of additional rights-of-way and/or additional property in connection with such widening, depending on the results of the Project's final Transportation Report.
- 7th Street:
    - Phase 1 Improvement: Improve the west side of 7th Street from Sandalwood Drive to the north property line. Paving of the west side of the street (off-site) would include curb/gutter and sidewalk improvements for a distance along the street frontage.
- Sandalwood Drive and 7th Street:
    - Phase 1 Improvements: Install a traffic signal; southbound left-turn lane with a minimum of 100 feet of storage and a right-turn lane; eastbound left-turn lane with a minimum of 100 feet of storage and three through lanes; two westbound through lanes and shared right-turn through lane.

1.2 Report Structure

This Built Environment Inventory and Evaluation Report documents the identification and evaluation of built environment cultural resources within or adjacent to the proposed project. This report includes the following components: (1) an introduction including project location, description, the Area of Potential Effects (APE), and the regulatory context; (2) background research, which includes a focused records search review of previously recorded built environment resources included in the California Historical Resources Information System (CHRIS), a review of historical maps and aerial photographs; and the field methodology and the intensive-level survey of the APE; (3) the development of a applicable historic contexts for the project area; (4) an evaluation of significance for all

resources within the API; and (5) findings and conclusions. Appendix A includes interested party correspondence documents. Appendix B provides a review of the historical aerial photographs. Appendix C contains California Department of Parks and Recreation (DPR) 523 records. Resumes can be provided upon request.

1.3 Regulatory Setting

This report was completed in compliance with federal cultural resources laws and regulations, including the National Historic Preservation Act (NHPA) Section 106. Under NHPA Section 106, historic and archaeological districts, sites, buildings, structures, and objects are assigned significance based on their exceptional value or quality in illustrating or interpreting history, architecture, archaeology, engineering, and culture. The following sections provide a brief overview of the federal and state regulatory framework by which historic properties and historical resources are identified and evaluated, and the rubric by which adverse effects under NHPA Section 106 and significant impacts under the California Environmental Quality Act (CEQA) are assessed.

1.3.1 Federal

National Historic Preservation Act (54 USC § 300101 et seq., including Section 106 of the NHPA, 54 USC § 306108)

The National Historic Preservation Act (NHPA) established the National Register of Historic Places (NRHP) and the Advisory Council on Historic Preservation (ACHP). Under the NHPA, significant cultural resources are referred to as historic properties, which include any prehistoric or historic district, site, building, structure, or object included in, or determined eligible for inclusion in, the NRHP. Historic properties that are designated by the Secretary of the Interior to be National Historic Landmarks are nationally significant historic places that possess exceptional value or quality in illustrating or interpreting the heritage of the United States. A property is considered historically significant if it meets one of the NRHP criteria and retains sufficient historic integrity to convey its significance.

Implementing Regulations for Section 106 of the NHPA (36 CFR Part 800)

Section 106 of the NHPA requires federal agencies to take into account the effects of their undertakings on historic properties. The Section 106 process consists of four principal steps: 1) initiation of the Section 106 process, which includes identifying and initiating consultation with Native American tribes, local governments, and other interested parties; 2) identification of historic properties; 3) assessment of adverse effects; and 4) delineation of stipulations to resolve adverse effects in an agreement document.

Section 106 affords the ACHP and the State Historic Preservation Officer (SHPO), as well as other consulting parties, a reasonable opportunity to comment on any project that would adversely affect historic properties. The ACHP is an independent administering agency that develops procedures at the federal level to protect cultural resources included in, or eligible for inclusion in, the NRHP. The SHPOs administer the national historic preservation program at the state level, in addition to reviewing NRHP nominations, maintaining data on historic properties, and consulting with federal agencies during the Section 106 review.

The NRHP criteria for evaluation (36 CFR Section 60.4) considers the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that:

A. are associated with events that have made a significant contribution to the broad patterns of our history; or
B. are associated with the lives of persons significant in our past; or
C. embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. have yielded or may be likely to yield, information important in prehistory or history.

To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity. Integrity is the ability of a property to convey its significance. Because the concept of integrity is based on significance, the assessment of a property's integrity can only proceed after its significance has been fully established. In addition to meeting at least one of the significance criteria discussed above, the assessment of integrity requires consideration under the following seven aspects or qualities: location, design, materials, workmanship, setting, feeling, and association. To retain integrity, a property will always possess several, and generally most, of these aspects (NPS 1995:44).

National Environmental Policy Act (42 USC § 4331 et seq.) and CEQ NEPA Regulations (40 CFR § 1500 et seq.)

NEPA, as amended, establishes the federal government's policy for protecting important historic cultural, and natural aspects of our national heritage during the planning for federal projects. All federal or federally assisted projects requiring action pursuant to Section 102 of the NEPA must take into account the effects of those projects on cultural resources. In considering whether an action may "significantly affect the quality of the human environment," the NEPA regulations require that an agency must consider, among other things, unique characteristics of the geographic area such as proximity to historic or cultural resources (40 CFR § 1508.27(b)(3) and the degree to which the action may affect districts, sites, highways, structures, or objects listed in or eligible for listing in the NRHP. The NEPA regulations also require that, to the fullest extent possible, agencies prepare Environmental Impact Statements (EISs) concurrently and integrated with impact analyses and related surveys and studies required by the NHPA. When Section 106 of the NHPA and NEPA are integrated, project impacts that cause adverse effects under Section 106 are described in the EIS.

1.4.2 State

California Environmental Quality Act (PRC § 21083.2) and CEQA Guidelines (14 CCR § 15064.5)

CEQA requires that the lead agency consider the impacts of a project on historical resources. PRC Section 21084.1 defines historical resources as those listed, or eligible for listing, in the CRHR, or those officially designated or recognized as historically significant by a local government pursuant to a local county or city ordinance or jurisdiction, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. Historical resources also include "historic properties" in California that are listed, or

determined eligible for listing, in the NRHP and CRHR. The CEQA Guidelines provide specific guidance for determining the significance of impacts on historical resources. As described in in Section 15064.5(b) of the CEQA Guidelines, a "project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment."

- A "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 an historical resource would be materially impaired (Section 15064.5[b][1]).
- "The significance of an historical resource is materially impaired when a project:
  - "Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources" (Section 15064.5[b][2][A]); or
  - "Demolishes or materially alters in an adverse manner those physical characteristics that account for it inclusion in a local register of historical resources pursuant to section 5020.1[k] of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1[g] of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of the evidence that the resource is not historically or culturally significant" (Section 15064.5[b][2][B]); or
  - "Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historic significance and that justify its inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA" (Section 15064.5[b][2][B]); or

The CEQA Guidelines also provide guidance on minimizing or avoiding significant adverse impacts on historical resources as outlined in the following provisions of Section 15064.5(b)(3)-(5).

- "Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource" (Section 15064.5[b][3]).
- "A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures" (Section 15064.5[b][4]).
- "When a project will affect state-owned historical resources, as described in Public Resources Code Section 5024, and the lead agency is a state agency, the lead agency shall consult with the State Historic Preservation Officer as provided in Public Resources Code Section 5024.5. Consultation should be coordinated in a timely fashion with the preparation of the environmental documents" (Section 15064.5[b][5]).

California Register of Historical Resources (PRC § 5024.1 and 14 CCR § 4850)

PRC Section 5024.1 establishes the CRHR, which lists all significant resources in California that are considered to be historical resources. In California, the term "historical resource" includes, but is not limited to, "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code Section 5020.1[j]). In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California Public Resources Code Section 5024.1[a]). The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP. As such, a resource is considered historically significant if it meets at least one of the following criteria outlined under PRC Section 5024.1(c):

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

In addition to meeting one of the significance criteria described in PRC Section 5024.1(c), a resource must also possess sufficient integrity to qualify for listing in the CRHR. Integrity as defined in 14 CCR Section 4852(c) as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" as evaluated with regard to the resource's retention of location, design, setting, materials, workmanship, feeling, and association. Historical resources that lack sufficient integrity to meet the criteria for listing in the NRHP may still be eligible for listing in the CRHR if they have the potential to yield significant scientific, historical information, specific data, or meet one of the following special considerations for resources described under 14 CCR Section 4852(d):

1. Moved buildings, structures, or objects. The State Historical Resources Commission (Commission) encourages the retention of historical resources on site and discourages the non-historic grouping of historic buildings into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.
2. Historical resources achieving significance within the past 50 years. In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.

3. Reconstructed buildings. Reconstructed buildings are those buildings not listed in the California Register under the criteria in 14 CCR Section 4852(b) or PRC Section 5024.1(c)(1-4). A reconstructed building less than 50 years old may be eligible if it embodies traditional building methods and techniques that play an important role in a community's historically rooted beliefs, customs, and practices, e.g., a Native American roundhouse.

The CRHR includes not only listed prehistoric and historic cultural resources but also resources that are designated under local ordinances or identified through local historical resource surveys.

California Public Resources Code Sections 5024 and 5024.5

PRC §§ 5024 and 5024.5 establish provisions that require state agencies to preserve and document state-owned historical resources under the agency's jurisdiction. State programs and projects are reviewed pursuant to PRC §§ 5024 and 5024.5 and require consultation with the SHPO. Under these sections, "state agency" is defined as any agency, department, division, commission, board, bureau, officer, or other authority of the State of California. These sections of the PRC are summarized below.

PRC § 5024 states that on or before January 1, 1982, each state agency shall formulate policies to preserve and maintain, when prudent and feasible, all state-owned historical resources under its jurisdiction listed in or potentially eligible for inclusion in the NRHP or registered or eligible for registration as a California Historical Landmark (CHL). The State Historic Preservation Officer (SHPO) provides such agencies with advice and assistance as needed. On or before July 1, 1983, each state agency shall submit to the SHPO an inventory of all state-owned structures over 50 years of age under its jurisdiction that are listed, or may be eligible for listing, in the NRHP or that are registered or may be eligible for registration as a CHL. The SHPO, with the advice of the State Historical Resources Commission, shall establish standards for the submittal of inventories and the development of policies for the review of identified historical resources. These review procedures allow the SHPO to determine which historical resources meet NRHP and CHL criteria and warrant inclusion in the master list of historical resources. The master list is comprised of all inventoried resources submitted and determined significant pursuant to this section and all state-owned historical resources currently listed in the NRHP or registered as a CHL under state agency jurisdiction. The list is maintained by the SHPO and informs agencies with historical resources included in the master list of funding sources for preservation activities, including rehabilitation and restoration. On or before July 1, 1984, and annually thereafter, each state agency shall submit inventory updates to the SHPO and a statement of its year's preservation activities. Each state agency shall submit to the SHPO for comment documentation for any project having the potential to affect historical resources listed in or potentially eligible for inclusion in the NRHP or registered as or eligible for registration as a CHL.

PRC § 5024.5 directs that no state agency shall alter the original or significant historical features or fabric, or transfer, relocate, or demolish historical resources on the master list without, early in the planning processes, first giving notice and a summary of the proposed action to the SHPO who shall have 30 days after receipt of the notice and summary for review and comment. If SHPO determines that a proposed action will have an adverse effect on a listed historical resource, the head of the state agency having jurisdiction over the historical resource and the SHPO shall adopt prudent and feasible measures that will eliminate or mitigate the adverse effects. The SHPO shall consult the State Historical Building Safety Board for advice when appropriate. Each state agency shall maintain written documentation of the SHPO's concurrence with proposed actions which would have an effect on an historical resource on the master list. The SHPO shall report to the Office of Planning and Research for mediation

instances of a state agency's refusal to propose, to consider, or to adopt prudent and feasible alternatives to eliminate or mitigate adverse effects on historical resources on the master list. The SHPO may monitor the implementation of proposed actions of any state agency. Until such time as a resource is evaluated for possible inclusion in the inventory state agencies shall assure that any such resource which might qualify for listing is not inadvertently transferred or unnecessarily altered. The SHPO may also provide local governments with information on methods to preserve their historical resources.

California Historical Landmarks

California Historical Landmarks (CHL) are sites, buildings, features, or events that are of statewide significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. To be eligible for designation as a CHL, a resource must meet at least one of the following criteria:

- The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).
- Associated with an individual or group having a profound influence on the history of California.
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

1.3.2 Local

Calimesa Municipal Code

Chapter 2.25 Parks, Trails and Community Services Commission

2.25.040 Historic resource designation criteria and procedures.

A. Historic Resource Designation Criteria. For the purposes of this section, an improvement, site or area may be recommended by the commission for designation as an historic resource or district by the city council if it meets the following criteria:

1. It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history;

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

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

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

5. It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city;

6. It has the potential of yielding significant information of archeological interest; or

7. Its integrity as a natural environment strongly contributes to the well-being of the people of the city.

B. Historic Resource Designation Procedures. Historic resources and districts shall be established in the following manner:

1. The commission shall hold public hearings for the purpose of determining whether a proposed historic resource is worthy of consideration for protection, enhancement or perpetuation, and such hearings shall be held no less than 15 days and no more than 45 days after the property owner(s) have been notified of the public hearing by registered mail, return receipt requested. Upon receipt of the notice, the property owner(s) shall be prohibited from defacing, demolishing, adding to, altering or removing the proposed historic resource.

2. If, after hearing, the commission concludes the proposed historic resource is worthy of protection, enhancement or perpetuation, it shall make its recommendations to the city council and notify the property owner(s) by registered mail, return receipt requested, within 15 days. Each such recommendation shall include the source of funding for acquisition and maintenance.

3. The property owner(s) shall file any objections to the commission's recommendation with the city clerk within 15 days after receipt of notice of the recommendation.

4. The city clerk shall set the matter for public hearing before the city council no later than 30 days after receipt of the objections, or the commission's recommendation, whichever last occurs.

5. If the commission's recommendation is for an expenditure of public funds and after the public hearing the city council finds that the proposed historic resource is significant and the expenditure of public funds for protection, enhancement or perpetuation is justified, it may initiate acquisition proceedings. If the council finds that the expenditure of public funds is not justified, the proposed historic resource shall not be designated as such. [Ord. 187 § 8, 2001; Code 1990 § 1.8.04.]

1.4 Area of Potential Effects

The establishment of an area of potential effects (APE) is part of the regulatory process to identify historic properties under Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA) (36 CFR § 800.4[a][1]). The APE is the study area delineated to assess potential effects from the construction and operation of an undertaking (or project) with a federal nexus on both archaeological and historic built environment resources. The APE encompasses the geographic area or areas within which the project may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The APE is influenced by the scale and nature of the project and may be different for different kinds of effects caused by the project (36 CFR § 800.16[d]).

An effect, as defined under 36 CFR § 800.16(i), means an alteration to the characteristics of a historic property that qualify it for inclusion in, or eligibility for, the National Register of Historic Places (NRHP). An effect is considered adverse, according to the *criteria of adverse effect*, "when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register [of Historic Places] in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association" (36 CFR § 306107). When a project directly and adversely affects historic

properties that are also designated National Historic Landmarks, Section 110(f) of the NHPA requires that federal agencies undertake planning and actions to minimize harm to such landmarks to the maximum extent possible (54 USC § 306107]). Agencies are further directed to consider all prudent and feasible alternatives to avoid adverse effects on the NHL. Under the NHPA, an adverse effect may be direct, indirect, or cumulative.

A direct effect means that the effect comes from the project at the same time and place with no intervening cause regardless of its specific type (e.g., physical, visual, vibratory, auditory, atmospheric).[2] Examples of direct effects that are caused by, and immediately related to, the project include, but are not limited to, demolition, destruction, relocation, and alteration of a historic property as a result of ground disturbance and other construction activities. Direct effects, however, are not limited to physical effects, and in certain circumstances can be visual, vibratory, auditory, or atmospheric in nature if the effect is immediate and results in the alteration of characteristics that contribute to the significance of the historic property in a manner that diminishes its physical integrity. Visual intrusions within the viewshed of a historic property, for example, could result in the diminishment of the property's integrity of setting, if an unencumbered view of the surrounding area or a specific area is a characteristic that contributes to the significance of the historic property. Ground-borne vibration from construction equipment such as impact pile drivers could also cause alterations, structural damage, or physical destruction to vibration sensitive receptors when used, for example, in close proximity to buildings or structures that are in an extremely fragile condition. Similarly, operational noise that exceeds the ambient level of a sensitive noise receptor can diminish the integrity of historic properties that derive their significance from an inherently quiet auditory setting.[3] Finally, atmospheric intrusions such as those caused by the introduction of high levels of fugitive dust emissions or chemical pollutants can result in adverse effects that directly and physically affect biological landscape features that have been identified as historic properties. Overall, while direct effects include physical effects, they may also include other types of effects that are visual, vibratory, auditory, or atmospheric in nature if the effect is caused by, and occurs at the same time and place, as the project and there is no other intervening cause between the activities or components of the project and the historic property.

[2] While the term "direct effect" is not defined in the statutes of the NHPA or in the Section 106 implementing regulations, the U.S. Court of Appeals for the District of Columbia Circuit issued a precedent setting decision on March 1, 2019, in the National Parks Conservation Association v. Semonite case that clarified the meaning of "direct" in Sections 106 and 110(f) of the NHPA. The case involved the approval of a permit from the U.S. Army Corps of Engineers (Corps) to construct a new electrical switching station and 2 transmission lines supported by 17 transmission towers in Virginia. The transmission lines were to cross the James River and transect a historic district that included Jamestown and the Carter's Grove National Historic Landmark (NHL). The Corps determined that while several of the towers would be visible from the historic property, the project would not physically intrude onto the plantation's grounds and, therefore, Section 110(f) did not apply because the NHL would not be directly and adversely affected. The Advisory Council on Historic Preservation (ACHP) disagreed with the Corps' determination by stating that "direct" in the context of the NHPA means "having no intervening cause," thus visual effects could be direct effects. The circuit court agreed with the ACHP by referencing the dictionary definition of "direct" (i.e., "free from extraneous influence" or "immediate"). The circuit court also noted in its opinion that Congress could have easily restricted Section 110(f)'s reach by using the word "physically" instead of "directly" had it intended to do so. The circuit court concluded that the meaning of the term "directly" in Section 110(f) refers to the causality, and not the physicality, of the effect, meaning that if the effect comes from the undertaking at the same time and place with no intervening cause, it is considered "direct" regardless of its specific type (e.g., physical, visual, vibratory, auditory, atmospheric). In a June 7, 2019, memorandum the ACHP Office of General Counsel commented on the circuit court's opinion stating that because "the applicability of Section 110(f) is informed by a finding of adverse effect under Section 106 of the NHPA and the clear statutory intent for both provisions to address 'effects' to historic properties, this decision also clarifies how effects in the Section 106 process may be defined as direct or indirect."

[3] Construction noise that exceeds the ambient level of a sensitive noise receptor is not analyzed because it is considered a temporary impact that would not have an adverse on historical resources since it would not cause physical damage and would not permanently alter or diminish the integrity of such resources. Temporary construction noise would not result in a substantial adverse change in the significance of a historical resource and, therefore, would not cause a significant impact under CEQA.

By contrast, an indirect effect is one that is reasonably foreseeable and caused by the project at a later in time or is farther removed in distance.[4] Indirect effects are not as readily apparent because they are not immediately related to the project and because they are more removed from the project in time or geographic space.

1.4.1 Delineation of the APE for Built Environment Cultural Resources

Delineation of the APE considered the proposed Project activities in conjunction with properties that have been previously identified as historical resources and/or historic properties as well as previously unrecorded historic era-built resources that are 45 years of age or older (those built-in or prior to 1978) that may sustain impacts due to the construction or operation of the Project were included in the APE.[5]

The delineation of the APE is influenced by a Project's planned activities or setting, the scale and nature of the Project, and the types of impacts (direct or indirect) that may result from Project implementation. The APE for built environment is presented on Figure 2A and Figure 2B. Delineation of the APE considered the proposed Project components, which includes development of 14 parcels and is composed of 1,451.3 acres. The 14 parcels are vacant and do not contain historic era-built resources that are 45 years of age or older. Although these parcels are located in the APE, they were not evaluated in this report as they do not contain buildings or structures 45 years of age or older, and they did not appear to rise to the level of consideration for properties with exceptional significance.

The Map Identification (Map ID) numbers for the properties evaluated as part of this study and included in the APE (Figures 2A and 2B) were originally assigned north to south (Map IDs 1-6). The proposed Project activities were expanded to include additional off-site improvements along W. County Line Road. As a result of this expansion, additional properties required evaluation and therefore were assigned new Map ID numbers west to east along W County Line Road along the northern side of the road, circling back around to the southern side of the road (Map IDs 7-28).

The Project includes six areas of off-site improvements. The APE included these areas of off-site improvements as well as any properties that contain buildings and structures adjacent were also considered for inclusion in the APE. The off-site improvements overlapped thirteen parcels that contain buildings or structures not of historic age, constructed in 1979 or later. Although these properties are located in the APE they are were not evaluated in this report as they are less than 45 years old, and they did not appear to rise to the level of consideration for properties with exceptional significance. In addition to these properties, there are several parcels that are vacant and therefore

[4] Although the term "indirect effect," like the term "direct effect," is not defined in the statutes of the NRHP or the regulations implementing Section 106, the D.C. circuit court clarified the "indirect" effects are those caused by the undertaking that are later in time or farther removed in distance but are still reasonably foreseeable in its 2019 opinion in the case, National Parks Conservation Association v. Semonite.

[5] While the 50-year threshold is generally used for listing resources in the National Register of Historic Places (NRHP) and the California Register of Historical resources (CRHR), the California Office of Historic Preservation's (OHP) Instructions for Recording Historical Resources recommends recording "any physical evidence of human activities over 45 years . . . for the purposes of inclusion in the OHP's filing system." It also allows for the "documentation of resources less than 45 years . . . if those resources have been formally evaluated, regardless of the outcome of the evaluation." Further, the guidance notes that the 45-year threshold recognizes that there is commonly a 5-year lag between resource identification and the date that planning decisions are made, and thus it explicitly encourages the collection of data about resources that may become eligible for the NRHP or CRHR within that planning period. More restrictive criteria must be met before the resources included in OHP's filing system are listed, found eligible for listing, or otherwise determined to be important in connection with federal, state, and local legal statuses and registration programs (OHP 1995: 2).

do not require consideration. One previously recorded historic age property was identified through the records search, Map ID 28, 948 7th Street (APN: 411-040-005), which was recommended to be ineligible for the NRHP and CRHR in 2008but was not evaluated for local eligibility. To ensure potential significance under all applicable criteria is addressed under CEQA and Section 106, the property was revaluated for local eligibility criteria in this report. No additional previously evaluated historical resources or historic properties were identified through the records search that required consideration within the APE or documentation in this report. See Section 2.1 for the records search summary for more detail. In addition, no historic era engineered waterways were identified within the APE, that required documentation. Lastly, ubiquitous infrastructure such as local roads and utilities located in the APE were not recorded or evaluated as part of this report.

Twenty-eight properties containing historic-era buildings and structures (built on or before 1978, 45 years of age or older) are located within the APE and are considered for their potential to qualify as historical resources under CEQA and/or historic properties under Section 106. These properties are located directly adjacent to off-site improvements, which include construction of a new road, curb/gutter and sidewalk improvements, street paving, repaving and street widening, and installation of a traffic signal and therefore may sustain impacts due to the construction or operation of the Project. These properties are listed below in Table 1 and are discussed in detail throughout this report.

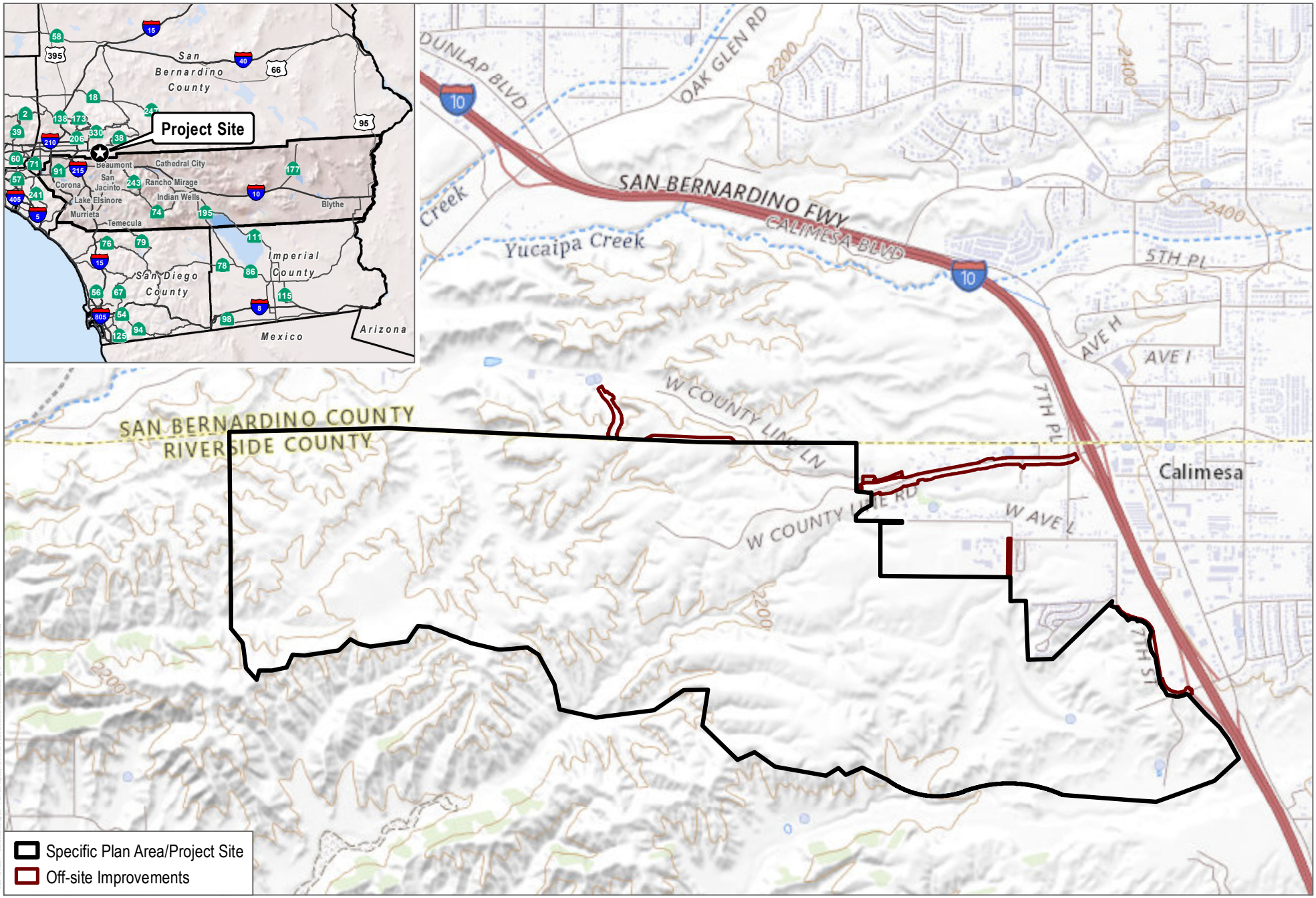
Table 1. Historic Era Properties Located in the Proposed Area of Potential Effects and Evaluated in this Report

Map ID	Address	APN	Year Built	Architectural Style/Typology	Prior Evaluation Status
1	888 W County Line Rd	413-050-014	1977	Ranch/Single-family residence	Not evaluated
2	867 W County Line Rd	413-060-004	1946	Minimal Traditional/Single-family residence	Not evaluated
3	910 W Avenue L	413-060-007	1972	Ranch/Single-family residence	Not evaluated
4	888 W Avenue L	413-060-001	1955	Ranch/Single-family residence	Not evaluated
5	763 W Avenue L	411-200-001	1964	Mobile home park	Not evaluated
6	765 W Avenue L	411-200-018	c. 1953-1959	Pump house	Not evaluated
7	856 W County Line Rd	413-050-003	1958	Ranch/Single-family residence	Not evaluated
8	850 W County Line Rd	413-071-004	1974	Ranch/Single-family residence	Not evaluated
9	846 W County Line Rd	413-071-003	1979	Ranch /Single-family residence	Not evaluated
10	840 W County Line Rd	413-071-005	1965	Ranch/Single-family residence	Not evaluated
11	830 W County Line Rd	413-071-001	1960	Ranch/Single-family residence	Not evaluated

Table 1. Historic Era Properties Located in the Proposed Area of Potential Effects and Evaluated in this Report

Map ID	Address	APN	Year Built	Architectural Style/Typology	Prior Evaluation Status
12	814 W County Line Rd	413-081-006	1962	Ranch/Single-family residence	Not evaluated
13	806 W County Line Rd	413-081-004	1967	Contemporary/Single-family residence	Not evaluated
14	780 W County Line Rd	413-081-003	1952	Ranch/Single-family residence	Not evaluated
15	N/A	413-081-001	c. 1959-1966	Pump house	Not evaluated
16	746 W County Line Rd	411-020-003	1970	Highly Modified Ranch /Single-family residence	Not evaluated
17	855 W County Line Rd	413-060-005	1961	Ranch /Single-family residence	Not evaluated
18	827 W County Line Rd	413-072-001	1945	Minimal Traditional /Single-family residence	Not evaluated
19	811 W County Line Rd	413-082-006	1950	Ranch /Single-family residence	Not evaluated
20	801 W County Line Rd	413-082-005	1950	Minimal Traditional /Single-family residence	Not evaluated
21	809 W County Line Rd	413-082-021	1959	Ranch /Single-family residence	Not evaluated
22	789 W County Line Rd	413-082-026	1967	Ranch /Single-family residence	Not evaluated
23	775 W County Line Rd	413-082-025	1973	Ranch /Single-family residence	Not evaluated
24	773 W County Line Rd	413-082-001	1942	Minimal Traditional /Single-family residence	Not evaluated
25	765 W County Line Rd	411-020-011	1977	Ranch /Single-family residence	Not evaluated
26	739 W County Line Rd	411-020-018	c. 1959	Ranch /Single-family residence	Not evaluated
27	741 W County Line Rd	411-020-006	1974	Ranch /Single-family residence	Not evaluated
28	948 7th Street	411-040-005	1962	Ranch /Single-family residence	6Z: Found ineligible for NR, CR, or local designation through survey evaluation

INTENTIONALLY LEFT BLANK



SOURCE: USGS 7.5-Minute Series El Casco and Yucaipa Quadrangles;
Township 2S / Range 2W / Sections 08, 09, 14, 15, 16, 17, 22, 23

DUDEK

0 1,000 2,000 Feet

FIGURE 1

Project Location

BUILT ENVIRONMENT INVENTORY AND EVALUATION REPORT FOR THE MESA VERDE SPECIFIC PLAN

INTENTIONALLY LEFT BLANK

Parcel Boundaries

Project Components

Specific Plan Area/Project Site
(APNs: 411-210-010; 411-210-028; 413-030-025; 413-040-013; 413-040-017; 413-040-018; 413-040-020; 413-040-023; 413-160-011; 413-200-040; 413-200-042; 413-200-044; 413-200-048)

Off-site Improvement Area

Area of Potential Effects (APE)

Built Environment Historic-Era Properties Evaluated

Map ID 1 - 888 W County Line Road (APN: 413-050-014)
Map ID 2 - 867 W County Line Road (APN: 413-060-004)
Map ID 3 - 910 W Avenue L (APN: 413-060-007)
Map ID 4 - 888 W Avenue L (APN: 413-060-001)
Map ID 5 - 763 W Avenue L (APN: 411-200-001)
Map ID 6 - 765 W Avenue L (APN: 411-200-018)
Map ID 7 - 856 W County Line Road (APN: 413-050-003)
Map ID 8 - 850 W County Line Road (APN: 413-071-004)
Map ID 9 - 846 W County Line Road (APN: 413-071-003)
Map ID 10 - 840 W County Line Road (APN: 413-071-005)
Map ID 11 - 830 W County Line Road (APN: 413-071-001)
Map ID 12 - 814 W County Line Road (APN: 413-081-006)
Map ID 13 - 806 W County Line Road (APN: 413-081-004)
Map ID 14 - 780 W County Line Road (APN: 413-081-003)
Map ID 15 - (APN: 413-081-001)
Map ID 16 - 746 W County Line Road (APN: 411-020-003)
Map ID 17 - 855 W County Line Road (APN: 413-060-005)
Map ID 18 - 827 W County Line Road (APN: 413-072-001)
Map ID 19 - 811 W County Line Road (APN: 413-082-006)
Map ID 20 - 801 W County Line Road (APN: 413-082-005)
Map ID 21 - 809 W County Line Road (APN: 413-082-021)
Map ID 22 - 789 W County Line Road (APN: 413-082-026)
Map ID 23 - 775 W County Line Road (APN: 413-082-025)
Map ID 24 - 773 W County Line Road (APN: 413-082-001)
Map ID 25 - 765 W County Line Road (APN: 411-020-011)
Map ID 26 - 739 W County Line Road (APN: 411-020-018)
Map ID 27 - 741 W County Line Road (APN: 411-020-006)
Map ID 28 - 948 7th Street (APN: 411-040-005)

Post-1975 Construction

Vacant Parcels

SOURCE: Hunsaker 2024; County of Riverside 2024; Open Street Map; NAIP

DUDEK

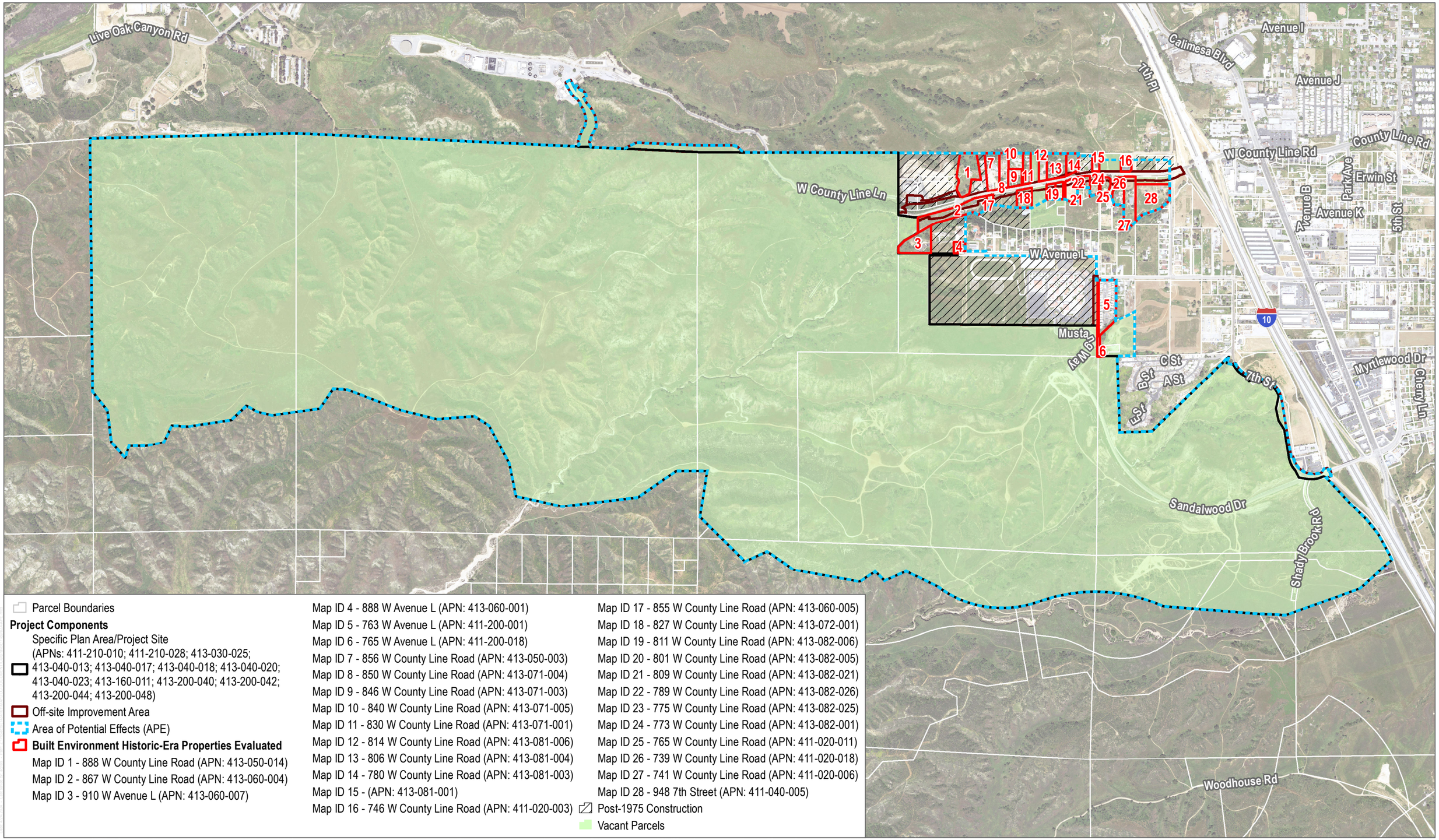
0 150 300 Feet

FIGURE 2B

Built Environment Area of Potential Effects (APE) Map

BUILT ENVIRONMENT INVENTORY AND EVALUATION REPORT FOR THE MESA VERDE SPECIFIC PLAN

INTENTIONALLY LEFT BLANK



Parcel Boundaries

Project Components

Specific Plan Area/Project Site
(APNs: 411-210-010; 411-210-028; 413-030-025; 413-040-013; 413-040-017; 413-040-018; 413-040-020; 413-040-023; 413-160-011; 413-200-040; 413-200-042; 413-200-044; 413-200-048)

Off-site Improvement Area

Area of Potential Effects (APE)

Built Environment Historic-Era Properties Evaluated

Map ID 1 - 888 W County Line Road (APN: 413-050-014)
Map ID 2 - 867 W County Line Road (APN: 413-060-004)
Map ID 3 - 910 W Avenue L (APN: 413-060-007)
Map ID 4 - 888 W Avenue L (APN: 413-060-001)
Map ID 5 - 763 W Avenue L (APN: 411-200-001)
Map ID 6 - 765 W Avenue L (APN: 411-200-018)
Map ID 7 - 856 W County Line Road (APN: 413-050-003)
Map ID 8 - 850 W County Line Road (APN: 413-071-004)
Map ID 9 - 846 W County Line Road (APN: 413-071-003)
Map ID 10 - 840 W County Line Road (APN: 413-071-005)
Map ID 11 - 830 W County Line Road (APN: 413-071-001)
Map ID 12 - 814 W County Line Road (APN: 413-081-006)
Map ID 13 - 806 W County Line Road (APN: 413-081-004)
Map ID 14 - 780 W County Line Road (APN: 413-081-003)
Map ID 15 - (APN: 413-081-001)
Map ID 16 - 746 W County Line Road (APN: 411-020-003)
Map ID 17 - 855 W County Line Road (APN: 413-060-005)
Map ID 18 - 827 W County Line Road (APN: 413-072-001)
Map ID 19 - 811 W County Line Road (APN: 413-082-006)
Map ID 20 - 801 W County Line Road (APN: 413-082-005)
Map ID 21 - 809 W County Line Road (APN: 413-082-021)
Map ID 22 - 789 W County Line Road (APN: 413-082-026)
Map ID 23 - 775 W County Line Road (APN: 413-082-025)
Map ID 24 - 773 W County Line Road (APN: 413-082-001)
Map ID 25 - 765 W County Line Road (APN: 411-020-011)
Map ID 26 - 739 W County Line Road (APN: 411-020-018)
Map ID 27 - 741 W County Line Road (APN: 411-020-006)
Map ID 28 - 948 7th Street (APN: 411-040-005)

Post-1975 Construction

Vacant Parcels

SOURCE: Hunsaker 2024; County of Riverside 2024; Open Street Map; NAIP

DUDEK

0 500 1,000 Feet

FIGURE 2A

Built Environment Area of Potential Effects (APE) Map

BUILT ENVIRONMENT INVENTORY AND EVALUATION REPORT FOR THE MESA VERDE SPECIFIC PLAN

INTENTIONALLY LEFT BLANK

2 Literature Review and Background Research

The following section describes Dudek's efforts to identify built environment historical resources in the APE. The section begins with the summary of the California Historical Resource Information System (CHRIS) records search and is followed by a summary of background research conducted for this report.

2.1 CHRIS Records

Dudek personnel defined a records search area that included the maximum extent of the proposed project site boundary and a 1-mile record search buffer. The large records search area helps to ensure identification of previously recorded resources and cultural reports. To cover the entire records search area research was conducted at two California Historical Resources Information System (CHRIS) information centers. The records search at the, the Eastern Information Center (EIC) was conducted at the University of California Riverside on May 27, 2022, and the records search at the South Central Coastal Information Center (SCCIC) was conducted at California State University (CSU), Fullerton on April 4, 2023. The following summary provides a summary of records search findings directly related to built environment cultural resources located in the APE for this project. The full record search summary can be found in the following technical report: *Cultural Resources Inventory and Evaluation Report for the Mesa Verde Specific Plan Area 2 Amendment 2 Project*, City of Calimesa, California. April 2024. Montifolca and Giacinto

2.1.1 Previous Technical Studies

2.1.1.1 EIC Results

The EIC records search results indicated thirty-four previously conducted studies have been completed within one mile of the APE. Of the thirty-four studies, seven of these previous studies intersect the APE. Only one of the seven studies identified in APE addressed built environment historic resources. and is listed in Table 2 below. One additional study, not yet on file with the EIC, overlaps parts of the APE: *Section 106 (NHPA) Historic Resources Study for the Mesa Verde Permitting* Project, City of Calimesa, California prepared by Dudek in July 2022 (Montifolca and Giacinto 2022). These studies were reviewed as part of background research conducted for this project.

Table 2. EIC Reports that Address Built Environment Cultural Resources and Intersect the APE

Report Number	Authors	Date	Title
RI-09785	Jennifer R. Kraft and Brian F. Smith	2015	A Class III Historic Resource Study for the Mesa Verde Estates Project for Section 106 Compliance
—	Keshia Montifolca and Adam Giacinto	2022	The Mesa Verde Permitting Project, City of Calimesa, California

2.1.1.2 SCCIC Results

The SCCIC records search results indicate that twenty-nine previous cultural resources studies have been completed within one mile of the APE. Of the twenty-nine studies, three of these previous studies intersect the APE. Only one of the three studies identified in APE addressed built environment historic resources and is listed in Table 3 below.

Table 3. SCCIC Reports that Address Built Environment Cultural Resources and Intersect the APE

Report Number	Authors	Date	Title
SB-03610	Bruce Love	2000	Identification and Evaluation of Historic Properties: Yucaipa Valley Water District Wastewater Treatment Plant Expansion.

2.1.2 Previously Recorded Cultural Resources

2.1.2.1 EIC Results

The EIC records search indicated fifty-one cultural resources have been previously recorded within one mile of the Project area. Of the fifty-one resources, six are historic period-built environment resources located within the APE. These resources are summarized in Table 4.

Table 4. EIC Previously Recorded Built Environment Cultural Resources Within or Intersecting the APE

Primary Number	Age	Resource Type	CRHR/NRHP Status	Significance Criteria	Citation	Within or Intersecting the APE
P-33-013992	Historic	Concrete reservoir	6Z: Found ineligible for NR, CR or local designation through survey evaluation	Not eligible	L. White, 2005	Inside
P-33-013993	Historic	Water retention features: defunct well, concrete cistern, earthen reservoir	6Z: Found ineligible for NR, CR or local designation through survey evaluation	Not eligible	L. White, 2005	Inside
P-33-013994	Historic	Remnants of small, dispersed hog farm	6Z: Found ineligible for NR, CR or local designation through survey evaluation	Not eligible	L. White, 2005	Inside

Primary Number	Age	Resource Type	CRHR/NRHP Status	Significance Criteria	Citation	Within or Intersecting the APE
P-33-013995	Historic	Concrete house slab and parking apron remnant	6Z: Found ineligible for NR, CR or local designation through survey evaluation	Not eligible	L. White, 2005	Inside
P-33-015300	Historic	Electrical utility line segment	N/A	Recorded Only, Not Evaluated	K. Ahmet, 2005	Inside
P-33-029055	Historic	Single-family property	6Z: Found ineligible for NR, CR or local designation through survey evaluation	Not eligible	D. Ballester, 2019	Inside

2.1.2.2 SCCIC Results

Review of the SCCIC records search indicated that no built environment cultural resources were identified in the APE or the larger records search area.

2.1.3 Summary of Built Environment Cultural Resources Records Search Results

One of the previously evaluated built environment cultural resources identified through the records search results located in the APE required further documentation and study. Map ID 28, 948 7th Street (APN: 411-040-005) (P-33-029055) was evaluated in 2019 and found to be ineligible for NRHP and CRHR but was not evaluated for local eligibility criteria. As part of this report an update was conducted for the property which included evaluation under City of Calimesa eligibility criteria. None of the other five previously evaluated built environment cultural resources identified through the records search results located in the APE required documentation or further study. As shown in Table 4, four of the resources have been previously evaluated and found not eligible for listing under any significance criteria that would qualify them as historic properties. P-33-015300, an electric utility line segment, is a ubiquitous utility structure with no discernible potential historical associations. Most importantly, no project related construction or project implementation activities will result in potential impacts to this resource. There are no plans to remove, rehabilitee relocate, or alter this resource in any way as part of this Project. Additionally, as a linear resource its setting and alignment will remain intact following Project completion. Consequently, although, this electric utility line (P-33-015300) is in the APE, because it will not sustain direct or indirect effects as a result of project construction or implementation it does not require further consideration in this study.

2.2 Additional Records Reviewed

The following sources provide additional information regarding the potential of built environment resources located within the API. This information was used to understand the history of the area and how the landscape has changed and developed over time.

2.2.1 Built Environment Resource Directory

The California Office of Historic Preservation (OHP) maintains the Built Environment Resource Directory (BERD), an inventory of built environment cultural resources that are processed through OHP's office. An April 25, 2024, a search of the BERD for Riverside County showed that none of the addresses associated with Map IDs 1-28 were included. However, the BERD did include a segment of County Line Road that was recorded in 2018 and assigned a status code of 6Y: Determined ineligible for NR by consensus through Section 106 process.

2.2.2 Calisphere

Calisphere provides access to 2,000 collections contributed by more than 300 cultural heritage organizations in California, including universities, libraries, archives, museums, and historical societies. Dudek searched for subject properties' addresses and other keywords on Calisphere on April 25, 2024. The search did not identify any additional materials pertaining to the subject properties.

2.2.3 Online Archive of California

The Online Archive of California (OAC) provides free public access to detailed descriptions of primary resource collections maintained by more than 300 contributing institutions including libraries, special collections, archives,

historical societies, and museums throughout California and collections maintained by the 10 University of California campuses. Dudek searched for historical tenants and addresses associated with the subject properties on OAC on April 25, 2024, and did not identify any relevant materials.

2.2.4 Calimesa City Clerk

Dudek submitted a public records request for building permits associated with the Map IDs 1-6 within the APE on July 20, 2023. The City of Calimesa responded to the public records request on August 11, 2023, and sent Dudek digital building permits for Map ID 1: 888 W County Line Road (APN: 413-050-014); Map ID 2: 867 W County Line Road (APN: 413-060-004); and Map ID 4: 888 W Avenue L (APN: 413-060-001).

Dudek submitted an additional public records request for permits associated with Map IDs 7-28 on March 21, 2024. The City of Calimesa responded to the public records request on April 8, 2024, and sent Dudek digital building permits for the following properties:

- Map ID 7: 856 County Line Road (APN 413-050-003)
- Map ID 8: 850 County Line Road (APN 413-071-004)
- Map ID 9: 846 County Line Road (APN 413-071-003)
- Map ID 10: 840 County Line Road (APN 413-071-005)
- Map ID 11: 830 County Line Road (APN 413-071-001)
- Map ID 12: 814 County Line Road (APN 413-082-006)
- Map ID 13: 806 County Line Road (APN 413-081-004)
- Map ID 14: 780 County Line Road (APN 413-081-003)
- Map ID 16: 746 County Line Road (APN 411-020-003)
- Map ID 18: 827 County Line Road (APN 413-072-001)
- Map ID 19: 811 County Line Road (APN 413-082-006)
- Map ID 21: 809 County Line Road (APN 413-082-021)
- Map ID 22: 789 County Line Road (APN 413-082-026)
- Map ID 23: 775 County Line Road (APN 413-082-025)
- Map ID 24: 773 County Line Road (APN 413-082-001)
- Map ID 25: 765 County Line Road (APN 411-020-011)
- Map ID 26: 739 County Line Road (APN 411-020-018)
- Map ID 27: 741 County Line Road (APN 411-020-006)
- Map ID 28: 948 7th Street (APN 411-040-005)

These building permits were essential in establishing a history of alterations to the property (see Chapter 4).

2.2.5 Historic Highway 99 Association of California

On July 31, 2023, Dudek architectural historian Katie Ahmanson, MSHP emailed the Historic Highway 99 Association of California to request historic context information regarding the properties within the APE. As of September 11, 2023, Dudek has not received a reply.

2.2.6 Calimesa Library

Dudek staff visited the Calimesa Library on August 3, 2023, and reviewed digital source material related to the regional location of the subject properties in the direct APE through the Calimesa Library. The materials reviewed during this visit were used in the preparation of Chapter 3 and Chapter 4 of this report.

2.2.7 Historical Newspaper Review

Dudek staff reviewed historical newspapers from Riverside County to document the development of the subject properties within the direct APE. These documents were used in the preparation of Chapters 3 and 5 of this report.

2.2.8 Sanborn Fire Insurance Maps

The subject properties are not documented by historical Sanborn Maps archived at the Library of Congress, Los Angeles Public Library, or University of California, Northgate. Map coverage of the area pre-dates the construction of the subject properties.

2.3 Historical Aerial Photographs

A review of historical aerial photographs was conducted as part of the archival research effort for the proposed Project from the following years: 1938, 1952, 1953 1959, 1962, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. A detailed aerial description of each subject property can be found in Appendix B and were used in the preparation of Chapter 4 of this report (NETR 2024; UCSB 2024).

2.4 Interested Party Correspondence

Dudek architectural historian Katie Ahmanson, MSHP emailed the Historic Highway 99 Association of California and the Calimesa Library. The correspondence briefly described the proposed Project and requested information about cultural resources in or near the direct APE. No responses have been received to date. Copies of all correspondence to and from interested parties are provided in Appendix A of this report.

3 Historic Context

The following historic context addresses relevant themes concerning the history and development of the APE which is in the County of Riverside and specifically the City of Calimesa. It begins with a historical overview of the development of City of Calimesa. This is followed by a discussion of architectural styles included within the APE and concludes with a discussion of the building typologies within the APE.

3.1 Historical Overview of the City of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the APE. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for

California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2024; NETR 2024).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area. This was supported by increased infrastructure development, including water facilities. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2024; SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2024).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2025; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the city (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

3.2 Development of the APE

The APE is located in the northcentral section of the City of Calimesa. Prior to the 1930s, land that comprises the APE was either undeveloped or was utilized for agricultural purposes. Development of the APE increased into the 1950s, when rural residential farm complexes were expanded with agricultural buildings and orchards. Surrounding the APE was an increase in residential development into the late 1970s. Since the 1970s, development of the areas surrounding the APE was steady but large portions of land were still left either undeveloped or used for agricultural purposes. The APE is primarily comprised of residential buildings that were established between 1942 and 1977. Architectural styles exhibited in the APE survey population include Ranch, Minimal Traditional, Contemporary, and altered versions of those styles. Contextual information on these architectural styles and building typologies is presented below (NETR 2024).

3.3 Present Architectural Styles

Minimal Traditional (1930–1975)

Minimal Traditional homes were designed to be simplistic, economical, and able to be produced at a mass scale. The prevalence of the style was the result of federal policies. Franklin D. Roosevelt enacted the National Housing Act in 1934, creating the Federal Housing Administration (FHA). The Minimal Traditional style house was explicitly preferred in FHA guidelines for homeowners to secure FHA-insured home loans. The style continued to be popular through World War II and the postwar housing boom, due to the increased use of factory-produced materials, the ability to be quickly mass-produced and deployed, and the general rejection of excessive, material-intensive Craftsman, Victorian, or Period Revival styles. The popularity of the Minimal Traditional style faded by the mid-1950s as the effects of the Great Depression and war-time fiscal conservativism were forgotten (ARG 2019: 2; Caltrans 2011: 3-6; McAlester 2015: 587-589).

The character-defining features of the Minimal Traditional style include the following:

- Small scale
- One-story or one-and-a-half stories in height
- Low- or intermediate-pitched gable roof with little to no eave overhang
- Typically features double-hung windows with either multi-pane or simulated multi-pane
- Window placement occasionally includes two windows set near the building corner
- Exterior cladding materials may include vertical and horizontal wood boards, shingles, brick veneer, and board-and-batten siding
- Minimal, limited architectural decoration, usually American Colonial Revival in character
- Roof dormers are rare, except on Cape Cod-style Minimal Traditional houses
- May have an attached or detached garage

Ranch Style (1930–1979)

Ranch-style houses in California reflect a national trend of fascination with the “Old West” and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States,

but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset, Better Homes and Gardens,* and *House Beautiful.* Later, ranch houses were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans.

Ranch style houses are usually a one-story, single-family residence. Houses designed in this architectural style include several identifying characteristics such as rambling, elongated plans; a horizontal emphasis; general asymmetry; free-flowing interior spaces; and a designed connection to the outdoors. Features such as low-pitched roofs with wide eaves, a combination of cladding materials including board-and-batten siding, brick and stone chimneys, and large picture windows were commonly applied and evoked an aesthetic that was reminiscent of these past architectural traditions. Decorative features such as wood shutters and dovecotes were often added to enhance the rusticated appearance of Ranch houses (Grimes and Chiang 2009: 40-48; Horak et.al. 2015: 21-26; McAlester 2018: 695-704).

Character-defining features of the Ranch style include the following:

- rambling, elongated plans with a horizontal emphasis
- 1-2 stories in height
- low-pitched gabled or hipped roofs with overhanging, open eaves
- general asymmetry
- free-flowing interior spaces
- designed connection to the outdoors
- cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- brick or stone chimneys details
- attached garages often linked to residence by breezeways
- stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- functional and non-functional shutters details as trim around windows
- fenestration may include a picture window

Contemporary Style (1945-1990)

Contemporary buildings are prevalent throughout the entire United States between 1945 and 1990 and were common in California at roughly the same time. The style rejects traditional decoration and exterior sleekness in favor of its interior, so much so that the plans and facades of the building are less unifying and more a reflection of the interior spaces use. There is also a relationship between outdoor spaces and interior rooms; in residential architecture, this can connect living space to gardens; in commercial spaces, it can provide an outlet from office space to a courtyard, garden, or park (McAlester 2018: 629-635).

Character-defining features of the Contemporary style include the following:

- Low pitched gable roofs

- Exposed roof beams
- Wide, overhanging eaves
- Windows generally in gable ends
- Materials (wood, brick, glass concrete block) evoking a variety of textures
- Asymmetrical main façade
- Recessed or obscured entry

3.4 Present Building Typologies

Trailer Park/Mobile Home Park (1920–1969)

Trailer parks and mobile homes are a type of multifamily residential development with a period of significance that extends from 1920 to 1969, when the construction of these properties was most common. This typology evolved from "auto camps," also known as "auto courts" or "motor courts," that were introduced in the early twentieth century as a result of increased popularity of automobiles. The introduction of mass-produced automobiles made automobile ownership more affordable and recreational automobile trips become more accessible (Survey LA 2016: 4).

During the 1910s, landowners with large amounts of undeveloped land harnessed the opportunity to profit on automobile travel by providing parking on their land for a small fee. However, problems associated with this unsanctioned property use necessitated the creation of municipal auto camps. Thus, the first auto camp was established in Douglas, Arizona in 1913. Throughout the next decade, tourists sought more on-site amenities to ease their travel experience, and private auto camps were developed with communal showers, toilets, laundry, and kitchen facilities. Such camps were situated parallel or perpendicular to highways with rows of campsites and were often located near gas stations and grocery stores for further convenience. Originally, they were developed with just a parking spot alongside a space to pitch a tent. However, by the Great Depression, it became more common for them to include on-site cabins and house-trailers. These house trailers were dwellings that motorists transported to campsites themselves. They grew in popularity during the 1930s as a result of the growing demand for affordable permanent housing in Southern California. Additionally, after the establishment of the Works Progress Administration 1935, trailer living allowed people to easily relocate to wherever work was offered. Once they had finished a job, they were able to move to the next job along with all of their personal belongings. By 1937, there were over four-hundred trailer manufacturing companies. That same year, California Legislature passed the State Trailer Camp Act to ensure a higher standard for trailer camps and recognized the popular use of trailers as residences (Survey LA 2016: 4-6; ARG 2021: 14-15).

In 1940, the Division of Housing announced that "a great influx of trailers and trailer camps" would be constructed in areas near nation defense projects as the government ordered 1,500 trailers to be constructed for these workers. Because trailers could be quickly constructed, they were a convenient solution for wartime factory worker housing and could easily be relocated. By 1941, California contained 185 trailer parks, the second-highest number of parks in the country after Florida. In 1945, there were 820 trailer parks in California, and the government ordered the construction of an additional 150,000 trailers for defense projects. After the World War II, trailer manufacturing continued to grow in response to housing shortages and a need for affordable veteran housing (Survey LA 2016: 6-7; ARG 2021: 15).

By 1952, the State Trailer Park Act was revised to serve as a guide for park design, construction, and operation. This amendment was incorporated to encourage cities to throughout the state to adhere by a standard for their trailer parks. In 1953, the number of trailer parks grew to 3,300, and trailers began to gain more of an association with housing than vacation vehicles. Because of this, by 1955, trailers were designed to resemble houses with features such as bi-level designs, integrated bathrooms, fold-out porches, full-height doors, and jalousie windows. These became known as mobile homes (Survey LA 2016: 8-9; ARG 2021: 15-16).

Trailer parks began to evolve during the second half to the twentieth century as mobile homes became more accepted. A report from 1960 established two categories of parks, service-oriented and housing-oriented parks. The service-oriented parks house residents that stay home and whose daily activities are typically around the park property, so they include a larger variety of amenities. Housing-oriented parks sell housing space to residents who often work outside of the park property, so often these parks include less amenities. Likewise, new designs included larger spaces to accommodate the larger trailer designs with concrete patios and basic utilities such as water, sewer, electricity, and garbage removal. Park plans featured street patterns similar too residential subdivisions with grid and curvilinear plans. Some parks evening included community buildings, pools, and playgrounds. Landscaping included plantings between individual campsites for better insulation and privacy. Similarly, greenbelts between trailer parks and communities acted as buffers to dampen noise. By the late 1960s, about six million people lived in trailer parks, comprising one-third of the residences in the country (Survey LA 2016: 10-11; ARG 2021: 16).

Throughout the 1970s, modular homes were designed to offer more permanence for residents at trailer parks. Modular homes were constructed for homeowners who wanted the affordability of a mobile home and the appearance of a site-built home. Unlike mobile homes or trailers, modular homes were transported on flat trucks from manufacturing facilities. As a result of their flexibility and affordability, mobile homes and modular homes remained popular. However, the development of new trailer parks declined after the 1960s (Survey LA 2016: 12).

Character-defining features of the Trailor Park typology include the following:

- Occupies a large single property
- Contains dozens or hundreds of home sites
- Predominantly occupied by a single housing type, either trailers or mobile homes
- Earlier examples may have a rectilinear interior street pattern, with units arranged in parallel rows
- Postwar examples may have a curvilinear interior street pattern
- Surrounded by a privacy wall or fence with a primary entrance
- Includes a community/recreation building
- May be designed in a themed architectural style and may also be evaluated under that theme
- May have evolved from an earlier auto camp
- May represent an early example of the type, dating from the 1920s or 1930s
- May include a sales office and/or manager's residence
- May include outdoor recreation facilities, such as a playground or swimming pool
- May include mature landscaping, such as trees, shrubs and lawns
- May include community signage

4 Results of Identification and Evaluation Efforts

This chapter provides a physical description and a significance evaluation of each of the subject properties located in the APE. To assess the historical significance and integrity of each property located within the APE, the subject properties were recorded and evaluated in consideration of NRHP, CRHR, and City of Calimesa integrity requirements. A physical description of each property and its development history are also provided below. For the purposes of clarity, the 28 subject properties discussed below were each assigned a Map ID number associated with the Figure 2A and 2B, Built Environment Area of Potential Effects (APE) Map. For a more detailed analysis of these properties see the State of California Department of Parks and Recreation Series 523 (DPR) forms provided in Appendix C.

4.1 Field Survey Methods

Dudek architectural historians Nicole Frank, MSHP, and Katie Ahmanson, MHC, conducted a pedestrian survey on August 3, 2023, of Map IDs 1-6 within the APE. Dudek architectural historians Claire Cancilla, MSHP and Katie Ahmanson, MHC conducted a second pedestrian survey on March 20, 2024, for Map IDs 7-28. The surveys entailed documenting the historic age buildings and structures on each parcel in the direct APE with detailed notes and photographs; noting character-defining features, spatial relationships, and observed alterations; and examining any historic landscape features on the parcels from the public right-of-way.

The survey of all properties within the API was completed from the public right-of-way or the Project site. Every effort was made to photograph each property, but some buildings were located far from the public right-of-way or obscured by mature vegetation, vehicle gates, or screened fences. In these instances, photographs of the property were taken from the best possible angle, and notes were taken describing vegetation or any other component obstructing the property from view. The photographs presented in this report represent the most visible angle collected during the site visit. To supplement information gathered in the field, historic and current aerial photographs were utilized to identify alterations, building massing, and character defining features.

4.2 Survey Results

During the survey Dudek staff identified twenty-eight historic-era properties that contained buildings and structures over 45 years of age. These properties are listed in Table 5.

Table 5. Built Environment Properties Recorded and Evaluated in the APE

Map ID	Property Type	Address and APN	Year Built	Primary Numbers
Newly Recorded within the APE				
1	Single-family residence	888 W County Line Rd (APN: 413-050-014)	1977	N/A
2	Single-family residence	867 W County Line Rd (APN: 413-060-004)	1946	N/A
3	Single-family residence	910 W Avenue L (APN: 413-060-007)	1972	N/A

Table 5. Built Environment Properties Recorded and Evaluated in the APE

Map ID	Property Type	Address and APN	Year Built	Primary Numbers
4	Single-family residence	888 W Avenue L (APN: 413-060-001)	1955	N/A
5	Mobile home park	763 W Avenue L (APN: 411-200-001	1964	N/A
6	Pump house	765 W Avenue L (APN: 411-200-018)	c. 1953-1959	N/A
7	Single-family residence	856 W County Line Rd (APN: 413-050-003)	1958	N/A
8	Single-family residence	850 W County Line Rd (APN: 413-071-004)	1974	N/A
9	Single-family residence	846 W County Line Rd (APN: 413-071-003)	1979	N/A
10	Single-family residence	840 W County Line Rd (APN: 413-071-005)	1965	N/A
11	Single-family residence	830 W County Line Rd (APN: 413-071-001)	1960	N/A
12	Single-family residence	814 W County Line Rd (APN: 413-081-006)	1962	N/A
13	Single-family residence	806 W County Line Rd (APN: 413-081-004)	1967	N/A
14	Single-family residence	780 W County Line Rd (APN: 413-081-003)	1952	N/A
15	Pump house	(APN: 413-081-001)	c. 1959-1966	N/A
16	Single-family residence	746 W County Line Rd (APN: 411-020-003)	1970	N/A
17	Single-family residence	855 W County Line Rd (APN: 413-060-005)	1961	N/A
18	Single-family residence	827 W County Line Rd (APN: 413-072-001)	1945	N/A
19	Single-family residence	811 W County Line Rd (APN: 413-082-006)	1950	N/A
20	Single-family residence	801 W County Line Rd (APN: 413-082-005)	1950	N/A
21	Single-family residence	809 W County Line Rd (APN: 413-082-021)	1959	N/A
22	Single-family residence	789 W County Line Rd (APN: 413-082-026)	1967	N/A
23	Single-family residence	775 W County Line Rd (APN: 413-082-025)	1973	N/A
24	Single-family residence	773 W County Line Rd (APN: 413-082-00)	1942	N/A
25	Single-family residence	765 W County Line Rd (APN: 411-020-011)	1977	N/A
26	Single-family residence	739 W County Line Rd (APN: 411-020-018)	c. 1959	N/A
27	Single-family residence	741 W County Line Rd (APN: 411-020-006)	1974	N/A
Previously Recorded within the APE				
28	Single-family residence	948 7th Street (APN: 411-040-005)	1962	33-17258

Notes: APN = Assessor's Parcel Number; N/A = not applicable

4.3 Map ID 1. 888 W County Line Road (APN: 413-050-014)

4.3.1 Property Description

The property sited legally on APN 413-050-014 contains a one-story Ranch style residence with an attached garage (888 W County Line Road) constructed in 1977, and an ancillary shed. The property is bounded by W County Line Road to the south, residential properties to the east, and vacant land to the northwest. The majority of the property is an open grass field and is enclosed by a chain link fence. A vehicle driveway provides access to the residences from the southwest off W County Line Road. Vegetation includes mature trees, shrubs, and small plantings.

Residence (1977)

The residence is relatively rectangular in plan and one story in height. The building has a low pitched, clay tile, side-gable roof with little overhang. The building's exterior is clad in stucco with the primary entrance on the southwest elevation. An interior brick chimney is located on the eastern end of the building and an exterior chimney is located on the western end of the building constructed out of an unknown material. The property sits approximately 300 feet from the right-of-way and was only partially visible at the time of the survey. Mature shrubs and perennial plants line the parcel's perimeter fence and trees and mature shrubbery line the properties driveway. Mature trees are clustered in groups in the property's front lawn and mature shrubs and ornamental trees are located along the south side of the residence, blocking the primary facade from view (Exhibit 1).

The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, open eaves, general asymmetry, and cladding featuring stucco.

Exhibit 1. Front yard of 888 W County Line Road with a view of the roof, view looking northeast.

Source: Dudek, IMG_2229.

4.3.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 1994: Reroofing (Permit # 1060)

4.3.3 Property History

There is one residential building currently on 888 W County Line Road (APN 413-050-014), which was built in 1977 (ParcelQuest 2023). Based on aerial research it appears that the footprint of the building has not been modified since it was originally constructed. (NETR 2024; UCSB 2024).

Two people appear to have owned the property before the construction of the single-family residence on the property. Historic aerial photographs from 1938 to 1972, indicate that the property remained undeveloped and surrounded by undeveloped and agricultural properties until the construction of the residence in 1977 (NETR 2024). It is unclear what occurred on the property before the construction of the residence. Historic newspaper research reveals that Mrs. Vance McBride owned the property in 1962 and 1963 (LV 1962; LV 1963). By 1964, it was reported that a son was born to Mr. and Mrs. Charles Wilson of 888 West County Line (RDF 1964). However, research yielded no substantial information about McBride or the Wilson family.

Archival research revealed no substantial information regarding the owners of the property after 1964. A 1994 building permit for the property indicates that a person by the name of Criswell owned the property, but archival research was unable to reveal further information about Criswell (City of Calimesa 2023). According to the US. Index to Public Records from 1994 to 2019, Jaclyn Sue Lee lived at the residence from 2002 to 2020 (U.S. Index to Public Records 1994-2019). In 2020, a building permit application for the property listed George Ray as the owner (City of Calimesa 2023). Historic newspaper research yielded no substantial information regarding either Lee or Ray. As of 2023, Jaclyn S. Lee is the owner of the property (ParcelQuest 2023).

4.3.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 888 W County Line Road (APN 413-050-014) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 888 W County Line Road contains a one-story residence with an attached garage constructed in 1977. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 888 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 888 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 888 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 888 W County Line Road after 1964. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, several families have inhabited the property, including Mrs. Vance McBride (1962–1963), Mr. and Mrs. Charles Wilson (1964), Criswell (1994), Jaclyn S. Lee (2002–2020), and George Ray (2020). None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 888 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and detached garage at 888 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The building was constructed in the Ranch architectural style, which was the most popular architectural style for residential architecture during the property's date of construction 1977. The property displays basic character defining features of the style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, open eaves, general asymmetry, and cladding featuring stucco. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. The example located on the property does not contain enough characteristics to be considered a true representative of the Ranch architectural style.

Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. The property has undergone one known alteration, reroofing in 1994. Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 888 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 888 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 888 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 888 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 888 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 888 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 888 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence with an attached garage constructed in 1977. The building was constructed in the Ranch architectural style, which was the most popular architectural style for residential architecture during the property's date of construction 1977. The property displays basic character defining features of the style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, open eaves, general asymmetry, and cladding featuring stucco. The example located on the property does not contain enough characteristics to be considered a true representative of the Ranch architectural style. The building does not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 888 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 888 W County Line Road is bounded by W County Line Road to the south, residential properties to the east, and vacant land to the northwest. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 888 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 888 W County Line Road contains a one-story residence with an attached garage constructed in 1977. The majority of the property is an open grass field and is enclosed by a chain link fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 888 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 888 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.4 Map ID 2. 867 W County Line Road (APN: 413-060-004)

4.4.1 Property Description

The property sited legally on APN 413-060-004 contains a one-story Ranch style residence with an attached garage (867 W County Line Road) constructed in 1946 and three ancillary sheds. The property is bounded by W County Line Road to the north, a residence (855 W County Line Road) to the east, and vacant land to the south and west. The majority of the property is undeveloped with no grass lawns or patios. Two vehicle driveways provide access to the residence from the north off W County Line Road. Vegetation includes mature trees and shrubs. The property is surrounded by chain link fencing around the northeast and eastern boundaries of the property, and wire fencing along the northwest and western boundaries.

Residence (1946)

The residence is relatively regular in plan and one story in height. The stucco-clad building has a low pitched, composition tile, cross-gable roof with little overhang and enclosed eaves. A stucco clad chimney is located on the primary (north) elevation of the residence. Only the primary (north) elevation and portions of the east and west elevations of the residence were visible from the public-right-of-way during the survey.

The primary (north) elevation contains a metal paneled garage door. The main entrance is located on the east elevation and contains a single-panel door obscured by a metal security door. It is accessed by a gate in the chain-link fence on the north boundary of the property. Fenestration is ungrouped and contains a combination of vinyl and metal sash, single light, sliding windows (Exhibit 2).

The residence reflects the Minimal Traditional style including small scale. one story in height, low pitched gable roof with little to no eave overhang, and a detached garage.

Exhibit 2. Primary (north) elevation of the residence, view looking south.

Source: Dudek, DSC03438

4.4.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 2015: Addition of solar panels to reroof (Permit # 2015-192)
- Date unknown: Vinyl window replacements (observed)

- Date unknown: Addition of metal screen security door to main entrance (observed)
- Date unknown: Garage door replacement (observed)

4.4.3 Property History

There is one residence with an attached garage currently on 867 W County Line Road (APN: 413-060-004), that was built in 1946 (ParcelQuest 2023). The property has undergone multiple alterations since its construction (NETR 2024; UCSB 2024).

Archival research revealed no substantial information regarding the original owners of the property. As of 1950, the property was known occupied by Monta C. Imbler and his wife Gladys J. Imbler, who operated a coffee shop known as Glady's Gafe on Yucaipa Boulevard (U.S. Federal Census 1950; YNM 1955a). The café served local residents as well as those from the surrounding communities of Redlands and Beaumont (YNM 1957a). The couple remained on the property until Monta's death in 1965. He had been a resident of Calimesa for 24 years before his passing (RDF 1965a). It is unclear if Mrs. Imbler continued to reside at the property after the death of her husband. Research was unable to determined who occupied the residence from 1965 to 1972.

Historic newspaper research indicates that in 1972, Donald Yaryan occupied the residence and the U.S. Index to Public Records reveals that he remained until 2020 (U.S. Index to Public Records 1994-2019). Yaryan was a rancher who won several prizes at the Los Angeles County Fair in 1972 and 1973 for his dairy goats (RDF 1972a; RDF 1973a). Additionally, an article from 1977 indicates that 20-year-old Robert Varyan occupied the residence as well, but it is unclear how long he remained (SBCS 1977b). According to the U.S. Index to Records, Alice Yaryan moved to the property in 1993 (U.S. Index to Public Records 1994-2019). Research was unable to determine the relationship between Donald, Robert, and Alice Yaryan. As of 2023, Alice Yaryan is the owner of the property (ParcelQuest 2023).

4.4.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 867 W County Line Road (APN 413-060-004) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 867 W County Line Road contains a one-story residence with an attached garage constructed in 1946. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived

agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 867 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 867 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 867 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 867 W County Line Road. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, several families have inhabited the property, including Mr. and Mrs. Monta C. Imbler (1950–1965); Donald Yaryan (1972–2020); Robert Varyan (1977); and Alice I. Yaryan, Yaryan Family Trust (1993–2023). None of these owners or occupants can be considered individually significant within a historic context. Monta C. Imbler and his wife Gladys J. Imbler operated a coffee shop known as Glady's Gafe on Yucaipa Boulevard. Donald Yaryan was a rancher who won several prizes at the Los Angeles County Fair in 1972 and 1973 for his dairy goats. Despite these owners/occupants being known locally, a property is not eligible if its only justification for significance is that it was owned or used by a person who was a member of an identifiable profession. Archival research failed to indicate that the Imblers and Yaryan gained a high level of importance within their professions. Therefore, the property located at 867 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and attached garage at 867 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable

entity. The residence reflects the Minimal Traditional style including small scale. one story in height, low pitched gable roof with little to no eave overhang, and a detached garage. Minimal Traditional homes were designed to be simplistic, economical, and able to be produced at a mass scale. The style was popular from 1930, through World War II and the postwar housing boom, due to the increased use of factory-produced materials, the ability to be quickly mass-produced and deployed, and the general rejection of excessive, material-intensive Craftsman, Victorian, or Period Revival styles. The residence does not possess enough distinctive characteristics of the style to be considered a true representative of the style.

Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Additionally, the property has undergone multiple alterations since its construction in 1946 including the addition of solar panels to reroof in 2015 (Permit # 2015-192) and observed alterations on unknown dates including vinyl window replacements, addition of metal screen security door to main entrance, and garage door replacement. Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 867 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 867 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 867 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 867 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1940s. Therefore, the property at 867 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 867 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Despite Monta C. Imbler, Gladys J. Imbler, and Donald Yaryan being known locally, a property is not eligible if its only justification for significance is that it was owned or used by a person who was a member of an identifiable profession. Archival research failed to indicate that the Imblers and Yaryan gained a high level of importance within their professions. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 867 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence with an attached garage constructed in 1946. The residence reflects the Minimal Traditional style including small scale. one story in height, low pitched gable roof with little to no eave overhang, and a detached garage. Minimal Traditional homes were designed to be simplistic, economical, and able to be produced at a mass scale. The residence does not possess enough distinctive characteristics of the style to be considered a true representative of the style. The buildings do not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. The property has also undergone multiple alterations since its construction in 1946 including the addition of solar panels to reroof in 2015 (Permit # 2015-192) and observed alterations on unknown dates including vinyl window replacements, addition of metal screen security door to main entrance, and garage door replacement. Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 867 W County Line Road's architect or designer. Due the residence's simple deign, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. The high number of alterations has affected the property's craftsmanship and integrity as a notable work. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 867 W County Line Road is bounded by W County Line Road to the north, a residence (855 W County Line Road) to the east, and vacant land to the south and west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar

visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 855 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 855 W County Line Road contains a one-story residence with an attached garage constructed in 1946. The majority of the property is undeveloped with no grass lawns or patios. Two vehicle driveways provide access to the residence from the north off W County Line Road. Vegetation includes mature trees and shrubs. The property is surrounded by chain link fencing around the northeast and eastern boundaries of the property, and wire fencing along the northwest and western boundaries. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that “only after significance is fully established can you proceed to the issue of integrity” (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 855 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 855 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.5 Map ID 3. 910 W Avenue L (APN: 413-060-007)

4.5.1 Property Description

The property sited legally on APN 413-060-007 contains a one-story Ranch style residence (910 W Avenue L) constructed in 1972. The property is bounded by vacant land to the south, west, northwest, and a single-family residence (900 W Avenue L) to the northeast. The majority of the property is an open grass lawn. Access to the property is obstructed by a gate on W Avenue L that restricts visibility from the public right-of-way. The property sits approximately 430 feet from the right-of-way and was only partially visible at the time of the survey. Vegetation includes mature trees, shrubs, and small plantings.

Residence (1972)

The residence is relatively rectangular in plan and one story in height. The building has a low pitched, composition tile, cross-hipped roof with a wide overhang and close eaves. The building's exterior is clad in stucco. An interior brick chimney is located in the middle of the residence. Porches supported by squared posts are located on the primary (southeast) and northeast corner. The residence is located on a slope and displays a second sub-story on the northwest elevation. The paved vehicle driveway provides access to the attached garage. During the survey, only the roof of the residence was visible from the public-right-of-way (Exhibit 3).

The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched cross-hipped roof with overhanging, and cladding featuring stucco.

Exhibit 3. Front yard of the property with a view of the roof, view looking west.

Source: Dudek, DSC03462.

4.5.2 Identified Alterations

The City of Calimesa was unable to located building permits for 910 W Avenue L. Dudek was unable to view the property from the public-right- way during the property survey on August 2, 2023, and therefore, alterations to the property are unknown.

4.5.3 Property History

There is one residential building currently on 910 W Avenue L (APN 413-060-007), which was built in 1972 as confirmed in historic aerial photographs from 1972 and 1978 (ParcelQuest 2023). Based on aerial research it appears that the footprint of the building has not been modified since it was originally constructed (NETR 2024; UCSB 2024).

Archival research revealed no substantial information regarding the original owners of the property. According to the U.S. Public Records Index from 1950-1993, Lawrence E. Cross and Cathy L. Williams each occupied the residence at some point. However, their dates of residency at the property were not provided. Additionally, historic newspaper research failed to reveal further information about Cross or Williams. Therefore, research was unable to determine when Lawrence or Williams occupied the property. As of 2023, Cathy Lynn Zimov is the listed owner of the property (ParcelQuest 2023). Historic newspaper research yielded no substantial information regarding Zimov.

4.5.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 910 W Avenue L (APN 413-060-007) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 910 W Avenue L contains a one-story residence constructed in 1972. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 910 W Avenue L reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 910 W Avenue L was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 910 W Avenue L is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 910 W Avenue L. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, three people have inhabited the property, including Lawrence E. Cross (Date unknown), Cathy L. Williams (Date unknown), and Cathy Lynn Zimov (2023). According to the U.S. Public Records Index from 1950-1993, Lawrence E. Cross and Cathy L. Williams each occupied the residence at some point. However, their dates of residency at the property were not provided. None of these owners or occupants can be considered

individually significant within a historic context. Therefore, the property located at 910 W Avenue L is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence at 910 W Avenue L does not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The residence was constructed in the Ranch architectural style and displays character defining features of the style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched cross-hipped roof with overhanging, and cladding featuring stucco. While the property does display character-defining features of the Ranch, this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. The residence displays some character defining features of the architectural style but cannot be considered distinctive amongst other examples of Ranch style architecture in Southern California.

Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. The property has not undergone any known alterations. During the survey, only the roof of the residence was visible from the public-right-of-way, thus it is unknown if the residence displays an architectural style. Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 910 W Avenue L is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 910 W Avenue L has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 910 W Avenue L's lack of

significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 910 W Avenue L neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 910 W Avenue L is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 910 W Avenue L is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 910 W Avenue L does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence constructed in 1972. The residence was constructed in the Ranch architectural style and displays character defining features of the style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched cross-hipped roof with overhanging, and cladding featuring stucco. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. The residence displays some character defining features of the architectural style but cannot be considered distinctive amongst other examples of Ranch style architecture in Southern California. The building does not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 910 W Avenue L's architect or designer. Due the residence's simple deign, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known

builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 910 W Avenue L is bounded by vacant land to the south, west, northwest, and a single-family residence (900 W Avenue L) to the northeast. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 910 W Avenue L has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 910 W Avenue L contains a one-story residence in 1972. The majority of the property is an open with a grass lawn and a long concrete driveway leading west to the residence from W Avenue L. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that “only after significance is fully established can you proceed to the issue of integrity” (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 910 W Avenue L was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 910 W Avenue L was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion

in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.6 Map ID 4. 888 W Avenue L (APN: 413-060-001)

4.6.1 Property Description

The property sited legally on APN 413-060-001 contains a one-story Ranch style residence with an attached garage (888 W Avenue L) constructed in 1955. The property is bounded by W Avenue L to the north and east, and vacant land to the west and south. The majority of the property is paved with concrete. A brick pedestrian pathway and concrete vehicle driveway provide access to the residence from east off W Avenue L, and a second concrete vehicle driveway provides access from the north off W Avenue L. Vegetation includes grass lawns in the front and back yards, mature trees, shrubs, and small plantings. A concrete masonry unit (CMU) wall with iron fencing surrounds the property.

Residence (1955)

The residence is irregular in plan and one story in height. The building is primarily clad with stucco and features horizontal-wood board cladding on the south elevation as well as a small portion of the primary (east) elevation. The roof is a low pitched, composition tile, cross-gable roof with a wide overhang, open eaves, and exposed rafters. An interior brick chimney is located in the center of the residence. The primary (east) and north elevations, as well as a portion of the south elevation of the residence were visible from the public-right-of-way during the survey.

The primary (east) elevation displays a shallow recessed main entrance containing a single-panel door obscured by a metal security door, and a metal paneled garage door. Secondary entrances are located on the south and east elevations. Fenestration is ungrouped and includes vinyl sash, single-light, double-hung, sliding, and fixed windows (Exhibit 4).

The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, open eaves, general asymmetry, cladding featuring stucco, a brick chimney, an attached garage, and horizontal wood siding secondary cladding.

Exhibit 4. Primary (east) elevation of the residence, view looking southwest.

Source: Dudek, DSC03474.

4.6.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- c. 1967: Addition to the west elevation of the residence (NETR 2024)
- c. 1968: Addition to the west elevation of the residence (NETR 2024)
- c. 1978: Reroofing of residence (NETR 2024)
- c. 1978: Addition of pool southwest of the residence (NETR 2024)
- c. 1980: Addition to the southeast portion of the east elevation of the residence (NETR 2024)
- 2000: Tear-off and reroof (Permit # 2578)
- Date unknown: Window replacements (observed)
- Date unknown: Addition of metal screen security door to main entrance (observed)

4.6.3 Property History

There is one residential building with an attached garage currently on 888 W Avenue L (APN 413-060-001), which was built in 1955 as confirmed in historic aerial photographs from 1953 and 1959 (ParcelQuest 2023). The property has undergone major alterations over the years including additions to the residence in c. 1967, c. 1968, and c. 1980 (NETR 2024; UCSB 2024).

Archival research revealed that the property was built in 1955 by E. H. Thompson for Mr. and Mrs. Charles (YNM 1955b). Charles owned a manufacturing company in Redlands called Gardner Road Mixers and was the owner and builder of the golf course and club house in Garden Air, now the Calimesa Country Club. The couple had a total of four children, George H. III, Charles D, Joyce E., and Nanette J. (SBCS 1977c). In 1965, Nanette married Walt C. Pyle, and historic newspaper research indicates that they moved to the property in 1966 with their two sons Troy, five, and Tracy, four (SBCS 1965). That same year, Walt was appointed the new Recreation Supervisor of Calimesa, a position he maintained for 15 years (RDF 1966a; RDF 1981). Nanette was an avid golfer, winning multiple trophies throughout the late 1960s and early 1970s (SBCS 1966; RDF 1968; RDF 1971a). The U.S. Index to Public Records from 1994 to 2019 indicate that Mr. and Mrs. Pyle remained at the property until 2020 (U.S. Index to Public Records 1994-2019). According to ParcelQuest, William Frederick Rice Jr. owns the property as of 2023 (ParcelQuest 2023). Historic newspaper research yielded no substantial information regarding Rice.

4.6.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 888 W Avenue L (APN 413-060-001) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 888 W Avenue L contains a one-story residence with an attached garage constructed in 1955. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 888 W Avenue L reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 888 W Avenue L was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 888 W Avenue L is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed that the property at 888 W Avenue L was built in 1955 by E. H. Thompson for Mr. and Mrs. Charles. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, three families have inhabited the property, including Mr. and Mrs. Charles Gardner (1956–1966), Walt C. and Nanette Pyle (1966–2020), and William Frederick Rice Jr. (2023). None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 888 W Avenue L is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and attached garage at 888 W Avenue L do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. Archival research failed to identify any significant information regarding the builder of the residence, E. H. Thompson. Due to a lack of substantial information regarding Thompson and the building's simple design, it is unlikely the work of a master. The property has undergone multiple alterations, including an addition to the west elevation of the residence c. 1967, an addition to the west elevation of the residence c. 1968, reroofing c. 1978, an addition to the southeast portion of the east elevation of the residence c. 1980, tear-off and reroofing in 2000, window replacements (date unknown), and the addition of metal screen security door to main entrance (date unknown).

The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, open eaves, general asymmetry, cladding featuring stucco, a brick chimney, an attached garage, and horizontal wood siding secondary cladding. Although the residence displays features of the Ranch style, it does not possess sufficient distinctive characteristics to be considered a significant and representative example of the Ranch style. Upon the subject property's construction in 1955, it was a scaled-down version of the Ranch style. Ranch residences were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. The multiple alterations to the property, including the additions to the residence c. 1967, c. 1968, and c. 1980; reroofing in c. 1978 and 2000; the replacement of windows; and the installation of a security door on primary (east) elevation (date unknown), have substantially diminished distinctive characteristics of the Ranch style. Despite the subject property retaining elements of the Ranch style, the lack of several essential elements affects the building's ability to be considered a significant, representative example of the style. The subject property was constructed as a simple example of the Ranch style and has been substantially altered over the years.

Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 888 W Avenue L is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 888 W Avenue L has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 888 W Avenue L's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 888 W Avenue L neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1950s. Therefore, the property at 888 W Avenue L is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 888 W Avenue L is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

Despite the property at 888 W Avenue L retaining elements of the Ranch style, the lack of several essential elements affects the building's ability to be considered a significant, representative example of the style. The subject property was constructed as a simple example of the Ranch style and has been substantially altered over the years. Additionally, the property does not embody distinctive characteristics of a type, period, or method of

construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence with an attached garage constructed in 1955. The building does not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. The property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify substantial information regarding the builder of the property at 888 W Avenue L, E. H. Thompson. The building is not considered notable within a body of work due to the lack of information regarding Thompson and his designs. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 888 W Avenue L is bounded by W Avenue L to the north and east, and vacant land to the west and south. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 888 W Avenue L has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 888 W Avenue L contains a one-story residence with an attached garage constructed in 1955 The majority of the property is paved with concrete and includes grass lawns to the front (east) and rear (west) of the residence. A concrete masonry unit (CMU) wall with iron fencing surrounds the property. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining

features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 888 W Avenue L was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 888 W Avenue L was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.7 Map ID 5. 763 W Avenue L (APN: 411-200-001)

4.7.1 Property Description

The property sited legally on APN 411-200-001 contains a trailer park with dozens of home sites for trailers and mobile homes (763 W Avenue L) constructed in 1964. The property is bounded by W Avenue L to the north and west, vacant land to the south, and a single-family residence (749 W Ave L) to the east. The majority of the property is paved with asphalt with two vehicle driveways providing access from the north off W Avenue L. Vegetation includes mature trees, shrubs, and small plantings within planters are located at each home site. A combination of CMU walls and chain-link fencing surround the property.

South Mesa Mobile Home Park (1964)

The trailer park contains three rows of home sites, two driveways leading south from W Avenue L to the end of the property, and two buildings located at the end of the second row of home sites. The first row is located along the western boundary of the property and a driveway sits between the first row and second row. The second and third rows of home sites are back-to-back with each other, and the second driveway is located along the eastern boundary of the property. Vehicles enter from the first driveway and exit from the second driveway. The trailer park features a combination of mobile homes and trailers. Typical exterior cladding of the trailers and mobile homes include corrugated metal siding, as well as horizontal and vertical wood-board siding. Fenestration is primarily a combination of vinyl and metal sash, sliding and double-hung windows. Roofs are typically flat or have a low-pitched, front-facing gable. Each home site contains a parking space for a mobile home or trailer as well as additional side space for vehicle parking or outdoor patio space. Home sites are either paved with asphalt, ceramic tiles, or remain unpaved with dirt flooring. Additionally, planters with small planters head each homesite (Exhibits 5, 6, and 7).

Exhibit 5. Main entrance from W Avenue L, view looking southeast.

Source: Dudek, IMG_2229.

Exhibit 6. Trailers and mobile homes on the property, view looking southeast.

Source: Dudek, DSC03566.

Exhibit 7. Trailers and mobile homes on the property, view looking southeast.

Source: Dudek, DSC03557.

4.7.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- c. 1966: The southern boundary of the property is extended further south (NETR 2024)
- c. 1966: Two buildings constructed on the south portion of the property (NETR 2024)
- c. 1968: Addition of three home sites to the second row of home sites, and the addition of four home sites to the third row of home sites (NETR 2024)

4.7.3 Property History

The property at 763 W Avenue L (APN 411-200-001) contains the South Mesa Mobile Home Park that was completed c. 1964 as confirmed in historic aerial photographs from 1962 and 1966. The property boundary was extended c. 1966, two buildings were constructed on the property c. 1966, and seven homesites were added c. 1968 (NETR 2024).

Historic aerial photography reveals that construction of the South Mesa Mobile Home Park began in 1953 with the paving of the northern portion of the property. By 1959, two rows of home sites were visible on the property, and by 1962, a third row of home sites had been added to the eastern boundary of the property. Between 1962 and 1966 the first row of homesites was extended south (NETR 2024; UCSB 2023). Although the property was not completed until c. 1964, historic newspaper research indicates that A. E. and Ruth Osgood managed the property in 1957. At the time, South Mesa Mobile Home Park was described as a "pleasant little mobile home park" with fifteen spaces (YNM 1957c). Historic newspaper research noted that Mrs. Louise Doyle lived at the property in 1965, and that Alan C. Lucas lived there in 1966 (RDF 1965b; RDF 1966b). Research yielded no substantial information regarding Mr. and Mrs. Osgood, Mrs. Doyle, or Mr. Lucas.

In 1967, Mr. and Mrs. Benjamin Kilde gained ownership and managed the property. The couple moved from Minnesota with their three daughters to manage the mobile home park described as a "42-space park which is on a bluff overlooking a beautiful scene" (SBCS 1967b). However, by 1968, it was reported that Thomas (Red) Short and his wife purchased the property and moved into the mobile home park to manage it themselves (SBCS 1968). Between 1968 and the change in ownership in 1972, several residents were noted at the mobile park, including Ashley M. Cagle (1969), Mr. and Mrs. Sebastian Matheis (1970), John Henry Keen (1970), and Jennie J. Vixie (1971) (SBCS 1969a; RDF 1970a; RDF 1970b; RDF 1971b). Research yielded no substantial information regarding Mr. and Mrs. Short or any of the occupants.

In September 1972, Marvin and Ruth Zepede purchased the South Mesa Mobile Home Park and Albert and Thelma Zepede managed the property. During this time, it was reported that the park contained a "recreation hall with pool, table, bingo, pot-luck dinners, craft classes, close shopping, and nice trees" (RDF 1972b). Research was unable to determine how long Mr. and Mrs. Zepede owned the property. Historic newspaper research yielding no further information about the Zepedes. According to ParcelQuest, Saleh M. Sarwar and the Sarwar Family Trust own the property as of 2023 (ParcelQuest 2023).

Historic newspaper research yielded no substantial information regarding any of the known residents between 1972 and 2023, including Addison L. Chaplin (1972), and Mr. and Mrs. Harold F. Washburn (1972), Maude V.

Chaplin (1972), Raymond P. Harrington (1973), William C. Armstrong (1973), Mrs. Giovanna Agalbato (1973), Dennis F. Waters (1973), Delwin M. Gregg (1975), Luella M. Keen (1976), Mr. and Mrs. Roy E. Kaufmann (1977–1979), and Mary Sweeny (1990) (RDF 1972c; RDF 1972d; RDF 1972e; RDF 1973b; RDF 1973c; RDF 1973d; RDF 1973e; SBCS 1975; RDF 1976; SBCS 1977d; SBCS 1990).

4.7.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 763 W Avenue L (APN 411-200-001) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 763 W Avenue L contains a trailer park with dozens of home sites for trailers and mobile homes constructed in 1964. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 763 W Avenue L reflects local history in general as a trailer park constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 763 W Avenue L was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. The subject property was thus constructed during a period of developmental stability and as one of many trailer parks constructed in Calimesa. The subject property appears to have similarly followed an already-established pattern of development in its neighborhood; it is not a rare example of its type. Additional trailer parks constructed during this period include Villa Calimesa south of the subject property at 1134 Villa Calimesa Lane (constructed between 1959 and 1966), Ponderosa Mobile Estates at 1001 South Third Street (constructed between 1959 and 1966), and Californian Mobile Estates at 950 California Street (c. 1969) (NETR 2024).

Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 763 W Avenue L is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the trailer park located at 763 W Avenue L after 1979. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual for which they are known. Since its construction, several people have owned/occupied the property, including A. E. and Ruth Osgood (1957); Mrs. Louise Doyle (1965); Alan C. Lucas (1966); Mr. and Mrs. Benjamin Kilde (1967); Mr. and Mrs. Thomas (Red) Short (1968); Ashley M. Cagle (1969); Mr. and Mrs. Sebastian Matheis (1970); John Henry Keen (1970); Jennie J. Vixie (1971); Marvin and Ruth Zepede, Albert Zepede, and Thelma Zepede (1972); Addison L. Chaplin (1972); Mr. and Mrs. Harold F. Washburn (1972); Maude V. Chaplin (1972); Raymond P. Harrington (1973); William C. Armstrong (1973); Mrs. Giovanna Agalbato (1973); Dennis F. Waters (1973); Delwin M. Gregg (1975); Luella M. Keen (1976); Mr. and Mrs. Roy E. Kaufmann (1977–1979); Mary Sweeny (1990); and Saleh M. Sarwar, Sarwar Family Trust (2023). None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 763 W Avenue L is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The trailer park at 763 W Avenue L does not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. Archival research failed to identify the property's architect or designer, but due to the property's simple design it is unlikely they were the work of a master. The property has undergone three known alterations: the southern boundary of the property was extended south c. 1966, two buildings were constructed on the property c. 1966, and the addition of seven home sites to the property c. 1968.

The residence reflects the Trailor Park typology, including occupying a large single property; containing dozens or hundreds of home sites; a privacy wall or fence with a primary entrance; a community/recreation building; sales office and/or manager's residence; mature landscaping, such as trees and shrubs; and community signage. Although the property displays features of the Trailor Park typology, it does not possess sufficient distinctive characteristics to be considered a significant and representative example of typology. Upon the subject property's construction in 1964, it was a scaled-down version of the Trailor Park typology. A report from 1960 established two categories of parks, service-oriented and housing-oriented parks. The subject property is a housing-oriented park, meaning it provides housing space to residents who often work outside of the park property. During the 1960s, new designs included larger spaces to accommodate the larger trailer designs with concrete patios and basic utilities

such as water, sewer, electricity, and garbage removal. Park plans featured street patterns similar too residential subdivisions with grid and curvilinear plans. Some parks evening included community buildings, pools, and playgrounds. Despite the subject property retaining elements of the Trailor Park typology, the property lacks several essential elements that affect the property's ability to be considered a significant, representative example of the typology. The subject property was constructed as a simple example of the Trailor Park typology.

Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 763 W Avenue L is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 763 W Avenue L has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 763 W Avenue L's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 763 W Avenue L neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1960s. Therefore, the property at 763 W Avenue L is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 763 W Avenue L is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

Despite the property at 763 W Avenue L retaining elements of the Trailer Park typology, the lack of several essential elements affects the property's ability to be considered a significant, representative example of the type. The subject property was constructed as a simple example of the Trailer Park typology. Additionally, the property does not embody distinctive characteristics of a type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a trailer park with dozens of home sites constructed in 1964. The property does not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. The property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 763 W Avenue L's architect or designer. Due the property's simple deign, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 763 W Avenue L is bounded by W Avenue L to the north and west, vacant land to the south, and a single-family residence (749 W Avenue L) to the east. There is no indication that the trailer park is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 763 W Avenue L has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 763 W Avenue L contains a trailer park with three rows of home sites, two driveways leading south from W Avenue L to the end of the property, and two buildings located at the end of the second row of home sites constructed in 1964. The majority of the property is paved with asphalt and is enclosed by a combination of CMU walls and chain-link fencing. There is no indication that the property retains integrity as a natural environment and

archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 763 W Avenue L was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 763 W Avenue L was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.8 Map ID 6. 763 W Avenue L (APN: 411-200-018)

4.8.1 Property Description

The property sited legally on APN 411-200-018 contains a one-story water pump house(763 W Avenue L) constructed between 1953 and 1959. The property is bounded by an unpaved road to the west, and vacant land to the north, south, and east. The majority of the property is undeveloped. An unpaved road leading south from W Avenue L provides access to the building from the north. There is no vegetation on the property. Chain-link fencing encloses the property.

Pump House (between 1953 and 1959)

The building is L-shaped in plan and one story in height. The vertical, wood-board clad building has a composition tile, shed roof with little overhang, closed eaves, and exposed wood rafters. The roof includes a section with a composition tile, front-gable roof with closed eaves on the rear (east) elevation of the building. The primary (west) elevation features the main entrance containing a single-panel door obscured by a metal security door. There are no secondary entrances. Each elevation features a wood-window frame with a metal screen but does not include glass (Exhibit 8). Running through the building's north elevation are two metal pipes that extend approximately three feet and six feet before being buried in the ground. The pipes are attached to the water pump equipment inside the building. The building does not display any character defining features to distinguish it as an architectural style.

Exhibit 8. Primary (west) elevation of building, view looking northeast.

Source: Dudek, IMG_2262.

4.8.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- c. 2005: Addition to the east elevation of the building (NETR 2024)
- Date unknown: Addition of metal screen security door (observed)

4.8.3 Property History

There is a pump house currently on 763 W Avenue L (APN 411-200-018), which was built between 1953 and 1959 as confirmed in historic aerial photographs from 1953 and 1959. Two alterations were observed on the property, including an addition to the building c. 2005, and the addition of a metal screen security door at an unknown date (NETR 2024; UCSB 2024).

Archival research was unable to determine any of the building's owners from its time of construction, between 1953 and 1959, to the present. According to ParcelQuest, in 2023 the property is owned by the South Mesa Water Company (ParcelQuest 2023).

The South Mesa Water Company is a shareholder owned mutual water company that is regulated by the State of California Corporation Commission. The company was founded in 1912 as the Yucaipa Water Company #3. Initially,

the company was part of the Redlands and Yucaipa Water Company, but in 1913, the company changed its name to the South Mesa Water Company and reorganized as an irrigation company. The primary focus of the company was the distribution of irrigation water and grew to include municipal and industrial water uses. In 1952, the company relocated from Redlands to 391 W Avenue L in Calimesa (South Mesa Water Company 2023).

4.8.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 765 W Avenue L (APN 411-200-018) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 763 W Avenue L contains a one-story pump house constructed between 1953 and 1959. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

Since at least 2023, the subject property has been occupied by the South Mesa Water Company, a shareholder owned mutual water company that is regulated by the State of California Corporation Commission. The company was founded in 1912 as the Yucaipa Water Company #3. Initially, the company was part of the Redlands and Yucaipa Water Company, but in 1913, the company changed its name to the South Mesa Water Company and reorganized as an irrigation company. However, there is no indication that the subject property is particularly significant within the irrigation industry, either regionally or nationwide. It is not the company's first facility or headquarters; its first plant was located in Yucaipa, California. The company's headquarters relocated from Redlands to 391 W Avenue L in Calimesa in 1952. It was neither the first nor the last of its type and was merely following a continuous pattern of development that continued through the twentieth century.

Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 763 W Avenue L is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners of the pump house located at 763 W Avenue L. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, the only known owner includes the South Mesa Water Company in 2023. Although the South Mesa Water Company undoubtedly contributed to innovations in the irrigation industry, research did not identify information that would indicate the association of members of the South Mesa Water Company with the subject property would rise to the threshold of significance required for eligibility. Therefore, the property located at 763 W Avenue L is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story pump house at 763 W Avenue L does not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. Archival research failed to identify the buildings' architect or designer, but due to the building's simple design it is unlikely it was the work of a master. The property has undergone two known alterations, an addition to the east elevation of the building c. 2005 and the addition of a metal security door to the primary (west) elevation of the building (date unknown). Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 763 W Avenue L is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 763 W Avenue L has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by

the City council if it meets one of the below criteria. In consideration of the property at 763 W Avenue L's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 763 W Avenue L neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. Archival research indicates that the building was not significant within the South Mesa Water Company and the property's construction merely followed local development patterns in the City of Calimesa into the 1950s. Therefore, the property at 763 W Avenue L is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 763 W Avenue L is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 763 W Avenue L does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story pump house constructed between 1953 and 1959. The building does not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 763 W Avenue L's architect or designer. Due the building's simple deign, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 763 W Avenue L is bounded by an unpaved road to the west, and vacant land to the north, south, and east. There is no indication that the pump house is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 763 W Avenue L has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 763 W Avenue L contains a one-story pump house constructed between 1953 and 1959. The majority of the property is undeveloped and is enclosed by a chain link fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that “only after significance is fully established can you proceed to the issue of integrity” (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 763 W Avenue L was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 763 W Avenue L was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.9 Map ID 7. 856 W County Line Road (APN: 413-050-003)

4.9.1 Property Description

The property sited legally on APN 413-050-003 contains a one-story Ranch style residence with a detached garage (856 W County Line Road) constructed in 1958. The property is bounded by W County Line Road to the south, a residence to the west (870 W County Line Rd), a residence to the east (850 W County Line Rd), and vacant land to the north. The majority of the property is undeveloped with no grass lawns or patios and is bounded by a chain link fence to the south and east. An unpaved vehicle driveway provides access to the residence from the south off W County Line Road. Vegetation includes mature trees along the south-facing portion of the chain link fence. The property sits approximately 300 feet from the right-of-way and was not visible at the time of the survey. A screened chain link fence lines the entire southern and western perimeter of the residence blocking the primary facade from view.

Residence (1958)

The residence is relatively rectangular in plan and one story in height. The building displays a low-pitched side gable roof sheathed in composition shingles and is accessed from the southwest elevation. Along the rear (northeast) elevation is an exterior brick chimney. The residence is located approximately 300 feet from the road and during the survey, the residence was not visible from the public-right-of-way due to a fence obscuring the majority of the property (Exhibit 9).

Based on a review of aerials, the residence displays character defining features of the Ranch architectural style including a rambling, elongated plan with a horizontal emphasis, one-story in height, low-pitched gabled roof, general asymmetry, and brick chimneys.

Exhibit 9. Driveway of 856 W County Line Road with building view obstructed by fencing, looking northwest.

Source: Dudek, IMG_4789.

4.9.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- Between 1985 and 1995: Addition to southeast elevation (NETR 2024)
- 1991: Addition of retaining wall (Permit # 0221)
- 1997: Tear-off of existing roof, replaced with new materials (Permit # 1981)

4.9.3 Property History

There is one residential building currently on 856 W County Line Road (APN 413-050-003), which was built in 1958 (ParcelQuest 2024). The property has undergone one major alteration since its construction, an addition between 1985 and 1995 (Permit # 0221; Permit # 1981).

It is unclear from archival research who owned the property prior to the construction of the single-family residence. Historic aerial photographs from 1938 indicate that the property remained undeveloped at least until the construction of the residence, which appears in the historic aerial photograph from 1959 (NETR 2024).

It is unclear what occurred on the property before the construction of the residence. Historic newspaper research reveals that Glenn and Dixie Benton owned the property beginning in 1959 and resided there with their two

daughters Pamela and Penny (Redlands Daily Facts 1959; RDF 1961). By 1971 the Benton family had moved to a different address, but it is unclear who became the new property owner. Further research on the Benton family yielded no substantial information.

Archival research revealed no substantial information regarding the owners of the property after 1971 until the 1990s. Both a 1991 and 1997 building permit for the property indicate that Sylvia Hoefer was the owner during this time. As of 2021, the current owners of the property are listed as Clarence and Sasha Hoefer (ParcelQuest 2024). Further archival and historic newspaper research on all three of the Hoefer's was unable to reveal additional information.

4.9.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 856 W County Line Road (APN 413-050-003) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 856 W County Line Road contains a one-story residence with an attached garage constructed in 1958. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 856 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 856 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 856 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 856 W County Line Road after 1971. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, a handful of families have inhabited the property, including Glenn and Dixie Benton (1959–c.1970), Sylvia Hoefer (c.1991-1997), and Clarence and Sacha Hoefer (2021- present). None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 856 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and detached garage at 856 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. The building is a simple version of the Ranch architectural style, displaying character defining features including rambling, elongated plan with a horizontal emphasis, one-story in height, low-pitched gabled roof, general asymmetry, and brick chimneys. While the property does display character-defining features of the Ranch style, this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. The property has undergone three known alterations: an addition to the southeast elevation between 1985 and 1995, the addition of a retaining wall in 1991, and reroofing in 1997. Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 856 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 856 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 856 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 856 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the mid-twentieth century. Therefore, the property at 888 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 856 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 856 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence with a detached garage constructed in 1958. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. The building is a simple version of the Ranch architectural style, displaying character defining features including rambling, elongated plan with a

horizontal emphasis, one-story in height, low-pitched gabled roof, general asymmetry, and brick chimneys. Despite displaying elements of the style, there is no indication that it's a distinctive example of the Ranch style of architecture. Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 856 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 856 W County Line Road bounded by W County Line Road to the south, residential properties to the east and west, and vacant land to the north. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 856 W County Line Road has the potential to yield significant information of archeological interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 856 W County Line Road contains a one-story residence with a detached garage constructed in 1958. The majority of the property is an unpaved dirt lot and is bounded by a chain link fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for

Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 856 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 856 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.10 Map ID 8. 850 W County Line Road (APN: 413-071-004)

4.10.1 Property Description

The property sited legally on APN 413-071-004 contains a one-story Ranch style single-family residence with an attached garage (850 W County Line Road) constructed in 1974, horse stables, and two ancillary structures that appear to house other animals or livestock (Exhibit 10). The property is bounded by W County Line Road to the south, a residential property to east (846 W County Line Road), a residential property to the west (856 W County Line Road), and vacant land to the north. The rear of the property is enclosed by a chain link fence and is not visible from the public right-of-way. A paved vehicle driveway provides access to the residence from the south off W County Line Road. Vegetation includes mature trees and shrubbery, with landscaping that includes decorative rock and gravel fill around foliage.

Residence (1974)

The residence is relatively rectangular in plan and one story in height. The building has a low pitched, composition shingle, cross-gable roof with wide overhang and open eaves. The building is primarily clad in stucco. Only the primary (south) elevation of the residence was visible from the public-right-of-way during the survey. The primary (south) elevation contains a metal paneled garage door. Fenestration is ungrouped and contains a combination of double-hung and sliding windows (Exhibit 10).

The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, open eaves, general asymmetry, cladding featuring stucco, and an attached garage (Exhibit 10).

Exhibit 10. Residence and front yard of 850 W County Line Road, view looking north.

Source: Dudek, IMG_4786.

4.10.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 1996: Room addition (Permit # 1875)
- 2011: Master bedroom addition (Permit # 6596)
- Date unknown: Replacement windows with vinyl on primary (south) elevation (observed)
- Date unknown: Garage door replacement (observed)

4.10.3 Property History

There is one residential building currently on 850 W County Line Road (APN 413-071-004), which was built in 1974 (ParcelQuest 2024). The property has undergone four alterations since its construction: the addition of a room in 1996, the addition of a master bedroom in 2011, replacement of windows on the primary elevation, and a garage door replacement- both on unknown dates (Permit # 1875; Permit # 6596).

Historic aerial photographs from 1938 to 1972, indicate that the property remained undeveloped and surrounded by undeveloped and agricultural properties until the construction of the residence in 1974 (NETR 2024). It is unclear what occurred on the property or who the owners were before the construction of the residence. Archival research revealed that Charles and Lassandra Reagan purchased the property in 1992 and that they remained the

homeowners as listed on building permits from both 1996 and 2011 (City of Calimesa 2024). As of 2016, Linda Smerber is the owner of the property (ParcelQuest 2024). Further archival and historic newspaper research yielded no substantial information about the Reagan or Smerber families.

4.10.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 850 W County Line Road (APN 413-071-004) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 850 W County Line Road contains a one-story residence with an attached garage constructed in 1974. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 850 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 850 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 850 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 850 W County Line Road. No information was gathered that would indicate that the

property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, archival research revealed at least two different property owners: Charles and Lassandra Reagan (1992-c.2011) and Linda Smerber (2016-present). None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 850 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and attached garage at 850 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, open eaves, general asymmetry, cladding featuring stucco, and an attached garage. Although the residence displays features of the Ranch style, it does not possess sufficient distinctive characteristics to be considered a significant and representative example of the Ranch style.

Ranch residences were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. The alterations to the property, namely the additions to the residence in 1996 and 2011, have substantially diminished distinctive characteristics of the Ranch style. Despite the subject property retaining elements of the Ranch style, the lack of several essential elements affects the building's ability to be considered a significant, representative example of the style. The subject property was constructed as a simple example of the Ranch style and has been substantially altered over the years with additions to the original plan and window replacements.

Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 850 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 850 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 850 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 850 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 850 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 850 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

Despite the property at 850 W County Line Road retaining elements of the Ranch style, the lack of several essential elements affects the building's ability to be considered a significant, representative example of the style. The subject property was constructed as a simple example of the Ranch style and has been altered over the years. Additionally, the property does not embody distinctive characteristics of a type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence with an attached garage constructed in 1974. The building does not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. The property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 850 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of

association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 850 W County Line Road is bounded by W County Line Road to the south, a residential property to east (846 W County Line Road), a residential property to the west (856 W County Line Road), and vacant land to the north. The rear of the property is enclosed by a chain link fence and is not visible from the public right-of-way. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 850 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 850 W County Line Road contains a one-story residence with an attached garage constructed in 1974. The majority of the property is an open grass field and is enclosed by a chain link fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that “only after significance is fully established can you proceed to the issue of integrity” (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 850 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 850 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for

inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.11 Map ID 9. 846 W County Line Road (APN: 413-071-003)

4.11.1 Property Description

The property sited legally on APN 413-071-003 contains a one-story Ranch style residence with an attached garage (846 W County Line Road) constructed in 1979, and three ancillary sheds (Exhibit 11). The property is bounded by W County Line Road to the south, a residential property to the west (850 W County Line Road), a grassy field and paved driveway belonging to a residential property (830 W County Line Road) to the east, and a residential property to the north (840 W County Line Road). The property consists of the residence, a landscaped backyard with in-ground swimming pool, the three ancillary structures, and an unpaved dirt area on the west elevation of the property. The property is enclosed by a wooden fence that runs along the west, north, and east elevations. A vehicle driveway provides access to the residence from the south off W County Line Road. Vegetation includes mature trees, shrubs, and small plantings, along with landscaping and gravel fill.

Residence (1979)

The residence is relatively rectangular in plan and one story in height. The building has a low pitched, composite tile, cross-gable roof with wide overhang and open eaves. During the survey, only the south and east elevations of the residence were visible from the public-right-of-way. The residence is primarily stucco-clad with some horizontal wood cladding on the south elevation, as well as two instances of stone-cladding. Fenestration is grouped and contains a mix of sliding, casement, and vinyl sash windows. The main entrance is recessed within the primary (south) elevation with a secondary entrance to the right of the attached garage consisting of glass-paneled French doors. The portion of the roof atop the attached garage is fitted with solar panels added in 2022 (Exhibit 11).

The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, open eaves, general asymmetry, cladding featuring stucco and wood boards, and an attached garage (Exhibit 11).

Exhibit 11. Primary (north) and east elevation of 846 W County Line Road, view looking northwest.

Source: Dudek, IMG_4777.

4.11.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 1993: Storage shed construction (Permit # 0666)
- 1993: Reroofing (Permit # 0758)
- 2002: HVAC system replacement (Permit # 3047)
- 2022: Roof-mounted solar panel installation (Permit # 2022-341)
- Date unknown: Replacement windows with vinyl on primary (south) elevation (observed)
- Date unknown: Replacement front door on primary (south) elevation (observed)

4.11.3 Property History

There is one residential building currently on 846 W County Line Road (APN 413-071-003), which was built in 1979 (ParcelQuest 2024). The property has undergone several documented and observed alterations: construction of an ancillary shed in 1993, reroofing in 1993, the replacement of its HVAC system in 2002, the addition of roof-mounted solar panels in 2022, as well as the replacement of the front door and windows on the primary elevation at an unknown date.

Raymond and Marlene Cruickshank, first mentioned in 1993 building permit and held continuous ownership as shown by subsequent building permit applications in both 2022 and 2012. As of 2024, Raymond and Marlene Cruickshank are the current owners of the property (ParcelQuest 2024). Historic newspaper research yielded no substantial information on either of the Cruickshank family. Archival research revealed no substantial information regarding the owners of the property prior to 1993.

Historic aerial photographs from 1938 to 1972, indicate that the property remained undeveloped and surrounded by undeveloped and agricultural properties until the construction of the residence in 1979 (NETR 2024). It is unclear what occurred on the property before the construction of the residence.

4.11.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 846 W County Line Road (APN 413-071-003) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 846 W County Line Road contains a one-story residence with an attached garage constructed in 1979. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 846 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 846 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 846 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 846 W County Line Road. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Raymond and Marlene Cruickshank have remained the homeowners of the property from 1993 until present. Historic newspaper research yielded no substantial information on either of the Cruickshanks. Archival research revealed no substantial information regarding the owners of the property prior to 1993. These owners cannot be considered individually significant within a historic context. Therefore, the property located at 846 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and attached garage at 846 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, open eaves, general asymmetry, cladding featuring stucco and wood siding, and an attached garage. Although the residence displays features of the Ranch style, it does not possess sufficient distinctive characteristics to be considered a significant and representative example of the Ranch style.

Ranch residences were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. The alterations to the property, namely reroofing in 1993 and the addition of roof-mounted solar panels in 2022, have diminished distinctive characteristics of the Ranch style. Despite the subject property retaining elements of the Ranch style, the lack of several essential elements affects the building's ability to be considered a significant, representative example of the style.

Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 846 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 846 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 846 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 846 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 846 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 846 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

Despite the property at 846 W County Line Road retaining elements of the Ranch style, the lack of several essential elements affects the building's ability to be considered a significant, representative example of the style. The subject property was constructed as a simple example of the Ranch style and has been altered over the years. The property contains a one-story residence with an attached garage constructed in 1979. The building does not possess any known physical features that would distinguish it as a truly representative example of a Ranch style

home. The property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 846 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 846 W County Line Road is bounded by W County Line Road to the south, residential properties to the east, west, and north. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 846 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 846 W County Line Road contains a one-story residence with an attached garage constructed in 1979. The property is enclosed by a wooden fence that runs along the west, north, and east elevations. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 846 W County Line Road was not found

significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 846 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.12 Map ID 10. 840 W County Line Road (APN: 413-071-005)

4.12.1 Property Description

The property sited legally on APN 413-071-005 contains a one-story Ranch style residence with an attached garage (840 W County Line Road) constructed in 1965 (Exhibit 12). The property is bounded by a residence (846 W County Line Road) to the south, a residential property to the east (830 W County Line Road), a residence to the west (850 W County Line Road), and vacant grassland to the north. The majority of the property is undeveloped and is enclosed by a chain link fence. An unpaved vehicle driveway provides access to the residences from the south off W County Line Road (Exhibit 13). Vegetation includes mature trees and shrubs with no landscaping. The property sits approximately 300 feet from the right-of-way and was only partially visible at the time of the survey. Mature shrubs and perennial plants line the parcel's perimeter fence and trees and mature shrubbery line the properties driveway. A wood fence and an adjacent property, 846 W County Line Road, blocks the majority of the property from view.

Residence (1965)

The residence is relatively rectangular in plan and one story in height. The building has a low pitched, composite, side-gable roof with wide overhang. During the survey, only the roof and a small portion of the southern elevation of the residence was visible from the public-right-of-way (Exhibit 12).

Based on aerial views combined with the partial view of the building, the residence displays elements of the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, general asymmetry, cladding featuring stucco, and an attached garage.

.

Exhibit 12. Southern elevation of 840 W County Line Road with a view of the roof, view looking north.

Source: Dudek, IMG_4773.

Exhibit 13. Front yard of 840 W County Line Road with a view of the gravel driveway, view looking north.

Source: Dudek, IMG_7249.

4.12.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 2007: Retaining wall added (Permit # 4532)

4.12.3 Property History

There is one residential building currently on 840 W County Line Road (APN 413-071-005), which was built in 1965 (ParcelQuest 2024). The property has undergone one alteration since its construction: a retaining wall was added to the rear of the property in 2007 (City of Calimesa 2023).

Historic aerial photographs from 1938 to 1966, indicate that the property remained undeveloped and surrounded by undeveloped and agricultural properties until the construction of the residence in 1965 (NETR 2024). It is unclear what occurred on the property before the construction of the residence. Historic newspaper research reveals that Mr. and Mrs. Louis Cofrancesco owned the property in 1966 and 1967 when the birth of their two daughters were each announced (newspaper citation). In 1973 and 1975, the Redlands Daily Facts reported that their son David Cofrancesco won a county science fair and speech contest respectively and listed his address as 840 West County Line Road (RDF 1973; RDF 1975). By 1981, the family is listed as residing at an address in San Bernadino (SBCS 1981). However, research yielded no substantial information about Cofrancesco family.

Archival research revealed no substantial information regarding the owners of the property between 1975 and 2007. A 2007 building permit for the property indicates that Stacy and Timothy Patrick owned the property, but archival research was unable to reveal further information about either party (City of Calimesa 2024). Historic newspaper research yielded no substantial information regarding the family. As of 2024, Timothy M. Patrick remains the owner of the property (ParcelQuest 2024).

4.12.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 840 W County Line Road (APN 413-071-005) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 840 W County Line Road contains a one-story residence with an attached garage constructed in 1965. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 840 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 840 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 840 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is

known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 840 W County Line Road. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, at least two families have inhabited the property, including Mr. and Mrs. Cofrancesco (1966–c.1975), and Timothy and Stacy Patrick (c.2007-2024). Neither of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 840 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and attached garage at 840 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The subject property is an architecturally undistinguished example of a Ranch-style home. The Ranch style was widely used in California during the post-World War II decades due to its easy replicability with prefabricated components. While character-defining features of this style are present in the home (i.e. one-story height, low-pitched gabled roof, general asymmetry, and stucco cladding), these features are common throughout Southern California and do not rise to the level of high artistic value or remarkability to meet the requirements for eligibility under Criterion C. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 840 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 840 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 840 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 840 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the mid-twentieth century. Therefore, the property at 840 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 840 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 840 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The subject property is an architecturally undistinguished example of a Ranch-style home. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. The building is a simple version of the Ranch architectural style, while character-defining features of this style are present in the home (i.e. one-story height, low-pitched gabled roof, general asymmetry, and stucco cladding), these features are common throughout Southern California and do not rise to the level of high artistic value or remarkability to meet the requirements for eligibility under this criterion. Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 840 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 840 W County Line Road is bounded by a residence (846 W County Line Road) to the south, a residential property to the east (830 W County Line Road), a residence to the west (850 W County Line Road), and vacant grassland to the north. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 840 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 840 W County Line Road contains a one-story residence with an attached garage constructed in 1965. The majority of the property is undeveloped and is enclosed by a chain link fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that “only after significance is fully established can you proceed to the issue of integrity” (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 840 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 840 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.13 Map ID 11. 830 W County Line Road (APN: 413-071-001)

4.13.1 Property Description

The property sited legally on APN 413-071-001 contains a one-story Ranch style residence with an attached garage (830 W County Line Road) constructed in 1960, and a backyard pool (Exhibit 14). The property is bounded by W County Line Road to the south, a residential property to the west (840 W County Line Road), a residential property to the east (814 W County Line Road), and vacant land to the north. The majority of the property is undeveloped with some areas of dense tree coverage and is enclosed by a post and wire fence. An unpaved vehicle driveway provides access to the residence from the south off W County Line Road. Vegetation includes mature trees, shrubs, and some small plantings.

The property sits approximately 300 feet from the right-of-way and was only partially visible at the time of the survey. Mature shrubs and trees are located along the south side of the residence, blocking the majority of the primary façade from view. Additional mature trees line the parcel's southern perimeter fence further obstructing the line of sight from the public right of way.

Residence (1960)

The residence is relatively rectangular in plan and one story in height. The building has a medium pitched, composite tile, side-gable roof with little overhang. The primary (south) elevation contains a metal paneled garage door. During the survey, only the roof of the residence and part of the southern elevation were visible from the public-right-of-way.

The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story in height, gabled roof with overhanging, open eaves, general asymmetry, and an attached garage.

Exhibit 14. Front driveway of 830 W County Line Road with a view of the roof, view looking north.

Source: Dudek, IMG_4767.

4.13.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 2009: Reroofing (Permit # 6353)

4.13.3 Property History

There is one residential building currently on 830 W County Line Road (APN 413-071-001), which was built in 1960 (ParcelQuest 2024). The property underwent a reroofing in 2009; archival research and historic aerial photographs did not uncover other discernable alterations (Permit # 6353).

Historic aerial photographs from 1938 to 1958, indicate that the property remained undeveloped and surrounded by undeveloped and agricultural properties until the construction of the residence in 1960 (NETR 2024). A historic aerial photograph from 1959 appears to show the property in situ, but without a driveway or connecting path to West County Line Road. It is unclear what occurred on the property before the construction of the residence. Historic newspaper research was unable to yield any substantial information about the owners of the property prior to 2009.

A 2009 building permit for the property indicates that Beverly June and Brian James owned the property, but archival research was unable to reveal further information about either party (City of Calimesa 2024). Historic

newspaper research also yielded no substantial information. As of 2024, Beverly June and Brian James remain the owners of the property (ParcelQuest 2024).

4.13.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 830 W County Line Road (APN 413-071-001) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 830 W County Line Road contains a one-story residence with an attached garage constructed in 1960. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 830 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 830 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 830 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 830 W County Line Road. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are

known. The current owners of the property are Beverly June and Brian James; any prior homeowners or occupants were unable to be found through historic newspaper or archival research. These owners cannot be considered individually significant within a historic context. Therefore, the property located at 830 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and attached garage at 830 W County Line Road does not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely used in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis, one-story height, gabled roof, general asymmetry), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this common style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master.

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

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

There is no evidence to suggest that the property at 830 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 830 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 830 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the mid-twentieth century. Therefore, the property at 830 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 830 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The subject property is an architecturally undistinguished example of a Ranch-style home. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing. The building is a simple version of the Ranch architectural style with some character-defining features of this style (i.e. one-story height, gabled roof, general asymmetry), these features are common throughout Southern California and do not rise to the level of high artistic value or remarkability to meet the requirements for eligibility under this criterion. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 830 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property is bounded by W County Line Road to the south, a residential property to the west (840 W County Line Road), a residential property to the east (814 W County Line Road), and vacant land to the north. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics

representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 830 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 830 W County Line Road contains a one-story residence with an attached garage constructed in 1960. The majority of the property is undeveloped with some areas of dense foliage and is enclosed by a post and wire fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that “only after significance is fully established can you proceed to the issue of integrity” (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 830 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 830 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.14 Map ID 12. 814 W County Line Road (APN: 413-081-006)

4.14.1 Property Description

The property sited legally on APN 413-081-006 contains a one-story Ranch style residence with an attached garage (814 W County Line Road) constructed in 1962, and three ancillary structures (Exhibit 15). The property is bounded by W County Line Road to the south, residential properties to the west (830 W County Line Road) and southeast (806 W County Line Road), and vacant land to the north. Much of the property is undeveloped with no patios or hardscaping. A two-plank wooden fence encloses the front yard to the south and east. This enclosure contains two of the ancillary buildings, while the third is only visible in the backyard through historic aerial photographs (NETR 2024). A vehicle driveway provides access to the residence from the south off W County Line Road with a metal gate at the end closest to the residence. Vegetation includes mature trees and shrubs.

Residence (1962)

The residence is relatively rectangular in plan and one story in height. The building has a low pitched, composite, side-gable roof with wide overhang and some ungrouped vinyl-frame sliding windows are visible. The primary (south) elevation contains a metal paneled garage door and what appears to be the main entrance. During the survey, only the roof and partial southern elevation of the residence was visible from the public-right-of-way due to the two ancillary structures' placement in the front yard of the parcel.

The residence reflects the Ranch style including a rectangular plan with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, general asymmetry, cladding featuring stucco and an attached garage.

Exhibit 15. Front yard of 814 W County Line Road with a partially obstructed view of the southern elevation, view looking northwest.

Source: Dudek, IMG_4755.

4.14.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 1989: Dining room addition (Permit # 549794)
- 1990: Detached accessory structure addition (Permit # 615970)
- 1993: Fireplace addition (Permit # 0849)

4.14.3 Property History

There is one residential building currently on 814 W County Line Road (APN 413-081-006), which was built in 1962 (ParcelQuest 2024). The property also contains three ancillary structures built in 1990 (City of Calimesa 2024; NETR 2024). The property has undergone three external alterations since its construction: the addition of a dining room in 1989, construction of detached accessory structures in 1990, and the addition of a fireplace in 1993 (City of Calimesa 2024).

Historic aerial photographs from 1938 to 1959, indicate that the property remained undeveloped and surrounded by undeveloped and agricultural properties until the construction of the residence in 1962 (NETR 2024). It is

unclear what occurred on the property before the construction of the residence. Historic newspaper research yielded no substantial information regarding property ownership.

Archival research revealed no substantial information regarding the owners of the property before 1989. A 1989 building permit for the property indicates that a person by the name of Robert Van Grouw owned the property, but archival research was unable to reveal further information about them. A 1990 building permit for the property lists the homeowner as Roy Bridges; he is again listed as the owner on a 1993 building permit. In 2020, a building permit application for the property listed Eddie Legliu as the owner (City of Calimesa 2024). As of 2024, Eddie Legliu remains the owner of the property (ParcelQuest 2024). Historic newspaper research yielded no substantial information regarding Van Grouw, Bridges, or Legliu.

4.14.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 814 W County Line Road (APN 413-081-006) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 814 W County Line Road contains a one-story residence with an attached garage constructed in 1962. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 814 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 814 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 814 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 814 W County Line Road. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, several people have inhabited the property, including Robert Van Grouw (1989), Roy Bridges (1990-c.1993), and Eddie Legliu (2020-present). None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 814 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and detached garage at 814 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The subject property is an architecturally undistinguished example of a Ranch-style home. Ranch houses were typically built between 1930 and 1979 but were most popular in suburban developments constructed after World War II due to the simple form and easy replicability. While the subject property does display character-defining features of the Ranch style (e.g., horizontal emphasis, one-story height, low-pitched gabled roof, general asymmetry, and stucco cladding), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. It is not distinctive amongst other examples of Ranch style architecture in Southern California. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. The property has undergone three known alterations: a room addition in 1989, the addition of ancillary structures in 1990, and a fireplace was added in 1993. Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 814 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 814 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 814 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 814 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 814 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 814 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The subject property is an architecturally undistinguished example of a Ranch-style home constructed in 1962. The building is a simple version of the Ranch architectural style with some character-defining features of this style (i.e. one-story height, gabled roof, general asymmetry), these features are common throughout Southern California and do not rise to the level of high artistic value or remarkability to meet the requirements for eligibility under this criterion Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 814 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 814 W County Line Road is bounded by W County Line Road to the south, residential properties to the west (830 W County Line Road) and southeast (806 W County Line Road), and vacant land to the north. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 814 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 814 W County Line Road contains a one-story residence with an attached garage constructed in 1962. The majority of the property is an open lot and is enclosed by a chain link and wood post fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 814 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 814 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.15 Map ID 13. 806 W County Line Road (APN: 413-081-004)

4.15.1 Property Description

The property sited legally on APN 413-081-004 contains a combination one- and two-story Contemporary style residence with an attached garage (806 W County Line Road) constructed in 1967, and one ancillary structure constructed in c.1970-72 (NETR 2024) (Exhibit 16). The property is bounded by W County Line Road to the south, residential properties to the east (780 W County Line Road) and west (814 W County Line Road), and vacant land to the north. Much of the property is densely wooded undeveloped land and is enclosed by a screened and unscreened metal fence with a large wooden vehicle privacy gate at the entrance to the property. A vehicle driveway provides access to the residence from the south off W County Line Road. Vegetation includes mature trees and shrubs. The property sits approximately 50 feet from the right-of-way and was only partially visible at the time of the survey. An approximately six foot tall screened metal fence and a large wooden vehicle privacy gate block the primary façade from view.

Residence (1967)

The residence is relatively L-shaped in plan and a combination of one- and two- stories in height. The residence is accessed from the south. The building has a low pitched, composite tile, side-gable roof with little overhang. The residence's exterior walls are clad in stucco and horizontal wood boards. The northeast corner of the building displays a second story balcony supported by squared posts. At the southeast corner of the building is a two-car width carport with exposed roof beams.

The residence reflects the Contemporary style including low pitched gable roof, exposed roof beams, multiple exterior materials, and asymmetrical main façade.

Exhibit 16. Front of 806 W County Line Road obstructed by gate with a view of the roof, view looking north.

Source: Dudek, IMG_4744.

4.15.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 2006: Addition of gate pilasters (Permit # 4133)
- 2014: Electrical work (upgrade meter main) (Permit # 7325)

4.15.3 Property History

There is one residential building currently on 806 W County Line Road (APN 413-081-004), which was built in 1967 (ParcelQuest 2024). The residential building has undergone no discernable alterations since its construction, however historic aerial photographs suggest that an ancillary structure to the northeast of the residence was constructed sometime between 1970 and 1972 (NETR 2024; UCSB 2024).

Historic aerial photographs from 1938 to 1966, indicate that the property remained undeveloped and surrounded by undeveloped and agricultural properties until the construction of the residence in 1967 (NETR 2024). It is unclear what occurred on the property before the construction of the residence. Historic newspaper research reveals that Lovonia Stephens resided at the property in 1968 (San Bernadino County Sun 1968). However, research yielded no substantial information about Mrs. Stephens.

Archival research revealed no substantial information regarding the owners of the property between 1969 and 2005. A 2006 building permit for the property indicates that Ken Brana owned the property. Ken Brana is again listed as the homeowner on a 2014 building permit, but archival research was unable to reveal further information about this occupant (City of Calimesa 2024). As of 2024, Nick and Sonja Meekler are the owners of the property (ParcelQuest 2024). Historic newspaper research yielded no substantial information regarding the Meekler family.

4.15.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 806 W County Line Road (APN 413-081-004) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 806 W County Line Road contains a one-story residence with an attached garage constructed in 1967. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 806 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 806 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 806 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is

known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 806 W County Line Road. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, several families have inhabited the property, including Lovonia Stephens (1968), Ken Brana (2006-2014), and Nick and Sonja Meekler (2018-2024). None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 806 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The combination one- and two-story residence and attached garage at 806 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The residence was constructed in the Contemporary style which were prevalent throughout the entire United States between 1945 and 1990 and were common in California at roughly the same time. The style rejects traditional decoration and exterior sleekness in favor of its interior, so much so that the plans and facades of the building are less unifying and more a reflection of the interior spaces use. The residence displays the character defining features of the Contemporary style including low pitched gable roof, exposed roof beams, multiple exterior materials, and asymmetrical main façade. Despite retaining some character defining features of the style there is no indication that the residence is a distinctive example of the style. The example located on the property does not contain enough characteristics to be considered a true representative of the Contemporary architectural style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. The property has undergone two known alterations: the addition of an ancillary structure between 1970 and 1972, and the adding of gate pilasters in 2006. Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 806 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 806 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 806 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 806 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 806 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 806 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 806 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story Contemporary residence with an attached garage constructed in 1967. The style rejects traditional decoration and exterior sleekness in favor of its interior, so much so that the plans and facades of the building are less unifying and more a reflection of the interior spaces use. The residence displays the character defining features of the Contemporary style including low pitched gable roof, exposed roof beams, multiple exterior materials, and asymmetrical main façade. Despite retaining some character defining features of the style there is no indication that the residence is a distinctive example of the style. The example located on the property does not contain enough characteristics to be considered a true representative of the Contemporary architectural style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 806 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 806 W County Line Road is bounded by W County Line Road to the south, residential properties to the east and west, and vacant land to the north. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 806 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 806 W County Line Road contains a one-story residence with an attached garage constructed in 1967. The majority of the property is a densely wooded area enclosed by a wrought iron fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 806 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 806 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.16 Map ID 14. 780 W County Line Road (APN: 413-081-003)

4.16.1 Property Description

The property sited legally on APN 413-081-003 contains a one-story Ranch style residence with an attached garage (780 W County Line Road) constructed in 1952 (Exhibit 17). The property is bounded by W County Line Road to the south, residential properties to the east (774 and 776 W County Line Road) and west (806 W County Line Road), and vacant land to the north. The majority of the property is a heavily wooded area in the southwestern area of the parcel and is enclosed by a chain link fence. A vehicle driveway provides access to the residences from the south off W County Line Road. Vegetation includes several mature trees and some gravel landscaping at the front of the driveway. Mature trees line the property's driveway and southern edge of the parcel, blocking the full primary façade from view.

Residence (1952)

The residence is relatively rectangular in plan and one story in height. The building has a low pitched, composite tile, side-gable roof with wide overhang. The primary (south) elevation contains a metal paneled garage door and what appears to be the main entrance During the survey, only the roof and partial southern elevation of the residence were visible from the public-right-of-way.

The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, general asymmetry, stucco cladding, and an attached garage.

Exhibit 17. Front yard of 780 W County Line Road with a partial view of the southern elevation and roof, view looking northeast.

Source: Dudek, IMG_4731.

4.16.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 1964: Two-car garage added (Permit # 113879)
- 1993: Gas meter relocation (Permit # 0683)
- 1999: Breezeway converted to habitable space (Permit # 2380)
- 2000: Garage converted to habitable space; new garage constructed (Permit # 2571)
- 2000: Retaining wall constructed on west side of parcel (Permit # 2703)
- 2008: Reroofing (Permit # 6156)

4.16.3 Property History

There is one residential building currently on 780 W County Line Road (APN 413-081-003), which was built in 1952 (ParcelQuest 2024). The property has undergone major alterations over the years including additions to the residence in 1964, 1999, and 2000, as well as a reroofing in 2008 (NETR 2024).

Historic aerial photographs from 1938 and 1959 indicate that the property remained undeveloped and surrounded by undeveloped and agricultural properties until the construction of the residence in 1952 (NETR 2024). It is

unclear what occurred on the property before the construction of the residence. A 1964 building permit for the property indicates that a person by the name of C.E. Howery owned the property, and Clifford and Vernice Howery were listed at living at the property address in 1966 but archival research was unable to reveal further information about the Howery family (City of Calimesa 2024; RDF 1966). Further historic newspaper research revealed that Richard and Doreen Hodges lived at the residence in 1981, but no other archival information about the Hodges was able to be located (RDF 1981).

In 1993 and 1998, building permits for the property listed James and Melanie Meinhart as the owners. By 1999, a building permit lists Mike Woods as the property owner. The following year, a 2000 building permit lists Faith Dick as the property owner (City of Calimesa 2024). However, research yielded no substantial information about the Meinhart family, Woods, or Dick. In 2008, a building permit application for the property listed Gary Salazar as the owner (City of Calimesa 2024). Historic newspaper research yielded no substantial information regarding Salazar. As of 2024, Gary and Pamela Salazar are the owners of the property (ParcelQuest 2024).

4.16.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 780 W County Line Road (APN 413-081-003) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 780 W County Line Road contains a one-story residence with an attached garage constructed in 1952. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 780 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 780 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state,

or national level. For these reasons, the property at 888 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 780 W County Line Road. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, several families have inhabited the property, including Clifford and Vernice Howery (1964-1966), Richard and Doreen Hodges (1981), James and Melanie Meinhard (1993-1998), Mike Woods (1999-2000), Faith Dick (2000), and Gary and Pamela Salazar (2008-present). None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 780 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and attached garage at 780 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis, one-story height, low-pitched gabled roof, general asymmetry, and stucco cladding), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. It is not distinctive amongst other examples of Ranch style architecture in Southern California. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 780 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 780 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 780 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 780 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the mid-nineteenth century. Therefore, the property at 780 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 780 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 780 W County Line Road is a simple version of a Ranch style home. The property contains a one-story residence with an attached garage constructed in 1952 that retains some character-defining features of the Ranch style (i.e. one-story height, gabled roof, general asymmetry), these features are common throughout Southern California and do not rise to the level of high artistic value or remarkability to meet the requirements for eligibility under this criterion. Additionally, the property's visible materials do not appear to be of indigenous

materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 780 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 780 W County Line Road is bounded by W County Line Road to the south, residential properties to the east (774 and 776 W County Line Road) and west (806 W County Line Road), and vacant land to the north. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 780 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 780 W County Line Road contains a one-story residence with an attached garage constructed in 1952. The majority of the property is a heavily wooded area in the southwestern area of the parcel and is enclosed by a chain link fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the

period in which they gained significance. As the property located at 780 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 780 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.17 Map ID 15. APN 413-081-001

4.17.1 Property Description

The property sited legally on APN 413-081-001 contains a pump house built sometime between 1959 and 1966 (Exhibit 18). The property is bounded by W County Line Road to the south, residential property to the west (774 W County Road), and vacant land to the east and north. The majority of the property is undeveloped is enclosed by a chain link fence. A gate built into the chain link fence provides access to the property to the south from West County Line Road. Vegetation includes mature trees and patches of grass.

Pump House (c.1959-1966)

The pump house is rectangular in plan and one story in height. The vertical, wood-board clad building has a metal sheeting, side gable roof with wide overhang, closed eaves, and exposed wood rafters. The primary (west) elevation features the main entrance containing a single-panel door. There are no secondary entrances. The west elevation features a wood frame horizontal sliding window. There is a supported awning that extends from below the roofline on the east elevation and features similar metal sheet roofing as the main construction (Exhibit 18). Beneath the awning is an approximately ten-foot-long cast iron pipe that is partially buried underground presumably to draw groundwater from an underground aquifer. The pipe is also connected to elements within the pump house.

Exhibit 18. Southwest elevation of building, view looking northeast.

Source: Dudek, IMG_4714.

4.17.2 Identified Alterations

No alterations were identified as a result of property records research and/or during the survey.

4.17.3 Property History

There is one pump house currently on the parcel APN 413-081-001, which was built between 1959 and 1966 as confirmed in historic aerial photographs from 1953 and 1959. (ParcelQuest 2024). The property has undergone no discernable alterations since its construction (NETR 2024).

Archival research was unable to determine any of the building's owners from its time of construction, between 1959 and 1966, to the present. According to ParcelQuest, in 2024 the property is owned by the South Mesa Water Company (ParcelQuest 2024).

The South Mesa Water Company is a shareholder owned mutual water company that is regulated by the State of California Corporation Commission. The company was founded in 1912 as the Yucaipa Water Company #3. Initially, the company was part of the Redlands and Yucaipa Water Company, but in 1913, the company changed its name to the South Mesa Water Company and reorganized as an irrigation company. The primary focus of the company was the distribution of irrigation water and grew to include municipal and industrial water uses. In 1952, the company relocated from Redlands to 391 W Avenue L in Calimesa (South Mesa Water Company 2023).

4.17.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located on the parcel APN 413-081-001 is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located on the parcel APN 413-081-001 contains a one-story pump house constructed between 1959 and 1966. Since at least 2023, the subject property has been occupied by the South Mesa Water Company, a shareholder owned mutual water company that is regulated by the State of California Corporation Commission. The company was founded in 1912 as the Yucaipa Water Company #3. Initially, the company was part of the Redlands and Yucaipa Water Company, but in 1913, the company changed its name to the South Mesa Water Company and reorganized as an irrigation company. However, there is no indication that the subject property is particularly significant within the irrigation industry, either regionally or nationwide. It is not the company's first facility or headquarters; its first plant was located in Yucaipa, California. The company's headquarters relocated from Redlands to 391 W Avenue L in Calimesa in 1952. It was neither the first nor the last of its type and was merely following a continuous pattern of development that continued through the twentieth century.

Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property located on the parcel APN 413-081-001 is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners of the maintenance building located on the parcel APN 413-081-001. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, the only known owner includes the South Mesa Water Company in 2023. Although the South Mesa Water Company undoubtedly contributed to innovations in the irrigation industry, research did not identify information that would indicate the association of members of the South Mesa Water Company with the subject property would rise to the threshold of significance required for eligibility. Therefore, the property on the parcel APN 413-081-001 is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story pump house on the parcel APN 413-081-001 does not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. Archival research failed to identify the building's architect or designer, but due to the buildings' simple and utilitarian design it is unlikely it was the work of a master. The building does not display any character defining features of an architectural style which is typical for a utilitarian water building. Archival research was unable to determine if the property had undergone any alterations. Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property on the parcel APN 413-081-001 is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property on the parcel APN 413-081-001 has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property on the parcel APN 413-081-001's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property on the parcel APN 413-081-001 neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. Archival research indicates that the building was not significant within the South Mesa Water Company and the property's construction merely followed local development patterns in the City

of Calimesa into the 1950s.Therefore, the property on the parcel APN 413-081-001 is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property on the parcel APN 413-081-001 is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property on the parcel APN 413-081-001 does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story pump house constructed between 1959 and 1966. The building does not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the architect or designer of the building on the parcel APN 413-081-001. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The parcel APN 413-081-001 is bounded by W County Line Road to the south, residential property to the west (780 W County Road), and vacant land to the east and north. There is no indication that water maintenance building is in a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the building on the parcel APN 413-081-001 has the potential to yield significant information of archival interest. Therefore, the building is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property on the parcel APN 413-081-001 contains a pump house constructed between 1959 and 1966 with an awning to protect the pump elements and ground pipe. The majority of the property is undeveloped and is enclosed by a chain link fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the building located on the parcel APN 413-081-001 was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The building on the parcel APN 413-081-001 was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.18 Map ID 16. 746 W County Line Road (APN: 411-020-003)

4.18.1 Property Description

The property sited legally on APN 411-020-003 contains a highly modified Ranch style single-family residence (746 W County Line Road) (Exhibit 19) constructed in 1970. The eastern portion of the residence is one-story; the two-story western portion of the residence appears to have originally been a detached garage that was converted to residential use c. 2000 (ParcelQuest 2023; NETR 2024).

The property is bounded by W County Line Road to the south, W County Line Lane to the east, a residence to the north and a vacant lot to the west. There is a concrete patio area in the rear (south) yard. Vegetation includes grass, mature trees in the rear yard, and small plantings. The property is enclosed by a white picket fence on the south and east elevation and the rear (north) yard is enclosed with a wood fence. There is a gravel vehicular parking area at the southwest corner of the lot.

Residence (1970)

The residence is rectangular in plan and clad in stucco. The two-story former garage has a steeply pitched side gable roof clad in composition shingle. A full-length dormer has been added to the roof, which is clad with horizontal wood cladding and has grouped vinyl-frame sliding windows. The former garage is connected to the original residence via a covered walkway. The one-story portion of the residence has a low-pitched cross gable roof, also clad in composition shingle, with two gable ends at the primary (south) elevation and a stucco-clad chimney. One gable end overhangs the primary entrance, which consists of a carved wood door, and is supported by rectangular stucco columns. Fenestration on the residence consists of ungrouped vinyl-frame picture and sliding windows.

The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, general asymmetry, and stucco cladding.

Exhibit 19. Primary south and east elevations of 764 W County Line Road, view looking north

Source: Dudek, IMG_4694.

4.18.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 2011: $30,000 of repairs to bring the residence up to code; these repairs included but were not limited to repairing the boxed eaves on the house; repairing the foundation; and changing windows to comply with fire codes (Permit B00-006-794)
- c. 2000: Conversion of formerly detached garage to residential use (NETR 2024)
- Unknown date: Re-roofing (observed)

4.18.3 Property History

There is one residential building currently on 746 W County Line Road (APN 411-020-003), which was built in 1970 (ParcelQuest 2023). Prior to the construction of the property, aerial photographs from 1938, 1959, and 1968 show that the land on which it sits was undeveloped (NETR 2024). Research identified two occupants of the residence: Francine Wrobel (2011-2012) and the present-day owner, Ryan and Jenna Lee Marcroft (2024) (ParcelQuest 2023; City of Calimesa 2023). However, research did not identify substantial information on these individuals.

4.18.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 746 W County Line Road (APN 411-020-003) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 888 W County Line Road contains a one-story residence with an attached garage constructed in 1977. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 746 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 746 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state,

or national level. For these reasons, the property at 746 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 746 W County Line Road. Research identified two occupants of the residence: Francine Wrobel (2011-2012) and the present-day owner, Ryan and Jenna Lee Marcroft (2024) (ParcelQuest 2023; City of Calimesa 2023). No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 855 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The residence at 746 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house that has undergone extensive alterations. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis, stucco cladding, and general asymmetry), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable and highly altered example of this ubiquitous style. It is not distinctive amongst other examples of Ranch style architecture in Southern California. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 746 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 746 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 746 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 746 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 746 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 746 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 746 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a modest and architecturally undistinguished example of a Ranch house constructed in 1970. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis, stucco cladding, and general asymmetry), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous

style. The building does not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 746 W County Line Road's architect or designer. Due the residence's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 746 W County Line Road is bounded by W County Line Road to the south, County Line Lane to the east, a residential property to the north, and open land to the west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 746 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 746 W County Line Road contains a residence constructed in 1970. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the

period in which they gained significance. As the property located at 746 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 746 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.19 Map ID 17. 855 W County Line Road (APN: 413-060-005)

4.19.1 Property Description

The property sited legally on APN 413-060-005 contains a one-story Ranch style residence (855 W County Line Road) constructed in 1961 (Exhibit 20). The property is bounded by W County Line Road to the north and residential properties to the west. The residence is located at the bottom of a small hill and landscaping consists of grass, small plantings, and trees. There is a gravel driveway that leads to the residence from W County Line Road located on the east side of the lot. Aerial photographs indicate there is a concrete patio at the rear (south) yard.

Residence (1961)

The one-story residence is roughly rectangular in plan with a low-pitched cross gable roof clad in composite shingles. The residence is clad in stucco and fenestration consists of ungrouped vinyl-frame slider windows. The primary entrance is located on the east elevation of the residence and consists of a single-panel wood door obscured by a metal screen door.

The residence reflects the Ranch style including its horizontal emphasis, one-story height, low-pitched gabled roof, general asymmetry, and stucco cladding.

Exhibit 20. Primary (north) and west elevations of 855 W County Line Road, view looking south.

Source: Dudek, IMG_4794.

4.19.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- Unknown date: Addition on the east elevation (observed)
- Unknown date: Replacement window frames on north and west elevations (observed)
- Unknown date: Re-roofing (observed)

4.19.3 Property History

There is one residential building currently on 855 W County Line Road (APN 413-060-005), which was built in 1961 (ParcelQuest 2023). Prior to the construction of the property, aerial photographs from 1938 and 1959 show that the land on which it sits was undeveloped (NETR 2024). Research identified two occupants of the residence: Gloria Austin (1969) who trained as a dentist (SBCS 1969: 28), and the present-day owner, Jose Luis Rosales Solano (2024) (ParcelQuest 2023). However, research did not identify substantial information on these individuals.

4.19.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 855 W County Line Road (APN 413-060-005) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 855 W County Line Road contains a one-story residence with an attached garage constructed in 1961. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 855 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 855 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 855 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 855 W County Line Road. Research identified two occupants of the residence: Gloria Austin (1969) who trained as a dentist (SBCS 1969: 28), and the present-day owner, Jose Luis Rosales Solano (2024). No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can

be considered individually significant within a historic context. Therefore, the property located at 855 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and detached garage at 855 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis, one-story height, low-pitched gabled roof, general asymmetry, and stucco cladding), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. It is not distinctive amongst other examples of Ranch style architecture in Southern California. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 855 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 855 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 855 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 855 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local residential development trends that gradually and steadily proliferated through Calimesa from the 1930s through the 1970s. Therefore, the property at 855 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 855 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 855 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a modest and architecturally undistinguished example of a one-story Ranch residence constructed in 1965. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing. While the property does display character-defining features of the Ranch style (e.g., horizontal emphasis, one-story height, low-pitched gabled roof, general asymmetry, and stucco cladding), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. The building does not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 855 W County Line Road's architect or designer. Due the residence's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 855 W County Line Road is bounded by W County Line Road to the north and residential properties to the west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 855 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 855 W County Line Road contains a one-story residence constructed in 1955. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that “only after significance is fully established can you proceed to the issue of integrity” (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 855 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 855 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.20 Map ID 18. 827 W County Line Road (APN: 413-072-001)

4.20.1 Property Description

The property sited legally on APN 413-072-001 contains a one-story Minimal Traditional style residence (827 W County Line Road) constructed in 1945 (Exhibit 21) and an ancillary shed. The property is bounded by W County Line Road to the north and residential properties to the east and west. Landscaping consists of grass, shrubs, and trees. The property is enclosed by a chain-link fence. There is an ancillary building located in the rear (south) yard that was not visible during the time of the survey. Based on aerial imagery, this building is rectangular in footprint with a gable roof.

Residence (1945)

The residence is roughly rectangular in plan with a steeply pitched side gabled roof clad in composition shingles. The western volume of the property was added in 1990 and is a lower height than the eastern volume of the residence. Fenestration consists of ungrouped aluminum frame sliding windows. The primary entrance was obscured by a metal screen door during the field survey. There is a small patio outside the primary entrance, which is not original to the property.

The residence reflects the Minimal Traditional style including its small-scale, one-story height, gable roof, and minimal ornamentation.

Exhibit 21. Primary (north) and west elevations of 827 W County Line Road view looking southeast.

Source: Dudek, IMG_4779.

4.20.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 1990: 840 square foot addition on west elevation (Permit # 56162)
- 2011: Re-roofing (Permit # B00-006-662)
- Unknown date: Window frame replacements on primary (north) elevation (observed)

4.20.3 Property History

There is one residential building currently on 827 W County Line Road (APN 413-072-001), which was built in 1945 (ParcelQuest 2023). Prior to the construction of the property, an aerial photograph from 1938 shows that the land on which it sits was undeveloped (NETR 2024). In the 1950s, berries were advertised for sale at the residence, indicating that it was historically associated with agricultural uses (YNM 1957b: 4).

The earliest identified occupant of the property was A.E. Hill (1948), who advertised in a newspaper that he had two young goats for sale (YNM 1948: 4). Building permits identified the following subsequent occupants: Roberta and Richard Sadler (1989-2011); Neil Schultz (2018); and Nathan and Michelle Smith (2024) (City of Calimesa 2024; ParcelQuest 2023). However, research did not identify substantial information on these individuals.

4.20.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 827 W County Line Road (APN: 413-072-001) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 821 W County Line Road contains a one-story residence w constructed in 1945. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 827 W County Line Road reflects local history in general as a single-family residence constructed during a period of slow but gradually increasing residential development in the City of Calimesa. Archival research failed to reveal that the property at 827 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 821 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 827 W County Line Road. Research identified the following owners or occupants of the residence: A.E. Hill (1948), who advertised in a newspaper that he had two young goats for sale (YNM 1948: 4); Roberta and Richard Sadler (1989-2011); Neil Schultz (2018); and Nathan and Michelle Smith (2024). No information was gathered that would indicate that the property None of these owners or occupants can be

considered individually significant within a historic context. Therefore, the property located at 827 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence at 827 W County Line Road does not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished Minimal Traditional residence. Minimal Traditional homes were designed to be simplistic, economical, and able to be produced at a mass scale. The style was popular from 1930, through World War II and the postwar housing boom, due to the increased use of factory-produced materials, the ability to be quickly mass-produced and deployed. While the property does display character-defining features of the Minimal Traditional style (e.g., small-scale, one-story height, gable roof, and minimal ornamentation), this is a common style applied to residences throughout Calimesa and California at large and the property is an unremarkable and altered example of this ubiquitous style. Archival research failed to identify the building's architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 827 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 827 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 827 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 827 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local residential development trends that gradually and steadily proliferated through Calimesa from the 1930s through the 1970s. Therefore, the property at 827 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 827 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 827 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence constructed in 1945. The Minimal Traditional style was popular from 1930, through World War II and the postwar housing boom, due to the increased use of factory-produced materials, the ability to be quickly mass-produced and deployed While the property does display character-defining features of the Minimal Traditional style (e.g., small scale, one story height, gable roof, and minimal ornamentation), this is a common style applied to residences throughout Calimesa and California at large and the property is an unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 827 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 827 W County Line Road is bounded by W County Line Road to the north and residential properties to the east and west. There is no indication that the single-family residence is a unique location within the City or

has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 827 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 827 W County Line Road contains a one-story residence constructed in 1945. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 827 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 827 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.21 Map ID 19. 811 W County Line Road (APN: 413-082-006)

4.21.1 Property Description

The property sited legally on APN 413-082-006 contains a one-story Ranch style residence (811 W County Line Road) constructed in 1950 (Exhibit 22) and an ancillary shed. The property is bounded by W County Line Road to

the north and residential properties to the east and west. The property is enclosed with a wooden picket fence. The majority of the property is an open grass field and is enclosed by a chain link fence and a gravel vehicular driveway and parking area is at the east of the parcel. Landscaping consists of grass, shrubs, and scattered trees, primary at the rear (south) yard. An ancillary shed is located in the rear (south) yard, which was largely obscured from view at the time of the field survey, but is rectangular in-plan with a gable roof and board and batten siding.

Residence (1950)

The one-story single-family residence has a rectangular footprint and is clad in wood board siding. The residence with a low-pitched gable roof clad in composite shingles. Fenestration consists of ungrouped vinyl-frame single or multi-lite sliding windows, some of which have shutters. A gable overhang extends over the primary entrance on the north elevation, which consists of a single-leaf wooden door with oval lite. There appears to be an addition on the east and west elevations that were added at unknown dates. There is a small concrete patio at the northwest corner of the primary (north) elevation.

The residence reflects the Ranch style including its rambling, elongated plan with a horizontal emphasis, one-story in height, low-pitched gabled roof, general asymmetry, and wood board cladding.

Exhibit 22. Primary (north) elevation of 811 W County Line Road, view looking south.

Source: Dudek, IMG_7215.

4.21.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 2016: Add deck at rear (north) elevation (Permit # 2015-062)
- Unknown date: Window frame replacements on primary (north) elevation (observed)
- Unknown date: Additions on the west and east elevations (observed)

4.21.3 Property History

There is one residential building currently on 811 W County Line Road (APN 413-082-006), built in 1950, and an ancillary shed (ParcelQuest 2023). Prior to the construction of the property, an aerial photograph from 1938 shows that the land on which it sits was undeveloped (NETR 2024). Building permits identified the following subsequent occupants: Ed Hopper (1993); Gale K. Gork (2012-2016); and Benjamin and Melissa Melendez (2024) (City of Calimesa 2024; ParcelQuest 2023). However, research did not identify substantial information on these individuals.

4.21.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 811 W County Line Road (APN 413-050-014) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 811 W County Line Road contains a one-story residence constructed in 1950. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 801 W County Line Road reflects local history in general as a single-family residence constructed during a period of slow but gradually increasing residential development in the City of Calimesa. Archival research failed to reveal that the property at 811 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 811 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 811 W County Line Road. Research identified the following owners or occupants of the residence: Ed Hopper (1993); Gale K. Gork (2012-2016); and Benjamin and Melissa Melendez (2024). No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 811 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The residence at 811 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., its elongated plan with horizontal emphasis, one-story height, low pitched gable roof, general asymmetry, and wood board cladding), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. The residence is not distinctive amongst other examples of Ranch style architecture in Southern California. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 811 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 811 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 811 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 811 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local residential development trends that gradually and steadily proliferated through Calimesa from the 1930s through the 1970s. Therefore, the property at 811 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 811 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 811 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property is a modest and architecturally undistinguished example of a Ranch house constructed in 1950. While the property does display character-defining features of the Ranch style (e.g., elongated plan with horizontal emphasis, one-story height, low pitched gable roof, general asymmetry, and wood board cladding), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 811 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of

association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 811 W County Line Road is bounded by W County Line Road to the north, residential properties to the east, and west, and vacant land to the south. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 811 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 811 W County Line Road contains a one-story residence with a detached garage constructed in 1950. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that “only after significance is fully established can you proceed to the issue of integrity” (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 811 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 811 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.22 Map ID 20. 801 W County Line Road (APN: 413-082-005)

4.22.1 Property Description

The property sited legally on APN 413-082-005 contains a one-story Minimal Traditional style single-family residence (801 W County Line Road) constructed in 1950 (Exhibit 23). The property is bounded by W County Line Road to the north, residential properties to the east and west, and vacant land to the south. Landscaping consists of grass, shrubs, and mature trees. A gravel driveway is located on the east side of the parcel.

Residence (1950)

The one-story single-family residence has a rectangular footprint and steeply pitched side gable roof clad in composite shingles. It is clad in wood board siding with fenestration consisting of ungrouped wood-frame sliding windows with leaded diamond lite and ungrouped vinyl-frame multi-lite sliding windows. The main entrance, located on the primary (south) elevation is a single-leaf wood door with oval lite covered by a metal security door.

The residence reflects the Minimal Traditional style including its small scale. one story height, wood board siding, and minimal ornamentation.

Exhibit 23. Primary (north) and east elevations of 801 W County Line Road with a view of the roof, view looking southwest.

Source: Dudek, IMG_4739.

4.22.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- Unknown date: Addition on west elevation (observed)
- Unknown date: Re-roofing (observed)

4.22.3 Property History

There is one residential building currently on 801 W County Line Road (APN 413-082-005), which was built in 1950 (ParcelQuest 2023). Prior to the construction of the property, aerial photographs from 1938 shows that the land on which it sits was undeveloped (NETR 2024). The earliest identified occupant of the property was C. Harmon, who advertised his garden and landscaping services in a newspaper in 1951 (YNM 1951: 8). Subsequent occupants include Robert L. Quintard and Jacqueline A. Quintard who lived at the residence from at least 1959 to at least 1960 and owned a business called B&C Janitorial Services (YNM 1960: 5). The property is presently owned by Suezanne and Lee Wills (ParcelQuest 2023). However, research did not identify substantial information on these individuals.

4.22.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 801 W County Line Road (APN 413-082-005) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 801 W County Line Road contains a one-story residence with an attached garage constructed in 1950. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 801 W County Line Road reflects local history in general as a single-family residence constructed during a period of slow but gradually increasing residential development in the City of Calimesa. Archival research failed to reveal that the property at 801 W County Line Road was the areas first property of this type nor the last,

rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 801 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. The earliest identified occupant of the property was C. Harmon, who advertised his garden and landscaping services in a newspaper in 1951 (YNM 1951: 8). Subsequent occupants include Robert L. Quintard and Jacqueline A. Quintard, who lived at the residence from at least 1959 to at least 1960 and owned a business called B&C Janitorial Services (YNM 1960: 5). The property is presently owned by Suezanne and Lee Wills (ParcelQuest 2023). However, research did not identify substantial information on these individuals. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 801 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence at 801 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a residence exhibiting influences of the Minimal Traditional style. The style was popular from 1930, through World War II and the postwar housing boom. Minimal Traditional homes were designed to be simplistic, economical, and able to be produced at a mass scale. While the property does display character-defining features of the Minimal Traditional style (e.g., its small scale, one-story height, wood board siding, and minimal decoration), this is a common style applied to residences throughout Calimesa and California at large and the property is an unremarkable example of this ubiquitous style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 801 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 801 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 801 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 801 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local residential development trends that gradually and steadily proliferated through Calimesa from the 1930s through the 1970s. Therefore, the property at 801 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 801 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 801 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence constructed in 1945. While the property does display character-defining features of the Minimal Traditional style (e.g., its small scale, wood board siding, and minimal decoration), this is a common style applied to residences throughout Calimesa and California at large and the property is an

unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 801 W County Line Road's architect or designer. Due the residence's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 801 W County Line Road is bounded by W County Line Road to the north, residential properties to the east and west, and vacant land to the south. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 801 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 801 W County Line Road contains a one-story residence constructed in 1950. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 801 W County Line Road was not found

significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 801 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.23 Map ID 21. 809 W County Line Road (APN: 413-082-021)

4.23.1 Property Description

The property sited legally on APN 413-082-021 contains a one-story Ranch style residence (809 W County Line Road) constructed in 1959 and a detached garage (Exhibit 24). The property is bounded by W County Line Road to the north and residential properties to the east and west. Landscaping consists of grass, shrubs, and mature trees. A detached garage is located at the rear (southwest) of the residence and is rectangular in plan with a gable roof clad with composite shingles with a rollup door. A gravel vehicular driveway is located at the southwest of the lot.

Residence (1959)

The residence is rectangular in plan and one story in height and is clad in vertical and board and batten siding. It has a low-pitched side gable roof clad in composition shingle with a painted brick chimney at southwest corner. The primary entrance is a single-leaf wood door covered by a screen door. Fenestration consists of grouped and ungrouped vinyl-frame sliding windows and multi-lite picture windows. There is a secondary entrance on the west elevation, comprised of a half lite door that leads to a concrete covered patio area.

The residence reflects the Ranch style including its horizontal emphasis, one-story height, low-pitched side gable roof and wood board siding.

Exhibit 24. Primary (north) and east elevations of 809 W County Line Road with a view of the roof, view looking southwest.

Source: Dudek, IMG_4734.

4.23.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 1997: Room addition on unspecified elevation (Permit # 2053)
- Unknown date: Re-roofing (observed)
- Unknown date: Patio addition at west elevation (observed)
- Unknown date: Replacement window frames on north elevation (observed)

4.23.3 Property History

There is one residential building and a detached garage currently on 809 W County Line Road (APN: 413-082-021), which were built in 1973 (ParcelQuest 2023). Prior to the construction of the property, an aerial photograph from 1938 shows that the land on which it sits was undeveloped (NETR 2024). Building permits identified one owner of the property: Joe and Jenette Hopper (1997-2024); however, research did not identify substantial information on the Hoppers (City of Calimesa 2024; ParcelQuest 2023).

4.23.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 809 W County Line Road (APN 413-082-021) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 809 W County Line Road contains a one-story residence with a detached garage constructed in 1973. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 809 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 809 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 809 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Research identified one owner of the subject property: Joe and Jenette Hopper (1997-2024); however, research did not identify substantial information on the Hoppers. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 809 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and detached garage at 809 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis, side gabled roof, wood board cladding, and one-story height), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. The example located on the property does not contain enough characteristics to be considered a true representative of the Ranch architectural style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 809 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 809 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 809 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 809 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or

architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 809 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 809 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 809 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property is a modest and architecturally undistinguished example of a Ranch house constructed in 1950. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis, side gabled roof, wood board cladding, and one-story height), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 809 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 809 W County Line Road is bounded by W County Line Road to the north and residential properties to the east and west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 809 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 809 W County Line Road contains a one-story residence and detached garage constructed in 1973. Landscaping on the subject lot consist of grass and scattered trees. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 809 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 809 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.24 Map ID 22. 789 W County Line Road (APN: 413-082-026)

4.24.1 Property Description

The property sited legally on APN 413-082-026 contains a one-story Ranch-style residence with a detached garage (789 W County Line Road) constructed in 1967 (Exhibit 25). The property is bounded by W County Line Road to the north and residential properties east and west. Landscaping consists of grass, trees, and small plants. There is a

concrete masonry unit wall enclosing the property on the east and west boundaries. A concrete vehicular driveway leads from W County Line Road to the north to the detached garage at the southwest corner of the lot. The detached garage is rectangular in plan with two rollup garage doors. It has a rectangular footprint, gable roof, and is clad in wood siding.

Residence (1967)

The residence is rectangular in plan and one story in height and is clad in vertical wood siding and painted brick. The building has a low-pitched hipped roof clad in composite shingle with gable above the primary entrance on the north elevation. The primary entrance is covered by a screen door and has two fixed-frame windows on either side. Additional fenestration consists of vinyl-frame sliding windows (ungrouped) and vinyl frame picture windows with protruding brick surrounds (grouped) on the north elevation. A painted brick chimney is located on the east elevation.

The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story height, low-pitched hipped roof, general asymmetry, and cladding featuring wood board and painted brick.

Exhibit 25. Primary (north) elevation of 789 W County Line Road, view to the south.

Source: Dudek, IMG_4726.

4.24.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- Unknown date: Re-roofing (observed)
- Unknown date: Replacement window frames on north elevation (observed)

4.24.3 Property History

There is one residential building and detached garage currently on 789 W County Line Road (APN 413-082-026), which were built in 1967 (ParcelQuest 2023). Prior to the construction of the property, aerial photographs from 1938 1959, and 1966 shows that the land on which it sits was undeveloped (NETR 2024). Building permits identified the following subsequent occupants: Gary Atwell (2007) and Esteban Rivas (2024) (City of Calimesa 2024; ParcelQuest 2023). However, research did not identify substantial information on these individuals.

4.24.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 789 W County Line Road (APN 413-082-026) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 789 W County Line Road contains a one-story residence constructed in 1963. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 789 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 789 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 789 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Research identified the following owners or occupants of the residence: Gary Atwell (2007) and Esteban Rivas (2024). Archival research revealed no substantial information regarding these owners and/or occupants and no information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 789 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and detached garage at 789 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., horizontal emphasis, one-story height, low-pitched hipped roof, general asymmetry, and cladding featuring wood board and painted brick), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 789 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 789 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 789 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 789 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa in the 1960s and into the 1970s. Therefore, the property at 789 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 789 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 789 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence constructed in 1967. While the property does display character-defining features of the Ranch style (e.g., its h horizontal emphasis, one-story height, low-pitched hipped roof, general asymmetry, and cladding featuring wood board and painted brick), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 789 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of

association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 789 W County Line Road is bounded by W County Line Road to the north and residential properties to the east and west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 789 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 888 W County Line Road contains a one-story residence constructed in 1967. The lot on which the residence sits consists of grass, shrubs, small plants, and some mature trees. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that “only after significance is fully established can you proceed to the issue of integrity” (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 789 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance its integrity does not require examination.

Summary of Evaluation Findings

The property at 789 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.25 Map ID 23. 775 W County Line Road (APN: 413-082-025)

4.25.1 Property Description

The property sited legally on APN 413-082-025 contains a one-story Ranch style residence and detached garage (775 W County Line Road) constructed in 1973 (Exhibit 26). The property is bounded by W County Line Road to the north and residential properties to the east and west. Landscaping consists of grass, small plantings, shrubs, and mature trees. A concrete vehicular driveway provides access to the garage, located to the southeast of the residence, from W County Line Road. The garage was not visible from the public right-of-way during the time of the survey; however, aerial photography indicates it is a one-story square-plan garage with a low-pitched hipped roof clad in the same composite tiles as the residence.

Residence (1973)

Theone-story residence has a U-shaped plan and is constructed of concrete and clad with stucco and painted concrete brick. An unpainted rectangular concrete brick chimney is located at the northwest corner of the primary elevation. The residence has a low-pitched cross-hipped roof clad in composite shingles with an overhang, which creates a porch cover in front of the primary entrance on the north elevation. Fenestration consists of ungrouped vinyl-frame picture and sliding windows.

The residence reflects the Ranch style including rambling, elongated plan with a horizontal emphasis, one-story height, and general asymmetry.

Exhibit 26. Primary (north) and east elevations of 775 W County Line, view looking southwest.

Source: Dudek, IMG_4722.

4.25.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- Unknown date: Re-roofing (observed)
- Unknown date: Likely window frame replacement on primary (north) elevation (observed)
- C. 2005: Addition at southwest corner of residence (NETR 2024)

4.25.3 Property History

There is one residential building currently on 775 W County Line Road (APN 413-082-025), which was built in 1973 (ParcelQuest 2023). Aerial photographs from 1938 to 1972 show that the land on which the residence sits was undeveloped prior to its construction (NETR 2024). Building permits identified the following subsequent occupant: Evelyn Christina Elliott (2011-2024); however, research did not identify substantial information on Ms. Elliott (City of Calimesa 2024; ParcelQuest 2023).

4.25.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 775 W County Line Road (APN 413-082-025) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 775 W County Line Road contains a one-story residence constructed in 1973. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 775 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 775 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 775 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research identified only one owner of the property: Evelyn Christina Elliott (2011-2024). Archival research revealed no substantial information regarding this owner and no information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Further, this owner is not individually significant within a historic context. Therefore, the property located at 775 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and detached garage at 775 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., its rambling, elongated plan with a horizontal emphasis, one-story height, and general asymmetry), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 775 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 775 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 775 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 775 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa

into the 1970s. Therefore, the property at 775 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 775 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 775 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence with an attached garage constructed in 1973. While the property does display character-defining features of the Ranch style (e.g., its rambling, elongated plan with a horizontal emphasis, one-story height, and general asymmetry)), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 775 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 775 W County Line Road is bounded by W County Line Road to the north and residential properties to the east and west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 775 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 775 W County Line Road contains a one-story residence and detached garage constructed in 1973. The lot on which the residence sits consists of grass, shrubs, small plants, and some mature trees. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 775 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 775 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.26 Map ID 24. 773 W County Line Road (APN: 413-082-001)

4.26.1 Property Description

The property sited legally on APN 413-082-001 contains a one-story Minimal Traditional style residence with a detached garage (773 W County Line Road) constructed in 1942, and an ancillary shed located to the southeast (Exhibit 27). The property is bounded by W County Line Road to the north and residential properties to the east and

west. The property is surrounded by a chain link fence and landscaping consists of grass, shrubs, and trees. The garage is rectangular in plan with a medium-pitched gable roof. It is clad in wood siding and has a swinging wood garage door.

Residence (1942)

The residence is of wood frame construction and is rectangular in plan with a steeply pitched gable roof clad in composite shingles with elongated flared eaves that extend over a patio on the primary (north) elevation and are supported by wood columns. The residence is clad in stucco and vertical wood siding. Fenestration consists of paired vinyl-frame sliding windows. The primary entrance consists of a multi-lite half glass wood door. Additions were added to the east and rear (south) elevations at an unknown date.

The residence reflects the Minimal Traditional style including its small scale. one story height, and minimal ornamentation.

Exhibit 27. Primary (north) and east elevations of 773 W County Line Road, view looking south.

Source: Dudek, IMG_4717.

4.26.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- Unknown date: Replacement windows on primary (north) elevation (observed)
- Unknown date: Re-roofing (observed)

- Unknown date: Addition at rear (south) elevation and addition at east elevation (observed)

4.26.3 Property History

There is one residential building and one detached garage currently on 773 W County Line Road (APN 413-082-001), which were built in 1942 (ParcelQuest 2023). An aerial photograph from 1959 shows that in addition to the residence and the garage, there was another rectangular building located to the east of the residence (NETR 2024). Building permits from 1962 state that a building was relocated to the 773 W County Line Road (Permit # 93425). Aerial photographs from 1966 shows a small ancillary structure located at the rear (south) of the residence that was not present in the 1959 aerial; this structure was not visible from the public right-of-way during the field survey. An aerial photograph from 1938 shows that prior to the construction of the property, the land on which it sits was undeveloped (NETR 2024).

According to building permits, the property was owned by G.E. Finkenbinder from 1962 to 1965 (City of Calimesa 2024). At this time, Finkenbinder also owned the adjacent property at Map ID 26: 739 W County Line Road. Finkenbinder was a livestock dealer who was charged with issuing insufficient fund checks in payment for 258 heads of livestock during the 1960s (SBCS 1966: 23).

In 1967 Sally Matthews owned the property and operated it as a dog kennel. The Yucaipa Animal Shelter purchased the property from Matthews the same year, naming it Cottage Kennels and intending to turn it into a boarding facility and rescue shelter for dogs and cats. The manager of the kennel, Alice Hull, lived at the residence during this time (SBCS 1967a: 27). The Yucaipa Humane Society occupied the property until at least 1970 and submitted several building permits for dog kennel improvements and sewage and electrical updates. Subsequent occupants include Stephen and Christina Reeder and their son (1977) (SBCS 1977a: 32); and Christina Elliott (2024), who also owns the adjacent property at Map ID 23: 775 W County Line Road. Research did not identify substantial information on these individuals.

4.26.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 773 W County Line Road (APN 413-082-001) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 773 W County Line Road contains a one-story residence with detached garage constructed in 1942. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the

intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 773 W County Line Road reflects local history in general as a single-family residence constructed during a period of slow but gradually increasing residential development in the City of Calimesa. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 773 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. G.E. Finkenbinder from 1962 to 1965, a livestock dealer. Subsequent owners were sally Matthews (1967) who used the property as a dog kennel and sold it to the Yucaipa Humen Society. In 1977, the property was owned by Stephen and Christina Reeder and its present owner is Christina Elliott. Archival research revealed no substantial information regarding the owners and/or occupants of the property and no information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 773 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and detached garage at 773 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished Minimal Traditional residence. Minimal Traditional homes were designed to be simplistic, economical, and able to be produced at a mass scale. While the property does display character-defining features of the Minimal Traditional style (e.g., its small scale, one-story height, and minimal decoration), this is a common style applied to residences throughout Calimesa and California at large and the property is an unremarkable and altered example of this ubiquitous style. Archival research failed to identify the building's architect or designer, but due to the building's simple design it is unlikely it was the work

of a master. Therefore, the property at 773 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 773 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 773 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 773 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local residential development trends that gradually and steadily proliferated through Calimesa from the 1930s through the 1970s. Therefore, the property at 773 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 773 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 773 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence with a detached garage constructed in 1942. While the property does

display character-defining features of the Minimal Traditional style (e.g., its small scale, wood board siding, and minimal decoration), this is a common style applied to residences throughout Calimesa and California at large and the property is an unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

The buildings do not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 773 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 773 W County Line Road is bounded by W County Line Road to the north and residential properties to the east and west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 773 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 773 W County Line Road contains a one-story residence with a detached garage constructed in 1942. The property sits on a lot with grass, trees, and small plants. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 773 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 773 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.27 Map ID 25. 765 W County Line Road (APN: 411-020-011)

4.27.1 Property Description

The property sited legally on APN 411-020-011 contains a modest one-story Ranch style single-family residence (765 W County Line Road) constructed in 1977 (Exhibit 28). . The property is bounded by W County Line Road to the north and residential properties to the east and west. Landscaping consists of grass at the primary (north) elevation, small plantings, and scattered trees. The property is enclosed by a metal and wood fence with a swinging vehicular gate entrance off W County Line Road.

Residence (1977)

The one-story residence has a rectangular plan and is clad in stucco with an attached garage with a metal tilt-up door. It has a low pitch gable roof with slight overhang clad in composite tile with a chimney on its primary (north) elevation. Fenestration consists of individual vinyl-frame sliding windows. The primary entrance is located on the (north) elevation and was covered by metal screen during the field survey.

The residence reflects the Ranch style including its horizontal emphasis, one-story in height, low-pitched gabled roof, general asymmetry, stucco cladding, and attached garage.

Exhibit 28. Primary (north) elevation of 765 W County Line Road, view looking south.

Source: Dudek, IMG_7160.

4.27.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- c. 2005: Addition at the rear (south) of the residence (NETR 2024)
- Unknown date: Replacement windows on primary (north) elevation (observed)
- Unknown date: Replacement garage door on primary (north) elevation (observed)

4.27.3 Property History

There is one residential building currently on 765 W County Line Road (APN 411-020-011), which was built in 1977 (ParcelQuest 2023). Aerial photographs indicate that there was a residence on the lot in 1959; in 1976, this building was demolished for the construction of the currently extant residence. The earliest available aerial photograph of the area from 1938 shows the lot was undeveloped land (NETR 2024). Building permits identified the following occupant of the property: Denver and Crystal Kei (2004) and David Cordova (2024) (City of Calimesa 2024; ParcelQuest 2023). Research did not identify substantial information on these individuals.

4.27.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 765 W County Line Road (APN 411-020-011) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 765 W County Line Road contains a one-story residence in 1977. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 765 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 765 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 765 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Research identified the following owners or occupants of the residence: Denver and Crystal Kei (2004) and David Cordova (2024). However, archival research revealed no substantial information on these individuals and no information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 765 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and detached garage at 765 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis, one-story in height, low-pitched gabled roof, general asymmetry, stucco cladding, and attached garage), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 765 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 765 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 765 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 765 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 765 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 765 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 765 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a modest one-story ranch style residence constructed in 1977. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis, one-story in height, low-pitched gabled roof, general asymmetry, stucco cladding, and attached garage), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 765 W County Line Road's architect or designer. Due the residence's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 765 W County Line Road is bounded by W County Line Road to the north and residential properties to the east and west. There is no indication that the single-family residence is a unique location within the City or

has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 765 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 765 W County Line Road contains a one-story residence constructed in 1977. The residence sits on a lot with a grassy front and backyard with small planting and trees. There is residential development on all sides. The majority of the property is an open grass field and is enclosed by a chain link fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that “only after significance is fully established can you proceed to the issue of integrity” (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 765 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 765 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.28 Map ID 26. 739 W County Line Road (APN: 411-020-018)

4.28.1 Property Description

The property sited legally on APN 411-020-018 contains a one-story Ranch style residence with an attached garage (739 W County Line Road) constructed c. 1959 (Exhibit 29). The property is bounded by W County Line Road to the north, and residential properties to the east and west. Landscaping consists of grass at the primary (north) elevation. Mature trees are visible in the rear (south) yard of the residence. The property is enclosed by chain link and wood fences. An accessory dwelling unit (ADU) and an ancillary shed are located to the residence's southeast and were added in 2021. The ADU has a rectangular footprint, flat roof, and a vinyl sliding window and single-leaf door on its primary (north) elevation.

Residence (c. 1959)

The one-story residence has an L-shape plan and low pitch cross gable roof clad in composite shingles with a chimney on its primary (north) elevation. The building is clad in wood siding, stucco, and painted brick. Fenestration consists of individual and group vinyl-frame sliding windows. It is set back from W County Line Road and accessible via a dirt vehicular driveway on the east side of the lot.

The residence reflects the Ranch style including rambling, elongated plan with a horizontal emphasis, one-story height, low-pitched cross gabled roof, general asymmetry, and cladding featuring stucco, painted brick, and wood boards.

Exhibit 29. Primary (south) and west elevations of the residence at 739 W County Line Road, view looking south.

Source: Dudek, IMG_4696.

4.28.2 Identified Alterations

The following exterior alterations were identified through a review of property record research and/or during the survey:

- c. 1974: Addition to the rear (south) elevation of the residence (NETR 2024)
- 2001: Convert garage into an accessory dwelling unit and add addition (located southeast of residence) (NETR 2024; Permit # 2897)
- 2020: Replacement windows (Permit # 2020-1339)
- 2021: Restore converted garage back to original condition (Permit # 2021-619)
- 2021: Construct new as-built ADU of approximately 900 square feet (Permit #2021-248)

4.28.3 Property History

There is one residential building currently on 739 W County Line Road (APN 411-020-018), which was built in 1959, and an accessory dwelling unit (ADU) and ancillary shed constructed in 2021 (ParcelQuest 2023; Permit # 2021-248). Prior to the construction of the residence, the earliest available aerial photograph of the area from 1938 shows the lot was undeveloped land (NETR 2024).

The earliest identified resident of the property was G. E. Finkenbinder, who occupied the residence in 1966. Finkenbinder was a livestock dealer who was charged with issuing insufficient fund checks in payment for 258

heads of livestock during the 1960s (SBCS 1966: 23). Building permits identified the following subsequent owners or occupants of the residence: Ronald Morris (1987); Jack Williams (2001); Juan Velasquez (2020-2021); and Janine Michelle Felipe (2024) (City of Calimesa 2024; ParcelQuest 2024). Research did not identify substantial information on these individuals.

4.28.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 739 W County Line Road (APN 411-020-018) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 888 W County Line Road contains a one-story residence constructed c. 1959. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 739 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 739 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 739 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known.

The earliest identified resident of the property was G. E. Finkenbinder in 1966, who was a livestock dealer (SBCS 1966: 23). Building permits also identified the following subsequent owners or occupants of the residence: Ronald Morris (1987); Jack Williams (2001); and Juan Velasquez (2020-2021); and Janine Michelle Felipe (2024). However, archival research revealed no substantial information regarding these owners or occupants. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 739 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and detached garage at 739 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., elongated plan with a horizontal emphasis, one-story height, low-pitched cross gabled roof, general asymmetry, and cladding featuring stucco, painted brick, and wood board), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design and common style, it is unlikely it was the work of a master. Therefore, the property at 739 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 739 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by

the City council if it meets one of the below criteria. In consideration of the property at 739 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 739 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 739 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 739 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 739 W County Line Road d does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence constructed in 1959 and an ancillary shed and ADU constructed in 2021. While the property does display character-defining features of the Ranch style (e.g., elongated plan with a horizontal emphasis, one-story height, low-pitched cross gabled roof, general asymmetry, and cladding featuring stucco, painted brick, and wood board), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 739 W County Line Road's architect or designer. Due the residence's simple design and common style, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 739 W County Line Road is bounded by W County Line Road to the north and residential properties to the east and west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 739 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 739 W County Line Road contains a one-story residence constructed in 1959. The residence sits on a lot with a grassy front yard, small plantings, and mature trees at the rear. There is residential development on all sides. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that “only after significance is fully established can you proceed to the issue of integrity” (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 739 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the building does not require examination.

Summary of Evaluation Findings

The property at 739 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.29 Map ID 27. 741 W County Line Road (APN: 411-020-006)

4.29.1 Property Description

The property sited legally on APN 411-020-006 contains a one-story Ranch style residence and ancillary building at the southwest corner constructed in 1974 (Exhibit 30). The property is bounded by W County Line Road to the north, and residential properties to the west. The residence sits on a large grassy lot with mature trees and shrubs and is enclosed by a metal chain link fence. A gravel vehicle driveway provides access.

Residence (1974)

The one-story residence is set back West County Line Road to the north. It is rectangular in plan with a low-pitched gable roof and appears to be clad in wood board siding. y. The property sits approximately 300 feet from the right-of-way and was largely obscured during the time of the survey. Mature shrubs and perennial plants line the parcel's perimeter fence and trees and mature shrubbery line the properties driveway, all of which block the property from view.

Based on available aerial imagery, it appears that the residence reflects the Ranch style, through its rambling plan with horizontal emphasis, one-story height, low-pitched gabled roof, and likely wood board siding.

Exhibit 30. Front yard and gravel driveway of 741 W County Line Road with a residence partially visible, view looking south.

Source: Dudek, IMG 4689.

4.29.2 Identified Alterations

The following exterior alterations were identified through a review of property record research:

- 1992: Reroof (Permit # 0467)
- 1993: Addition of lattice patio (Permit # 0788)
- 2015: Patio cover (Permit # 2922)

4.29.3 Property History

There is one residential building and ancillary building currently on 741 W County Line Road (APN 411-020-006) were constructed in 1974 (ParcelQuest 2023; NETR 2024). There was originally a residence on the parcel that was constructed in 1954; aerial photographs show that this residence was demolished c. 1972 and the current residence was constructed (NETR 2024). Prior to 1954, the land on which the residence sits was undeveloped.

In 1975, the residence was owned by Mr. and Mrs. Gene E. Newcomb, who had a son who served in the air force (RDF 1975: 4). Building permits identified the following subsequent occupants: Mr. Van Penbrook (1992-2001); and Timothy and Lara Beemer (2015-present) (City of Calimesa 2024; ParcelQuest 2023). However, research did not identify substantial information on any of these occupants.

4.29.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 741 West County Line Road (APN 411-020-006) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 741 W County Line Road contains a one-story residence and ancillary building constructed in 1974. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 741 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 741 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 741 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Identified occupants include: Mr. and Mrs. Gene E. Newcomb (1975) (RDF 1975: 4); Mr. Van Penbrook (1992-2001); and Timothy and Lara Beemer (2015-present). However, research did not identify substantial information on any of these occupants (City of Calimesa 2024; ParcelQuest 2023). No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 741 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and ancillary building at 741 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. Although the property was largely obscured from the public right-of-way, available aerial imagery indicates that the property exhibits elements of the Ranch style. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does appear to display character-defining features of the Ranch style (e.g., its rambling plan with horizontal emphasis, one-story height, low-pitched gabled roof wood board siding), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Archival research failed to identify the buildings' architect or designer; however, it appears unlikely that it was the work of a master. During the survey, only the roof of the residence was visible from the public-right-of-way, thus it is unknown if the residence displays an architectural style. However, based on

available information, the property does not appear to possess high artistic value. Therefore, the property at 741 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 741 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 741 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 741 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 741 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 741 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 741 W County Line Road does not appear to embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence with an ancillary building constructed in 1974. Although the property

was largely obscured from the public right-of-way, available aerial imagery indicates that the property exhibits elements of the Ranch style, including its rambling plan with horizontal emphasis, one-story height, low-pitched gabled roof wood board siding, this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property does not appear to be a unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 741 W County Line Road's architect or designer. However, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 741 W County Line Road is bounded by W County Line Road to the north, and residential properties and open land to the east and west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 741 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 741 W County Line Road contains a one-story residence with an ancillary building constructed in 1974. The residence sits on a large, grassy lot with open land at the front (north) and rear (south) of the lot. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually

measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 741 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the building does not require examination.

Summary of Evaluation Findings

The property at 741 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

4.30 Map ID 28. 948 7th Street (APN: 411-040-005)

4.30.1 Property Description

The property sited legally on APN 411-040-005 contains a one-story Ranch style residence (948 7th Street) constructed in 1962. This property was previously evaluated in 2008 by Josh Smallwood of CRM Tech (Smallwood 2008), although this documentation lists the property's address 946 7th Street. The property was largely obscured from the public right-of way at the time of the field survey, as it is setback from public roadway and surrounded by tall grass and fencing (Exhibit 31). However, the 2008 Department of Parks and Recreation 523 form for the property describes it as follows:

> [The residence] is a modest one-story Ranch-style residence of wood-frame construction…The L-shaped building rests on a concrete slab-type foundation and has floor vents along the exterior walls of the garage. Its low-pitched gable-on-hip roof is covered with gray composition shingles. The roof ends with wide, open eaves with exposed rafters, and the fascia boards are painted blue to match the trim around the windows. The exterior walls are clad with coarse-textured stucco painted light gray (Smallwood 2008: 1).
>
> The primary facade, facing east, features a recessed main entryway set into the corner of the L-shaped plan, with a garage entry directly across on the opposite side. An aluminum-framed sliding window is placed on either side of the front door, and two more are located on the street-facing portion of the north wing. A two-car garage is attached to the southern end of the building. Fenestration on the rest of the building also consists of aluminum-framed sliding windows of various sizes. A sliding glass door has recently been added to the north side of the building, which is the only noticeable alteration. A small back-yard area is enclosed with a chain-link fence (Smallwood 2008: 3).

Based on available aerial imagery and the field survey, the residence does not appear to have undergone any discernable alterations since its recordation in 2008.

Exhibit 31. Yard and north elevation of 948 7th Street, view looking southeast.

Source: Dudek, IMG_4799.

4.30.2 Identified Alterations

The 2008 DPR for the property stated that "building permit records on file at the County of Riverside and the City of Calimesa reveal very little about the construction history of the residence, yielding only a few permits for minor improvements and maintenance, such as electrical work." (Smallwood 2008: 2). No additional post-2008 building permits were provided by the City of Calimesa as a result of Dudek's public records request.

4.30.3 Property History

Prior to the development of the property, the area was part of the Redlands and Yucaipa Land Company until the mid-1940s, and the subject lot was undeveloped. The lot was purchased in 1946, and a residence was constructed. This residence was demolished in 1962 for the construction of the currently extant property (Summer 2008-2-3). The evaluation identified Flourney and Louise O. Matlock, who purchased the property in 1960 and likely built the present residence (Summer 2008: 3). The evaluation identified additional individuals who owned the property prior to the construction of the subject property. Dudek's research did not identify any additional owners or occupants of the property.

4.30.4 Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 948 7th Street (APN 411-040-005) was previously evaluated in 2008 and found not eligible under NRHP/CRHR Criteria A/1, B/2, or C/3. Dudek concurs with this finding. The 2008 evaluation of the property is as follows:

> There is no evidence that this building is associated with any persons or events of recognized historic significance; represents the work of a prominent architect, designer, or builder; or qualifies as "an important example" of its style, type, period, region, or method of construction. Therefore, it does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources (Smallwood 2008: 3).

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. The 2008 evaluation of the property only included an evaluation under national and state eligibility criteria, but the property was not evaluated under the City of Calimesa's criteria. Dudek has provided an updated evaluation of the property in consideration of these criteria. In consideration of the property at 948 7th Street's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 948 7th Street neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local residential development trends that gradually and steadily proliferated through Calimesa from the 1930s through the 1970s. Therefore, the property at 888 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 948 7th Street is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 948 7th Street does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property is a

modest and architecturally undistinguished example of a Ranch house. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis and one-story height), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 948 7th Street's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 888 W County Line Road is bounded by W County Line Road to the south, 7th Street to the east, and vacant lots to the east and west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 948 7th Street has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 948 7th Street contains a one-story residence constructed in 1962. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining

features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 948 7th Street was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 948 7th Street was previously evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements in 2008. This evaluation found the property ineligible under all criteria and assigned it a status code of 6Z. Dudek concurs with this finding and the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria.

5 Findings and Conclusions

Dudek evaluated the APE in accordance with Section 15064.5 (a)(2)-(3) of the State CEQA Guidelines and using the criteria outlined in Section 5024.1 of the California Public Resources Code. Dudek concludes that the buildings evaluated within the APE do not appear to be eligible for listing in the NRHP, CRHR, or as a City of Calimesa cultural resources due to a lack of significance. As such, no buildings within the APE appear to be historical resources under CEQA. The recommended Status Code for APE is 6Z. In conclusion, this recommends that the Project would have No Impact on historical resources as defined by CEQA and a finding of No Historic Properties Affected under Section 106. Findings are summarized below in Table 6.

Table 6. Summary of Significance Evaluation Findings

Map ID	Property Type	Address and APN	Year Built	Assigned California Historical Resource Status code	NRHP/CRHR/City of Calimesa	Section 106/ CEQA Finding Recommendation
1	Single-family residence	888 W County Line Rd (APN: 413-050-014)	1977	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
2	Single-family residence	867 W County Line Rd (APN: 413-060-004)	1946	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
3	Single-family residence	910 W Avenue L (APN: 413-060-007)	1972	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
4	Single-family residence	888 W Avenue L (APN: 413-060-001)	1955	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
5	Mobile home park	763 W Avenue L (APN: 411-200-001	1964	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
6	Pump house	765 W Avenue L (APN: 411-200-018)	c. 1953-1959	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources

Table 6. Summary of Significance Evaluation Findings

Map ID	Property Type	Address and APN	Year Built	Assigned California Historical Resource Status code	NRHP/CR HR/City of Calimesa	Section 106/ CEQA Finding Recommendation
7	Single-family residence	856 W County Line Rd (APN: 413-050-003)	1958	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
8	Single-family residence	850 W County Line Rd (APN: 413-071-004)	1974	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
9	Single-family residence	846 W County Line Rd (APN: 413-071-003)	1979	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
10	Single-family residence	840 W County Line Rd (APN: 413-071-005)	1965	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
11	Single-family residence	830 W County Line Rd (APN: 413-071-001)	1960	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
12	Single-family residence	814 W County Line Rd (APN: 413-081-006)	1962	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
13	Single-family residence	806 W County Line Rd (APN: 413-081-004)	1967	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
14	Single-family residence	780 W County Line Rd (APN: 413-081-003)	1952	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
15	Single-family residence	(APN: 413-081-001)	c. 1959-1966	6Z	Not Eligible	No Historic Properties Affected/No Impact

Table 6. Summary of Significance Evaluation Findings

Map ID	Property Type	Address and APN	Year Built	Assigned California Historical Resource Status code	NRHP/CR HR/City of Calimesa	Section 106/ CEQA Finding Recommendation
						to Historical Resources
16	Single-family residence	746 W County Line Rd (APN: 411-020-003)	1970	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
17	Single-family residence	855 W County Line Rd (APN: 413-060-005)	1961	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
18	Single-family residence	827 W County Line Rd (APN: 413-072-001)	1945	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
19	Single-family residence	811 W County Line Rd (APN: 413-082-006)	1950	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
20	Single-family residence	801 W County Line Rd (APN: 413-082-005)	1950	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
21	Single-family residence	809 W County Line Rd (APN: 413-082-021)	1959	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
22	Single-family residence	789 W County Line Rd (APN: 413-082-026)	1967	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
23	Single-family residence	775 W County Line Rd (APN: 413-082-025)	1973	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources

Table 6. Summary of Significance Evaluation Findings

Map ID	Property Type	Address and APN	Year Built	Assigned California Historical Resource Status code	NRHP/CR HR/City of Calimesa	Section 106/ CEQA Finding Recommendation
24	Single-family residence	773 W County Line Rd (APN: 413-082-00)	1942	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
25	Single-family residence	765 W County Line Rd (APN: 411-020-011)	1977	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
26	Single-family residence	739 W County Line Rd (APN: 411-020-018)	c. 1959	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
27	Single-family residence	741 W County Line Rd (APN: 411-020-006)	1974	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources
28	Single-family residence	948 7th Street (APN: 411-040-005)	1962	6Z	Not Eligible	No Historic Properties Affected/No Impact to Historical Resources

Notes: 6Z = Found ineligible for NR, CR, or local designation through survey evaluation.

6 References

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

ARG. 2019. *Architectural Style Guide: Minimal Traditional*. Prepared for the City of Anaheim Planning and Building Department, July 2019. https://www.anaheim.net/DocumentCenter/View/27509/Anaheim-Architectural-Style-Guide-Minimal-Traditional#:~:text=Minimal%20Traditional%20buildings%20typically%20had,and%20may%20vary%20in%20color.&text=Minimal%20Traditional%20stucco%20is%20relatively,a%20very%20coarse%20sand%20aggregate.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c.

Caltrans. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Sacramento, CA: California Department of Transportation. Accessed May 6, 2021.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. “P-33-15004.” DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. “Special Notices.” California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. “Notice of Non-Responsibility.” California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2024. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. “Vital Records.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. “Vital Records.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. “Deaths.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. “Walt Pyle Appointed Recreation Supervisor.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966.

RDF. 1966b. “Calimesa Youth Hits Power Pole.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. “Garden Air Women’s Golf Winners Named.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. “Obituaries.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. “Deaths.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. “Mary Jo Ray Wins Golfmatch.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. “Deaths.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. “About People.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. “South Mesa Mobile Home Park.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. “Golden Anniversary Reception Honors Harold F Washburns.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. “Deaths.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. “Deaths.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. “Donald Yaryan Wins Awards at L.A. Fair.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. “Deaths.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. “Deaths.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. “Deaths.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. “Vital Records.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1975. "James Newcomb Graduates from AF." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 3, 1975. 4.

RDF. 1976. “Deaths.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. “Fifteen Years Ago.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. “40 Men to be Employed at Malum Plant.” Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. “Calimesa New Name of Area.” Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. “New Calimesa Service Begun.” Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. “Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People.” Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. “Producers of Maelum Chief Apple Buyers.” Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. “Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire.” Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. “Poultry Session at Calimesa Planned.” Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. “Marriage Licenses Issued.” Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. “Last Tuesday’s Leading Scores.” Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1966. "Stock Dealer Faces Charge." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, CA). August 31, 1966. Pg. 23.

SBCS. 1967a. "Kennels Have Goal: Save Dogs." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). August 2, 1967. Pg. 27.

SBCS. 1967b. “’In Lieu’ Taxes Paid.” Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. “New Calimesan Earned Fame and Ship That Saw Action on All War Fronts.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969a. “Ashley M. Cagle.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1969b. "Student Ready to Intern as Dental Helper." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 30, 1969. Page 28.

SBCS. 1975. “Obituaries.” Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Births." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). October 18, 1977. Pg. 34.

SBCS. 1977b. “Police Arrest Three in Burglary Probe.” Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977c. “Obituaries.” Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977d. “Military Personnel.” Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. “Life Strikes String of Sour Chords for Epileptic Musician.” Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. “Pre-Certified Local Housing Data.” Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b 11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. “Cabazon/Calimesa.” Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

Smallwood, Josh (CRM Tech). 2008. “P-33-17258: 948 7th Place.” DPR 523-series forms on file at the CHRIS Eastern Information Center, University of California Riverside.

South Mesa Water Company. 2023. “Our History.” South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. “California, A History.” *Modern Library Chronicle*s. January 1, 1981.

Survey LA. 2016. “Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969.” Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2024. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. “Monta Imbler.” Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. “Supplement to the Irrigation Age.” The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM. (Yucaipa News Mirror). 1948. "Classified - For Sale." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 18, 1948. Page 4.

YNM. 1951. "Work Wanted - Gardening." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 1, 1951. Page 8.

YNM. 1955a. “Arrivals.” Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. “Orchid Society Meets in Calimesa with Gardeners.” Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. “The Carline.” Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "Ollalie Berries." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). June 13, 1957. Page 4.

YNM. 1957c. “South Mesa Mobile Homes Park.” Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

YNM. 1960. "Legal Notice: Certificate of Business." Newspapers.com*: Yucaipa News-Mirror (*Yucaipa, CA). August 11, 1960. Page 5)

Yucaipa Chamber of Commerce. 1957. “The Story of the Yucaipa Valley.” Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. “Gold Mining in the Crafton Hills.”

Appendix A

Interested Party Correspondence

Fields marked with an * are required

Name *

Katie Ahmanson

Email *

kahmanson@dudek.com

Message *

To Whom it May Concern,

Dudek has been retained by Mesa Verde Owner LLC to complete a Built Environment Inventory and Evaluation Report for the Mesa Verde Specific Plan (Proposed Project). The Proposed Project is located southwest of Interstate 10, west of downtown Calimesa, and north of San Timoteo Canyon, in the northwestern portion of the City of Calimesa.

The Project is an amendment to the Mesa Verde Estates Specific Plan Environmental Impact Report (SCH No. 2004071045; SPA 13-01) that was previously adopted in 2007 and subsequently amended in 2017 and would permit a maximum of 3,650 residential units and includes single-family detached, single-family attached, and multi-family units. The Project also includes employment-based land uses (Mixed-Use and Business/Industrial), two elementary school sites, open space and public/private parks, utility infrastructure, and roadways. The Project area includes of 14 parcels and comprised of 1,451.3 acres of largely undeveloped land.

As part of our study, we are consulting all regional historical organizations to determine if there are any known historic or cultural resources that may be affected by the Proposed Project. Your efforts in this process will provide invaluable information for the proper identification and treatment of such resources. If you have any information regarding known cultural resources in the Proposed Project area, please feel free to contact me via phone or email (listed below). All comments, emails, or letters received will be included in the reports generated by this study. Thank you for your time regarding our request.

Best

Katie

Appendix B

Historical Aerial Photograph Review

Historical Aerial Photograph Review

	1938	1952	1953	1959	1962	1966	1967	1968	1969	1972	1978	1980	1985	1995	1996	2002	2005	2009	2010	2012	2014	2016	2018	2020
Map ID 1	Map ID 1 is undeveloped on the north side of W Country Line Road. The surrounding area includes undeveloped land north and west of the property, and large agricultural properties with tilled fields, pastureland, and orchard to the east	The property remains undeveloped and displays no discernable changes. More residential development is visible in the surrounding area east, south, and southwest of the property. West and north of the property	No discernable changes to Map ID 1 or the surrounding area.	Map ID 1 remains undeveloped. Two single family residences were developed east of the property. The surrounding area including more residential development, and the area north and west of the property remain undeveloped	There are no discernable changes to Map ID 1. The surrounding area including more residential development.	There are no discernable changes to Map ID 1. There is more residential development south of the property.	No discernable changes to Map ID 1 or the surrounding area.	No discernable changes to Map ID 1 or the surrounding area.	No discernable changes to Map ID 1 or the surrounding area.	No discernable changes to Map ID 1 or the surrounding area.	A single-family residence with a rectangular plan and an attached garage has been constructed on the property.	No discernable changes to Map ID 1 or the surrounding area.	No discernable changes to Map ID 1 or the surrounding area.	No discernable changes to Map ID 1 or the surrounding area.	The property is not visible on the 1996 aerial photograph. There are no discernable changes south of the property.	No discernable changes to Map ID 1 or the surrounding area.	There are no discernable changes to Map ID 1. Two single-family residences were constructed directly east of the property. Construction of the Mesa View Middle School is visible south of the property.	There are no discernable changes to Map ID 1. A track and athletic field was added to the Mesa View Middle School south of the property.	No discernable changes to Map ID 1 or the surrounding area.	No discernable changes to Map ID 1 or the surrounding area.	There are no discernable changes to Map ID 1. The property directly west of the property is paved and contains two cylindrical cistern.	No discernable changes to Map ID 1 or the surrounding area.	No discernable changes to Map ID 1 or the surrounding area.	No discernable changes to Map ID 1 or the surrounding area.
Map ID 2	Map ID 2 is undeveloped on the south side of W Country Line Road.	A rectangular in plan building is visible on the property.	Orchards are visible on the property, south of the building.	The orchards are no longer visible on the property.	No discernable changes to Map ID 2.	No discernable changes to Map ID 2.	No discernable changes to Map ID 2.	No discernable changes to Map ID 2.	A rectangular in plan building is visible southwest of the existing building on the property.	Another rectangular in plan building is visible directly east of the building from 1969.	No discernable changes to Map ID 2.	No discernable changes to Map ID 2.	No discernable changes to Map ID 2.	No discernable changes to Map ID 2.	The building that appeared in the 1969 aerial is no longer visible on the property.	No discernable changes to Map ID 2.	No discernable changes to Map ID 2.	No discernable changes to Map ID 2.	A rectangular in plan building is visible directly west of the building from the 1972 aerial	The 1972 appears to have been reroofed.	. No discernable changes to Map ID 2	No discernable changes to Map ID 2.	The building from the 2010 aerial appears to have been demolished.	No discernable changes to Map ID 2.
Map ID 3	Map ID 3 is part of a large agricultural property that includes tilled fields.	Map ID 3 includes orchards with agricultural buildings.	No discernable changes to Map ID 3.	No discernable changes to Map ID 3.	No discernable changes to Map ID 3.	No discernable changes to Map ID 3.	No discernable changes to Map ID 3.	No discernable changes to Map ID 3.	No discernable changes to Map ID 3.	No discernable changes to Map ID 3.	An irregular in plan building is visible on the property at the west end of Avenue L.	No discernable changes to Map ID 3.	No discernable changes to Map ID 3.	No discernable changes to Map ID 3.	No discernable changes to Map ID 3.	No discernable changes to Map ID 3.	No discernable changes to Map ID 3.	No discernable changes to Map ID 3.	No discernable changes to Map ID 3.	No discernable changes to Map ID 3.	No discernable changes to Map ID 3.	No discernable changes to Map ID 3.	No discernable changes to Map ID 3.	No discernable changes to Map ID 3.

Map ID 4	Map ID 4 is part of a large agricultural property that includes tilled fields.	Map ID 4 includes orchards with agricultural buildings	No discernable changes to Map ID 4.	A rectangular in plan building is visible on the property on the west side of W Avenue L.	No discernable changes to Map ID 4.	No discernable changes to Map ID 4.	An addition is visible to the west elevation of the building on the property.	The building appears to include an addition to the west elevation.	No discernable changes to Map ID 4.	No discernable changes to Map ID 4.	The building appears to be reroofed and a pool was constructed southwest of the building. Fencing encloses the perimeter of the	The building including an addition to the southeast portion of the east elevation.	No discernable changes to Map ID 4.	No discernable changes to Map ID 4.	No discernable changes to Map ID 4.	No discernable changes to Map ID 4.	No discernable changes to Map ID 4.	No discernable changes to Map ID 4.	No discernable changes to Map ID 4.	No discernable changes to Map ID 4.	No discernable changes to Map ID 4.	No discernable changes to Map ID 4.	No discernable changes to Map ID 4.	No discernable changes to Map ID 4.
Map ID 5	Map ID 5 is part of a large agricultural property that includes orchards.	No discernable changes to Map ID 5.	The northern portion of the property is paved while the south remains agricultural.	Two rows of home sites leading north to south from W Avenue L are visible. A narrow rectangular in plan building is visible between the two rows.	A third row is now visible on the eastern boundary of the property.	The first row, along the western boundary of the property, now extends further south and two larger buildings with irregular plans are sited on the south portion of the property.	No discernable changes to Map ID 5.	Three new home sites are visible on the second row, and four have been added to the third row.	No discernable changes to Map ID 5.	No discernable changes to Map ID 5.	No discernable changes to Map ID 5.	No discernable changes to Map ID 5.	No discernable changes to Map ID 5.	No discernable changes to Map ID 5.	No discernable changes to Map ID 5.	No discernable changes to Map ID 5.	No discernable changes to Map ID 5.	No discernable changes to Map ID 5.	No discernable changes to Map ID 5.	No discernable changes to Map ID 5.	No discernable changes to Map ID 5.	No discernable changes to Map ID 5.	No discernable changes to Map ID 5.	No discernable changes to Map ID 5.
Map ID 6	Map ID 6 is undeveloped.	No discernable changes to Map ID 6.	No discernable changes to Map ID 6.	A rectangular in plan building is visible on the property on the west side of W Avenue L.	No discernable changes to Map ID 6.	An addition to the north elevation of the building is visible.	No discernable changes to Map ID 6.	No discernable changes to Map ID 6.	No discernable changes to Map ID 6.	No discernable changes to Map ID 6.	No discernable changes to Map ID 6.	No discernable changes to Map ID 6.	No discernable changes to Map ID 6.	The property is not visible in the 1995 aerial photograph.	The quality of the image is too poor to discern changes to the property.	The quality of the image is too poor to discern changes to the property.	An addition to the east elevation of the building is visible. The building now displays an L-shaped	No discernable changes to Map ID 6.	No discernable changes to Map ID 6.	No discernable changes to Map ID 6.	No discernable changes to Map ID 6.	No discernable changes to Map ID 6.	No discernable changes to Map ID 6.	No discernable changes to Map ID 6.

Map ID 7	Map ID 7 is undeveloped.	Map ID 7 is not included on the 1952 aerial photograph.	Map ID 7 is not included on the 1953 aerial photograph.	Two rectangular in plan buildings and a rectangular in plan single-family residence are visible on the property on the north side of County Line Road.	Map ID 7 is not included on the 1962 aerial photograph.	No discernable changes to Map ID 7.	An addition is visible to the southeast elevation of the residence. The addition connects the center resdience and the buliding to the southeast.	No discernable changes to Map ID 7.	The building to the northwest has been demolished.	No discernable changes to Map ID 7.	Two rectangular in plan buildings have been constructed northwest of the residence.	No discernable changes to Map ID 7.	The residence appears to have been reroofed.	No discernable changes to Map ID 7.	Map ID 7 is not included on the 1996 aerial photograph.	The quality of the image is too poor to discern changes to the property.	The buildings to the northwest have been demolished.	A square in plan building has been constructed northeast of the residence.	No discernable changes to Map ID 7.	No discernable changes to Map ID 7.	No discernable changes to Map ID 7.	A rectangular in plan building has been constructed northwest of the residence.	No discernable changes to Map ID 7.	No discernable changes to Map ID 7.
Map ID 8	Map ID 8 is undeveloped.	Map ID 8 is not included on the 1952 aerial photograph.	Map ID 8 is not included on the 1953 aerial photograph.	No discernable changes to Map ID 8.	Map ID 8 is not included on the 1962 aerial photograph.	No discernable changes to Map ID 8.	No discernable changes to Map ID 8.	No discernable changes to Map ID 8.	No discernable changes to Map ID 8.	No discernable changes to Map ID 8.	A rectangular in plan building and an irregular in plan sinlge-family residence are visible on the property on the north side of County Line Road.	No discernable changes to Map ID 8.	An addition is visible on the northeast corner of the residence.	The building northwest of the residence has been demiloshed.	Map ID 8 is not included on the 1996 aerial photograph.	The quality of the image is too poor to discern changes to the property.	No discernable changes to Map ID 8.	No discernable changes to Map ID 8.	No discernable changes to Map ID 8.	A rectangular in plan building was constructed to the rear (north) of the property. The residence apppears to have been reroofed.	No discernable changes to Map ID 8.	Several anciallary sheds have been added to the property.	No discernable changes to Map ID 8.	No discernable changes to Map ID 8.
Map ID 9	Map ID 9 is undeveloped.	Map ID 9 is not included on the 1952 aerial photograph.	Map ID 9 is not included on the 1953 aerial photograph.	No discernable changes to Map ID 9.	Map ID 9 is not included on the 1962 aerial photograph.	No discernable changes to Map ID 9.	No discernable changes to Map ID 9.	No discernable changes to Map ID 9.	No discernable changes to Map ID 9.	No discernable changes to Map ID 9.	An irregular in plan single-family residence is visible on the property on the north side of County Line Road.	A pool was constructed to the rear (northwest) of the residence.	No discernable changes to Map ID 9.	No discernable changes to Map ID 9.	Map ID 9 is not included on the 1996 aerial photograph.	The quality of the image is too poor to discern changes to the property.	No discernable changes to Map ID 9.	No discernable changes to Map ID 9.	No discernable changes to Map ID 9.	No discernable changes to Map ID 9.	No discernable changes to Map ID 9.	No discernable changes to Map ID 9.	No discernable changes to Map ID 9.	No discernable changes to Map ID 9.

Map ID 10	Map ID 10 is undeveloped.	Map ID 10 is not included on the 1952 aerial photograph.	Map ID 10 is not included on the 1953 aerial photograph.	No discernable changes to Map ID 10.	Map ID 10 is not included on the 1962 aerial photograph.	An irregular in plan single-family residence is visible on the property on the north side of County Line Road.	No discernable changes to Map ID 10.	No discernable changes to Map ID 10.	No discernable changes to Map ID 10.	No discernable changes to Map ID 10.	No discernable changes to Map ID 10.	No discernable changes to Map ID 10.	No discernable changes to Map ID 10.	No discernable changes to Map ID 10.	Map ID 10 is not included on the 1996 aerial photograph.	The quality of the image is too poor to discern changes to the property.	No discernable changes to Map ID 10.	No discernable changes to Map ID 10.	No discernable changes to Map ID 10.	No discernable changes to Map ID 10.	No discernable changes to Map ID 10.	No discernable changes to Map ID 10.	No discernable changes to Map ID 10.
Map ID 11	Map ID 11 is undeveloped.	Map ID 11 is not included on the 1952 aerial photograph.	Map ID 11 is not included on the 1953 aerial photograph.	An irregular in plan single-family residence is visible on the property on the north side of County Line Road	Map ID 11 is not included on the 1962 aerial photograph.	No discernable changes to Map ID 11.	No discernable changes to Map ID 11.	No discernable changes to Map ID 11.	No discernable changes to Map ID 11.	No discernable changes to Map ID 11.	A pool was constructed to the rear (north) of the residence.	No discernable changes to Map ID 11.	No discernable changes to Map ID 11.	No discernable changes to Map ID 11.	Map ID 11 is not included on the 1996 aerial photograph.	The quality of the image is too poor to discern changes to the property.	No discernable changes to Map ID 11.	No discernable changes to Map ID 11.	No discernable changes to Map ID 11.	No discernable changes to Map ID 11.	No discernable changes to Map ID 11.	No discernable changes to Map ID 11.	No discernable changes to Map ID 11.
Map ID 12	Map ID 12 is undeveloped.	Map ID 12 is not included on the 1952 aerial photograph.	Map ID 12 is not included on the 1953 aerial photograph.	No discernable changes to Map ID 12.	Map ID 12 is not included on the 1962 aerial photograph.	An irregular in plan single-family residence is visible on the property on the north side of County Line Road.	No discernable changes to Map ID 12.	No discernable changes to Map ID 12.	No discernable changes to Map ID 12.	No discernable changes to Map ID 12.	A rectangular in plan building has been constructed to the rear (northeast) of the residence.	No discernable changes to Map ID 12.	No discernable changes to Map ID 12.	No discernable changes to Map ID 12.	Map ID 12 is not included on the 1996 aerial photograph.	The quality of the image is too poor to discern changes to the property.	No discernable changes to Map ID 12.	No discernable changes to Map ID 12.	No discernable changes to Map ID 12.	No discernable changes to Map ID 12.	No discernable changes to Map ID 12.	No discernable changes to Map ID 12.	No discernable changes to Map ID 12.

Map ID 13	Map ID 13 is undeveloped.	Map ID 13 is not included on the 1952 aerial photograph.	Map ID 13 is not included on the 1953 aerial photograph.	No discernable changes to Map ID 13.	Map ID 13 is not included on the 1962 aerial photograph.	An irregular in plan single-family residence is visible on the porperty on the north side of County Line Road.	No discernable changes to Map ID 13.	No discernable changes to Map ID 13.	No discernable changes to Map ID 13.	No discernable changes to Map ID 13.	No discernable changes to Map ID 13.	No discernable changes to Map ID 13.	No discernable changes to Map ID 13.	No discernable changes to Map ID 13.	Map ID 13 is not included on the 1996 aerial photograph.	The quality of the image is too poor to discern changes to the property.	No discernable changes to Map ID 13.	No discernable changes to Map ID 13.	No discernable changes to Map ID 13.	No discernable changes to Map ID 13.	No discernable changes to Map ID 13.	No discernable changes to Map ID 13.	No discernable changes to Map ID 13.
Map ID 14	Map ID 14 is undeveloped.	Map ID 14 is not included on the 1952 aerial photograph.	Map ID 14 is not included on the 1953 aerial photograph.	An irregular in plan single-family residence is visible on the property on the north side of County Line Road	Map ID 14 is not included on the 1962 aerial photograph.	No discernable changes to Map ID 14.	No discernable changes to Map ID 14.	No discernable changes to Map ID 14.	No discernable changes to Map ID 14.	No discernable changes to Map ID 14.	The residence appears to have been reroofed.	No discernable changes to Map ID 14.	No discernable changes to Map ID 14.	No discernable changes to Map ID 14.	Map ID 14 is not included on the 1996 aerial photograph.	The quality of the image is too poor to discern changes to the property.	An addition is visible on the east elevation of the residence.	No discernable changes to Map ID 14.	No discernable changes to Map ID 14.	No discernable changes to Map ID 14.	No discernable changes to Map ID 14.	No discernable changes to Map ID 14.	No discernable changes to Map ID 14.
Map ID 15	Map ID 15 is undeveloped.	Map ID 15 is not included on the 1952 aerial photograph.	Map ID 15 is not included on the 1953 aerial photograph.	No discernable changes to Map ID 15.	Map ID 15 is not included on the 1962 aerial photograph.	A irregular in plan building is visible on the property on the north side of County Line Road.	No discernable changes to Map ID 15.	No discernable changes to Map ID 15.	No discernable changes to Map ID 15.	No discernable changes to Map ID 15.	No discernable changes to Map ID 15.	No discernable changes to Map ID 15.	No discernable changes to Map ID 15.	No discernable changes to Map ID 15.	Map ID 15 is not included on the 1996 aerial photograph.	The quality of the image is too poor to discern changes to the property.	A addition to the east elevation of the building is visible.	No discernable changes to Map ID 15.	No discernable changes to Map ID 15.	No discernable changes to Map ID 15.	No discernable changes to Map ID 15.	No discernable changes to Map ID 15.	No discernable changes to Map ID 15.

Map ID 16	Map ID 16 is undeveloped.	Map ID 16 is not included on the 1952 aerial photograph.	Map ID 16 is not included on the 1953 aerial photograph.	No discernable changes to Map ID 16.	Map ID 16 is not included on the 1962 aerial photograph.	No discernable changes to Map ID 16.	No discernable changes to Map ID 16.	No discernable changes to Map ID 16.	No discernable changes to Map ID 16.	No discernable changes to Map ID 16.	An irregular in plan single-family residence is visible on the property on the north side of County Line Road.	No discernable changes to Map ID 16.	No discernable changes to Map ID 16.	No discernable changes to Map ID 16.	Map ID 16 is not included on the 1996 aerial photograph.	The quality of the image is too poor to discern changes to the property.	No discernable changes to Map ID 16.	No discernable changes to Map ID 16.	No discernable changes to Map ID 16.	No discernable changes to Map ID 16.	No discernable changes to Map ID 16.	No discernable changes to Map ID 16.	No discernable changes to Map ID 16.	No discernable changes to Map ID 16.
Map ID 17	Map ID 17 is undeveloped.	Map ID 17 is not included on the 1952 aerial photograph.	Map ID 17 is not included on the 1953 aerial photograph.	No discernable changes to Map ID 17.	Map ID 17 is not included on the 1962 aerial photograph.	A rectangular in plan single-family residence is visible on the property on the south side of County Line Road.	No discernable changes to Map ID 17.	A addition is visible to the northwest corner of the residence.	No discernable changes to Map ID 17.	No discernable changes to Map ID 17.	An addition is visible to the rear (south) elevation of the residence.	No discernable changes to Map ID 17.	No discernable changes to Map ID 17.	Another addition to the rear (south) elevation is visible	No discernable changes to Map ID 17.	The quality of the image is too poor to discern changes to the property.	No discernable changes to Map ID 17.	No discernable changes to Map ID 17.	No discernable changes to Map ID 17.	No discernable changes to Map ID 17.	No discernable changes to Map ID 17.	No discernable changes to Map ID 17.	No discernable changes to Map ID 17.	No discernable changes to Map ID 17.
Map ID 18	Map ID 18 is undeveloped.	Map ID 18 is not included on the 1952 aerial photograph.	Map ID 18 is not included on the 1953 aerial photograph.	A rectangular in plan single-family residence is visible on the property on the south side of County Line Road.	Map ID 18 is not included on the 1962 aerial photograph.	No discernable changes to Map ID 18.	No discernable changes to Map ID 18.	No discernable changes to Map ID 18.	No discernable changes to Map ID 18.	No discernable changes to Map ID 18.	A rectangular in plan building has been constructed to the rear (south) of the residence.	No discernable changes to Map ID 18.	No discernable changes to Map ID 18.	No discernable changes to Map ID 18.	An addition to the west elevation of the residence is visible.	The quality of the image is too poor to discern changes to the property.	No discernable changes to Map ID 18.	No discernable changes to Map ID 18.	No discernable changes to Map ID 18.	No discernable changes to Map ID 18.	No discernable changes to Map ID 18.	No discernable changes to Map ID 18.	No discernable changes to Map ID 18.	No discernable changes to Map ID 18.

Map ID 19	Map ID 19 is undeveloped.	Map ID 19 is not included on the 1952 aerial photograph.	Map ID 19 is not included on the 1953 aerial photograph.	A rectangular in plan single-family residence and a rectangular in plan building are visible on the property on the south side of County Line Road.	Map ID 19 is not included on the 1962 aerial photograph.	No discernable changes to Map ID 19.	No discernable changes to Map ID 19.	No discernable changes to Map ID 19.	No discernable changes to Map ID 19.	No discernable changes to Map ID 19.	No discernable changes to Map ID 19.	No discernable changes to Map ID 19.	No discernable changes to Map ID 19.	No discernable changes to Map ID 19.	No discernable changes to Map ID 19.	No discernable changes to Map ID 19.	The quality of the image is too poor to discern changes to the property.	No discernable changes to Map ID 19.	No discernable changes to Map ID 19.	No discernable changes to Map ID 19.	No discernable changes to Map ID 19.	No discernable changes to Map ID 19.	No discernable changes to Map ID 19.	No discernable changes to Map ID 19.	No discernable changes to Map ID 19.
Map ID 20	Map ID 20 is undeveloped.	Map ID 20 is not included on the 1952 aerial photograph.	Map ID 20 is not included on the 1953 aerial photograph.	A rectangular in plan single-family residence is visible on the property on the south side of County Line Road.	Map ID 20 is not included on the 1962 aerial photograph.	No discernable changes to Map ID 20.	No discernable changes to Map ID 20.	No discernable changes to Map ID 20.	No discernable changes to Map ID 20.	No discernable changes to Map ID 20.	No discernable changes to Map ID 20.	No discernable changes to Map ID 20.	No discernable changes to Map ID 20.	No discernable changes to Map ID 20.	No discernable changes to Map ID 20.	Map ID 20 is not included on the 1996 aerial photograph.	The quality of the image is too poor to discern changes to the property.	No discernable changes to Map ID 20.	No discernable changes to Map ID 20.	No discernable changes to Map ID 20.	No discernable changes to Map ID 20.	No discernable changes to Map ID 20.	No discernable changes to Map ID 20.	No discernable changes to Map ID 20.	No discernable changes to Map ID 20.
Map ID 21	Map ID 21 is undeveloped.	Map ID 21 is not included on the 1952 aerial photograph.	Map ID 21 is not included on the 1953 aerial photograph.	A rectangular in plan single-family residence is visible on the property on the south side of County Line Road.	Map ID 21 is not included on the 1962 aerial photograph.	A rectangular in plan building has been constructed to the rear (southwest) of the residence.	An addition is visible on the southwest corner of the residence.	No discernable changes to Map ID 21.	No discernable changes to Map ID 21.	No discernable changes to Map ID 21.	No discernable changes to Map ID 21.	No discernable changes to Map ID 21.	No discernable changes to Map ID 21.	No discernable changes to Map ID 21.	No discernable changes to Map ID 21.	Map ID 21 is not included on the 1996 aerial photograph.	The quality of the image is too poor to discern changes to the property.	An addition is visible on the southwest corner of the residence.	No discernable changes to Map ID 21.	No discernable changes to Map ID 21.	No discernable changes to Map ID 21.	No discernable changes to Map ID 21.	No discernable changes to Map ID 21.	No discernable changes to Map ID 21.	

Map ID 22	Map ID 22 is undeveloped.	Map ID 22 is not included on the 1952 aerial photograph.	Map ID 22 is not included on the 1953 aerial photograph.	No discernable changes to Map ID 22.	Map ID 22 is not included on the 1962 aerial photograph.	A rectangular in plan single-family residence and a rectangular in plan building are visible on the property on the south side of County Line Road.	No discernable changes to Map ID 22.	A addition to the rear (south) elevation is visible.	No discernable changes to Map ID 22.	No discernable changes to Map ID 22.	No discernable changes to Map ID 22.	No discernable changes to Map ID 22.	No discernable changes to Map ID 22.	No discernable changes to Map ID 22.	No discernable changes to Map ID 22.	Map ID 22 is not included on the 1996 aerial photograph.	The quality of the image is too poor to discern changes to the property.	No discernable changes to Map ID 22.	No discernable changes to Map ID 22.	No discernable changes to Map ID 22.	No discernable changes to Map ID 22.	No discernable changes to Map ID 22.	No discernable changes to Map ID 22.	No discernable changes to Map ID 22.	No discernable changes to Map ID 22.
Map ID 23	Map ID 23 is undeveloped.	Map ID 23 is not included on the 1952 aerial photograph.	Map ID 23 is not included on the 1953 aerial photograph.	No discernable changes to Map ID 23.	Map ID 23 is not included on the 1962 aerial photograph.	No discernable changes to Map ID 23.	No discernable changes to Map ID 23.	No discernable changes to Map ID 23.	No discernable changes to Map ID 23.	No discernable changes to Map ID 23.	A U-shape in plan single-family residence and a rectangular in plan building are visible on the property on the south side of County Line Road.	No discernable changes to Map ID 23.	No discernable changes to Map ID 23.	No discernable changes to Map ID 23.	Map ID 23 is not included on the 1996 aerial photograph.	The quality of the image is too poor to discern changes to the property.	No discernable changes to Map ID 23.	No discernable changes to Map ID 23.	No discernable changes to Map ID 23.	No discernable changes to Map ID 23.	No discernable changes to Map ID 23.	No discernable changes to Map ID 23.	No discernable changes to Map ID 23.	No discernable changes to Map ID 23.

Map ID 24	Map ID 24 is undeveloped.	Map ID 24 is not included on the 1952 aerial photograph.	Map ID 24 is not included on the 1953 aerial photograph.	An irregular in plan single-family residence and two rectangular in plan buildings are visible on the property on the south side of County Line Road	Map ID 24 is not included on the 1962 aerial photograph.	No discernable changes to Map ID 24.	No discernable changes to Map ID 24.	No discernable changes to Map ID 24.	No discernable changes to Map ID 24.	No discernable changes to Map ID 24.	An addition is visible to the rear (south) elevation of the residence.	No discernable changes to Map ID 24.	No discernable changes to Map ID 24.	No discernable changes to Map ID 24.	Map ID 24 is not included on the 1996 aerial photograph.	The quality of the image is too poor to discern changes to the property.	No discernable changes to Map ID 24.	No discernable changes to Map ID 24.	An addtion on the northeast corner of the residence is visible.	No discernable changes to Map ID 24.	No discernable changes to Map ID 24.	No discernable changes to Map ID 24.	No discernable changes to Map ID 24.	No discernable changes to Map ID 24.
Map ID 25	Map ID 25 is undeveloped.	Map ID 25 is not included on the 1952 aerial photograph.	Map ID 25 is not included on the 1953 aerial photograph.	No discernable changes to Map ID 25.	Map ID 25 is not included on the 1962 aerial photograph.	A rectangular in plan single-family residence is visible on the property on the south side of County Line Road.	No discernable changes to Map ID 25.	No discernable changes to Map ID 25.	No discernable changes to Map ID 25.	No discernable changes to Map ID 25.	No discernable changes to Map ID 25.	No discernable changes to Map ID 25.	An addition to the east elevation is visible.	An addition to the southwest corner of the residence is visible.	Map ID 25 is not included on the 1996 aerial photograph.	The quality of the image is too poor to discern changes to the property.	No discernable changes to Map ID 25.	No discernable changes to Map ID 25.	No discernable changes to Map ID 25.	No discernable changes to Map ID 25.	No discernable changes to Map ID 25.	No discernable changes to Map ID 25.	No discernable changes to Map ID 25.	No discernable changes to Map ID 25.
Map ID 26	Map ID 26 is undeveloped.	Map ID 26 is not included on the 1952 aerial photograph.	Map ID 26 is not included on the 1953 aerial photograph.	An irregular in plan single-family residence is visible on the property on the south side of County Line Road	Map ID 26 is not included on the 1962 aerial photograph.	No discernable changes to Map ID 26.	No discernable changes to Map ID 26.	No discernable changes to Map ID 26.	No discernable changes to Map ID 26.	No discernable changes to Map ID 26.	No discernable changes to Map ID 26.	No discernable changes to Map ID 26.	No discernable changes to Map ID 26.	No discernable changes to Map ID 26.	Map ID 26 is not included on the 1996 aerial photograph.	The quality of the image is too poor to discern changes to the property.	An addition is visible on the southwest corner of the residence.	No discernable changes to Map ID 26.	No discernable changes to Map ID 26.	No discernable changes to Map ID 26.	No discernable changes to Map ID 26.	No discernable changes to Map ID 26.	No discernable changes to Map ID 26.	No discernable changes to Map ID 26.

Map ID 27	Map ID 27 is undeveloped.	Map ID 27 is not included on the 1952 aerial photograph.	Map ID 27 is not included on the 1953 aerial photograph.	An rectangular in plan single-family residence and rectangular in plan building are visible on the property on the south side of County Line Road.	Map ID 27 is not included on the 1962 aerial photograph.	No discernable changes to Map ID 27.	No discernable changes to Map ID 27.	No discernable changes to Map ID 27.	No discernable changes to Map ID 27.	No discernable changes to Map ID 27.	An addition is visible to the rear (south) elevation of the residence.	No discernable changes to Map ID 27.	No discernable changes to Map ID 27.	No discernable changes to Map ID 27.	Map ID 27 is not included on the 1996 aerial photograph.	The quality of the image is too poor to discern changes to the property.	An addition to the west elevation of the residence is vsible. The rectangular in plan building has been demolished.	No discernable changes to Map ID 27.	No discernable changes to Map ID 27.	No discernable changes to Map ID 27.	The residence appears to have been reroofed.	No discernable changes to Map ID 27.	An addition to the east elevation is visible.	The residence appears to have been reroofed.
Map ID 28	Map ID 28 is undeveloped.	Map ID 28 is not included on the 1952 aerial photograph.	Map ID 28 is not included on the 1953 aerial photograph.	No discernable changes to Map ID 28.	Map ID 28 is not included on the 1962 aerial photograph.	An L-shape in plan single-family residence is visible on the property on the south side of County Line Road.	No discernable changes to Map ID 28.	No discernable changes to Map ID 28.	No discernable changes to Map ID 28.	No discernable changes to Map ID 28.	No discernable changes to Map ID 28.	No discernable changes to Map ID 28.	No discernable changes to Map ID 28.	No discernable changes to Map ID 28.	Map ID 28 is not included on the 1996 aerial photograph.	The quality of the image is too poor to discern changes to the property.	No discernable changes to Map ID 28.	No discernable changes to Map ID 28.	No discernable changes to Map ID 28.	No discernable changes to Map ID 28.	No discernable changes to Map ID 28.	No discernable changes to Map ID 28.	No discernable changes to Map ID 28.	No discernable changes to Map ID 28.

Appendix C
DPR Forms

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

PRIMARY RECORD

Primary #_____
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings _____
Review Code Reviewer Date

Page 1 **of** 16 ***Resource Name or #:** (Assigned by recorder) 888 W County Line Road
P1. Other Identifier: _____
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Riverside **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Yucaipa, CA **Date** 2021 **T** 2S; **R** 13W; __ ☐ **of** __ ☐ **of Sec** 21; San Bernardino **B.M.**
c. Address 888 W County Line Road City Calimesa Zip 92320
d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____mE/ _____mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 413-050-014

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

The property sited legally on APN 413-050-014 contains a one-story residence with an attached garage (888 W County Line Road) constructed in 1977, and an ancillary shed. The property is bounded by W County Line Road to the south, residential properties to the east, and vacant land to the northwest. The majority of the property is an open grass field and is enclosed by a chain link fence. A vehicle driveway provides access to the residences from the southwest off W County Line Road. Vegetation includes mature trees, shrubs, and small plantings. *See continuation sheet page 4.*

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

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

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

P5b. Description of Photo: (view, date, accession #): View Facing northeast, 08/03/23

***P6. Date Constructed/Age and Source:** ☒ Historic ☐Prehistoric ☐ Both
1977(ParcelQuest)

***P7. Owner and Address:**
Jaclyn S. Lee
888 W County Line Road
Calimesa, CA 92320

***P8. Recorded by**: (Name, affiliation, and address) [name, last name],
Dudek, Katie Ahmanson
38 N. Marengo Avenue
Pasadena, CA 91101

***P9. Date Recorded:**
08/25/23

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Dudek. 2024. Mesa Verde Specific Plan Area 2/ Built Amendment 2, Environment Inventory and Evaluation Report. Prepared for Mesa Verde Owner LLC. May 2024.

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

State of California - The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 888 W County Line Road ***NRHP Status Code** 6Z

B1. Historic Name:
B2. Common Name:
B3. Original Use: B4. Present Use:
***B5. Architectural Style:** N/A
***B6. Construction History:** (Construction date, alterations, and date of alterations)

See continuation sheet page 4.

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

N/A

B9a. Architect: b. Builder:
***B10. Significance: Theme** N/A **Area** Calimesa, California
Period of Significance N/A **Property Type** single-family residence **Applicable Criteria** N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 888 W County Line Road (APN 413-050-014) is not eligible for listing under the NRHP, CRHR, or local criteria and integrity requirements based on the following significance evaluation. *See continuation sheet page 4.*

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**

See continuation sheet page 9.

B13. Remarks:

***B14. Evaluator:** Katie Ahmanson, MHC
***Date of Evaluation:** 09/20/2023

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

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

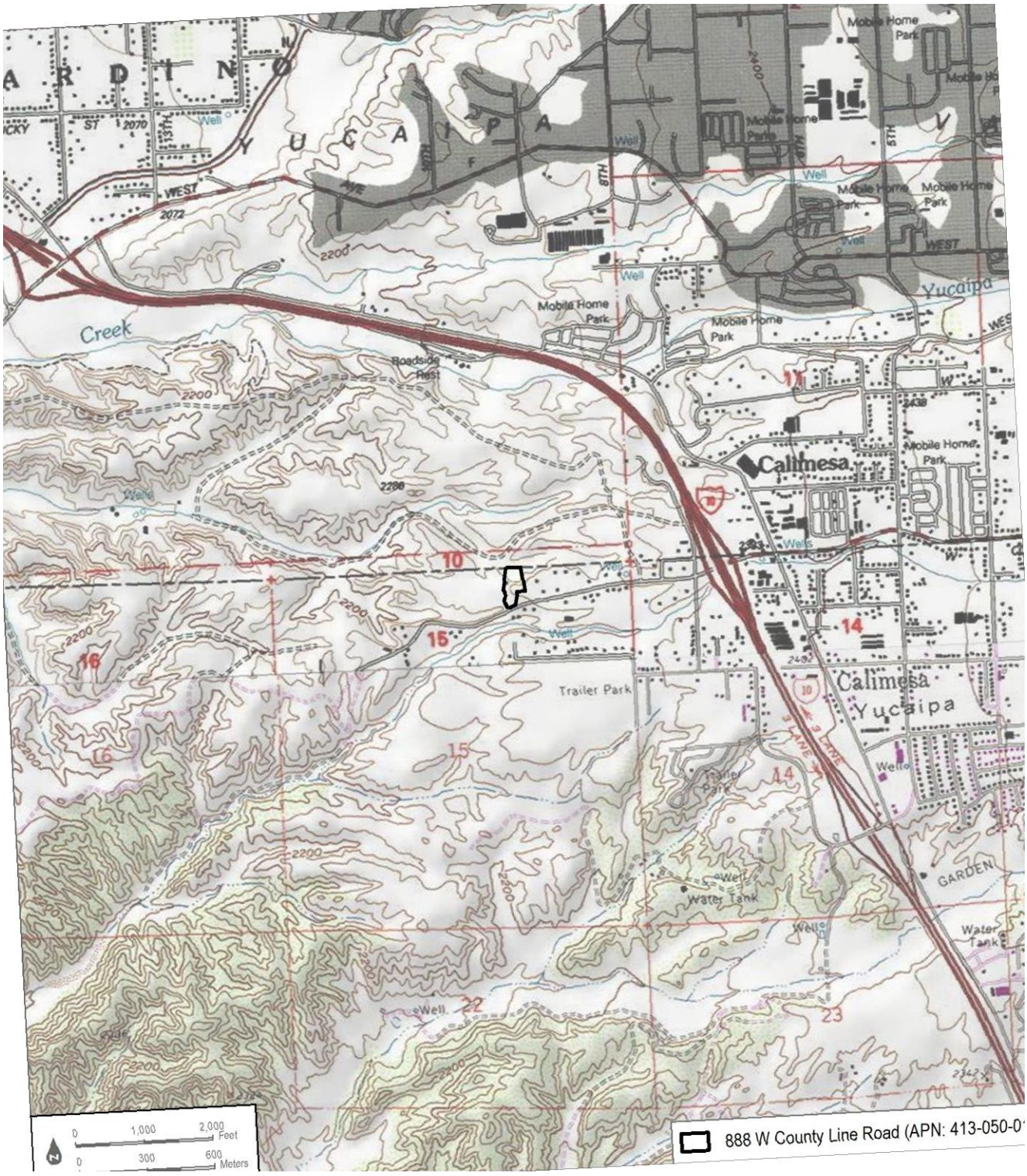
LOCATION MAP

Primary #
HRI#
Trinomial

***Map Name:** Yucaipa, CA

***Resource Name or #** (Assigned by recorder) 888 W County Line Road

***Scale:** 1:24000 ***Date of map:** 2021



***P3a. Description (continued from page 1):**

Residence (1977)

The residence is relatively rectangular in plan and one story in height. The building has a low pitched, clay tile, side-gable roof with little overhang. During the survey, only the roof of the residence was visible from the public-right-of-way (Exhibit 1). It is unknown if the residence displays an architectural style.

***B6. Construction History (*continued from page 1*):**

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 1994: reroofing (Permit # 1060)

***B10. Significance (*continued from page 2*):**

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871). The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S.

Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).
The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).
In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

History of the Subject Property

There is one residential building currently on 888 W County Line Road (APN 413-050-014), which was built in 1977 (ParcelQuest 2023). The property has undergone no discernable alterations since its construction (NETR 2023; UCSB 2023).

Two people appear to have owned the property before the construction of the single-family residence on the property. Historic aerial photographs from 1938 to 1972, indicate that the property remained undeveloped and surrounded by undeveloped and agricultural properties until the construction of the residence in 1977 (NETR 2023). It is unclear what occurred on the property before the construction of the residence. Historic newspaper research reveals that Mrs. Vance McBride owned the property in 1962 and 1963 (LV 1962; LV 1963). By 1964, it was reported that a son was born to Mr. and Mrs. Charles Wilson of 888 West County Line (RDF 1964). However, research yielded no substantial information about McBride or the Wilson family. Archival research revealed no substantial information regarding the owners of the property after 1964. A 1994 building permit for the property indicates that a person by the name of Criswell owned the property, but archival research was unable to reveal further information about Criswell (City of Calimesa 2023). According to the US. Index to Public Records from 1994 to 2019, Jaclyn Sue Lee lived at the residence from 2002 to 2020 (U.S. Index to Public Records 1994-2019). In 2020, a building permit application for the property listed George Ray as the owner (City of Calimesa 2023). Historic newspaper research yielded no substantial information regarding either Lee or Ray. As of 2023, Jaclyn S. Lee is the owner of the property (ParcelQuest 2023).

Owner/Occupant Timeline

The following section presents a timeline of the owners and/occupants of the subject property since the construction of the residence. Names with an asterisk next to them represent occupants who were also owners of the subject property (non-renters).

- 1962-1963: Mrs. Vance McBride
- 1964: Mr. and Mrs. Charles Wilson
- 1994: Criswell*
- 2002-2020: Jaclyn S. Lee
- 2020: George Ray*
- Jaclyn S. Lee*

NRHP/CRHR Statement of Significance

The property located at 888 W County Line Road (APN 413-050-014) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 888 W County Line Road contains a one-story residence with an attached garage constructed in 1977. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 888 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 888 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 888 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 888 W County Line Road after 1964. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, several families have inhabited the property, including Mrs. Vance McBride (1962–1963), Mr. and Mrs. Charles Wilson (1964), Criswell (1994), Jaclyn S. Lee (2002–2020), and George Ray (2020). None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 888 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and detached garage at 888 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. The property has undergone one known alteration, reroofing in 1994. Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 888 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 888 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 888 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 888 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 888 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 888 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 888 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence with an attached garage constructed in 1977. The buildings do not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 888 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 888 W County Line Road is bounded by W County Line Road to the south, residential properties to the east, and vacant land to the northwest. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this

criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 888 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 888 W County Line Road contains a one-story residence with an attached garage constructed in 1977. The majority of the property is an open grass field and is enclosed by a chain link fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 888 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 888 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

***B12. References (*continued from page 2*):**

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2023. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966.

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1967. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977b. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977c. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b 11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2023. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM (Yucaipa News Mirror). 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #_____
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 16 ***Resource Name or #:** (Assigned by recorder) 867 W County Line Road
P1. Other Identifier: _____
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Riverside **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Yucaipa, CA **Date** 2021 **T** 2S; **R** 13W; __ ☐ **of** __ ☐ **of Sec** 21; San Bernardino **B.M.**
c. Address 867 W County Line Road City Calimesa Zip 92320
d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____mE/ _____mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 413-060-004

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

The property sited legally on APN 413-060-004 contains a one-story residence with an attached garage (867 W County Line Road) constructed in 1946 and three ancillary sheds. The property is bounded by W County Line Road to the north, a residence (855 W County Line Road) to the east, and vacant land to the south and west. The majority of the property is undeveloped with no grass lawns or patios. Two vehicle driveways provide access to the residence from the north off W County Line Road. Vegetation includes mature trees and shrubs. The property is surrounded by chain link fencing. *See continuation sheet page 4*.

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

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

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

P5b. Description of Photo: (view, date, accession #): View Facing south, 08/03/23

***P6. Date Constructed/Age and Source:** ☒ Historic ☐Prehistoric ☐ Both
1946(ParcelQuest)

***P7. Owner and Address:**
Alice I. Yaryan, Yaryan Family Trust
867 W County Line Road
Calimesa, CA 92320

***P8. Recorded by**: (Name, affiliation, and address) [name, last name],
Dudek, Katie Ahmanson
38 N. Marengo Avenue
Pasadena, CA 91101

***P9. Date Recorded:**
08/25/23

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde Owner LLC. May 2024.

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

State of California - The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 867 W County Line Road ***NRHP Status Code** 6Z

B1. Historic Name:
B2. Common Name:
B3. Original Use: B4. Present Use:
***B5. Architectural Style:** N/A
***B6. Construction History:** (Construction date, alterations, and date of alterations)

See continuation sheet page 4.

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

Three ancillary sheds to the rear (south) of the residence.

B9a. Architect: b. Builder:
***B10. Significance: Theme** N/A **Area** Calimesa, Califorina
Period of Significance N/A **Property Type** single-family residence **Applicable Criteria** N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 867 W County Line Road (APN 413-060-004) is not eligible for listing under the NRHP, CRHR, or local criteria and integrity requirements based on the following significance evaluation. *See continuation sheet page 4.*

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**

See continuation sheet page 10.

B13. Remarks:

***B14. Evaluator:** Katie Ahmanson, MHC
***Date of Evaluation:** 09/20/2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

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

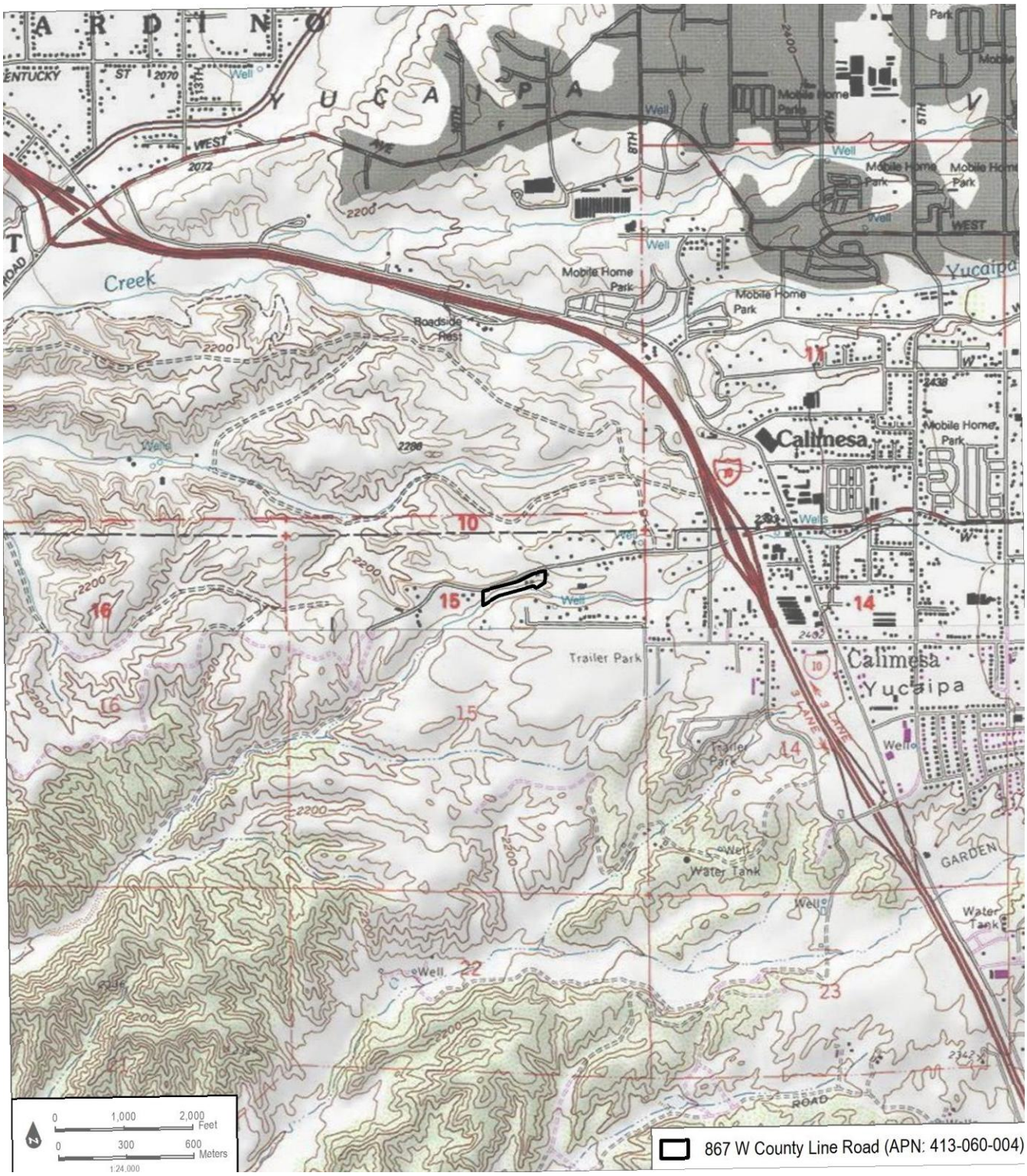
LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #** (Assigned by recorder) 867 W County Line Road

***Map Name:** Yucaipa, CA

***Scale:** 1:24000 ***Date of map:** 2021



*P3a. Description (continued from page 1):

around the northeast and eastern boundaries of the property, and wire fencing along the northwest and western boundaries

Residence (1946)

The residence is relatively regular in plan and one story in height. The stucco-clad building has a low pitched, composition tile, cross-gable roof with little overhang and enclosed eaves. A stucco clad chimney is located on the primary (north) elevation of the residence. Only the primary (north) elevation and portions of the east and west elevations of the residence were visible from the public-right-of-way during the survey.

The primary (north) elevation contains a metal paneled garage door. The main entrance is located on the east elevation and contains a single-panel door obscured by a metal security door. It is accessed by a gate in the chain-link fence on the north boundary of the property. Fenestration is ungrouped and contains a combination of vinyl and metal sash, single-light, sliding windows. The residence does display a discernable architectural style.

*B6. Construction History (*continued from page 1*):

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 2015: addition of solar panels to reroof (Permit # 2015-192)
- Date unknown: vinyl window replacements (observed)
- Date unknown: addition of metal screen security door to main entrance (observed)
- Date unknown: garage door replacement (observed)

*B10. Significance (*continued from page 2*):

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871). The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access

to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).
The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).
In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December

1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

History of the Subject Property

There is one residence with an attached garage currently on 867 W County Line Road (APN: 413-060-004), that was built in 1946 (ParcelQuest 2023). The property has undergone multiple alterations since its construction (NETR 2023; UCSB 2023).

Archival research revealed no substantial information regarding the original owners of the property. As of 1950, the property was known occupied by Monta C. Imbler and his wife Gladys J. Imbler, who operated a coffee shop known as Glady's Gafe on Yucaipa Boulevard (U.S. Federal Census 1950; YNM 1955a). The café served local residents as well as those from the surrounding communities of Redlands and Beaumont (YNM 1957a). The couple remained on the property until Monta's death in 1965. He had been a resident of Calimesa for 24 years before his passing (RDF 1965a). It is unclear if Mrs. Imbler continued to reside at the property after the death of her husband. Research was unable to determined who occupied the residence from 1965 to 1972.

Historic newspaper research indicates that in 1972, Donald Yaryan occupied the residence and the U.S. Index to Public Records reveals that he remained until 2020 (U.S. Index to Public Records 1994-2019). Yaryan was a rancher who won several prizes at the Los Angeles County Fair in 1972 and 1973 for his dairy goats (RDF 1972a; RDF 1973a). Additionally, an article from 1977 indicates that 20-year-old Robert Varyan occupied the residence as well, but it is unclear how long he remained (SBCS 1977a). According to the U.S. Index to Records, Alice Yaryan moved to the property in 1993 (U.S. Index to Public Records 1994-2019). Research was unable to determine the relationship between Donald, Robert, and Alice Yaryan. As of 2023, Alice Yaryan is the owner of the property (ParcelQuest 2023).

Owner/Occupant Timeline

The following section presents a timeline of the owners and/occupants of the subject property since the construction of the residence. Names with an asterisk next to them represent occupants who were also owners of the subject property (non-renters).

- 1950- 1965: Mr. and Mrs. Monta C. Imbler
- 1972-2020: Donald Yaryan
- 1977: Robert Varyan
- 1993-2023: Alice I. Yaryan, Yaryan Family Trust*

NRHP/CRHR Statement of Significance

The property located at 867 W County Line Road (APN 413-060-004) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 867 W County Line Road contains a one-story residence with an attached garage constructed in 1946. The Calimesa

area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 867 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 867 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 867 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 867 W County Line Road. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, several families have inhabited the property, including Mr. and Mrs. Monta C. Imbler (1950–1965); Donald Yaryan (1972–2020); Robert Varyan (1977); and Alice I. Yaryan, Yaryan Family Trust (1993–2023). None of these owners or occupants can be considered individually significant within a historic context. Monta C. Imbler and his wife Gladys J. Imbler operated a coffee shop known as Glady's Gafe on Yucaipa Boulevard. Donald Yaryan was a rancher who won several prizes at the Los Angeles County Fair in 1972 and 1973 for his dairy goats. Despite these owners/occupants being known locally, a property is not eligible if its only justification for significance is that it was owned or used by a person who was a member of an identifiable profession. Archival research failed to indicate that the Imblers and Yaryan gained a high level of importance within their professions. Therefore, the property located at 867 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and attached garage at 867 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Additionally, the property has undergone multiple alterations since its

construction in 1946 including the addition of solar panels to reroof in 2015 (Permit # 2015-192) and observed alterations on unknown dates including vinyl window replacements, addition of metal screen security door to main entrance, and garage door replacement. Due to the property no embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 867 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 867 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 867 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 867 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1940s. Therefore, the property at 867 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 867 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Despite Monta C. Imbler, Gladys J. Imbler, and Donald Yaryan being known locally, a property is not eligible if its only justification for significance is that it was owned or used by a person who was a member of an identifiable profession. Archival research failed to indicate that the Imblers and Yaryan gained a high level of importance within their professions. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 867 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence with an attached garage

constructed in 1946. The buildings do not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. The property has also undergone multiple alterations since its construction in 1946 including the addition of solar panels to reroof in 2015 (Permit # 2015-192) and observed alterations on unknown dates including vinyl window replacements, addition of metal screen security door to main entrance, and garage door replacement. Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 867 W County Line Road's architect or designer. Due the residence's simple deign, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. The high number of alterations has affected the property's craftsmanship and integrity as a notable work. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 867 W County Line Road is bounded by W County Line Road to the north, a residence (855 W County Line Road) to the east, and vacant land to the south and west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 855 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 855 W County Line Road contains a one-story residence with an attached garage constructed in 1946. The majority of the property is undeveloped with no grass lawns or patios. Two vehicle driveways provide access to the residence from the north off W County Line Road. Vegetation includes mature trees and shrubs. The property is surrounded by chain link fencing around the northeast and eastern boundaries of the property, and wire fencing along the northwest and western boundaries. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for

Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 855 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 855 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

***B12. References (*continued from page 2*):**

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning,

Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2023. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995.

https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966.

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1967. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977b. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977c. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b 11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2023. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962.

Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM (Yucaipa News Mirror). 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #_____
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 15 ***Resource Name or #:** (Assigned by recorder) 910 W Avenue L
P1. Other Identifier: _____
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Riverside **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Yucaipa, CA **Date** 2021 **T** 2S; **R** 13W; __ ☐ **of** __ ☐ **of Sec** 21; San Bernardino **B.M.**
c. Address 910 W Avenue L City Calimesa Zip 92320
d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____mE/ _____mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 413-060-007

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

The property sited legally on APN 413-060-007 contains a one-story residence (910 W Avenue L) constructed in 1972. The property is bounded by vacant land to the south, west, northwest, and a single-family residence (900 W Avenue L) to the northeast. The majority of the property is an open grass lawn. Access to the property is obstructed by a gate on W Avenue L that restricts public access from traveling east towards the property. Vegetation includes mature trees, shrubs, and small plantings. *See continuation sheet page 4.*

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

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

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

P5b. Description of Photo: (view, date, accession #): View Facing west, 08/03/23

***P6. Date Constructed/Age and Source:** ☒ Historic ☐Prehistoric ☐ Both
1972(ParcelQuest)

***P7. Owner and Address:**
Cathy Lynn Zimov
910 W Avenue L
Calimesa, CA 92320

***P8. Recorded by**: (Name, affiliation, and address) [name, last name],
Dudek, Katie Ahmanson
38 N. Marengo Avenue
Pasadena, CA 91101

***P9. Date Recorded:**
08/25/23

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Dudek. 2024. Mesa Verde Specific Plan Area 2 / Amendment 2/ Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde Owner LLC. May 2024.

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

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

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 910 W Avenue L ***NRHP Status Code** 6Z

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

***B5. Architectural Style:** N/A

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

See continuation sheet page 4.

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

***B8. Related Features:**

N/A

B9a. Architect: b. Builder:

***B10. Significance: Theme** N/A **Area** Calimesa, Califorina

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

The property located at 910 W Avenue L (APN 413-060-007) is not eligible for listing under the NRHP, CRHR, or local criteria and integrity requirements based on the following significance evaluation. *See continuation sheet page 4.*

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

***B12. References:**

See continuation sheet page 9.

B13. Remarks:

***B14. Evaluator:** Katie Ahmanson, MHC

***Date of Evaluation:** 09/20/2023

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

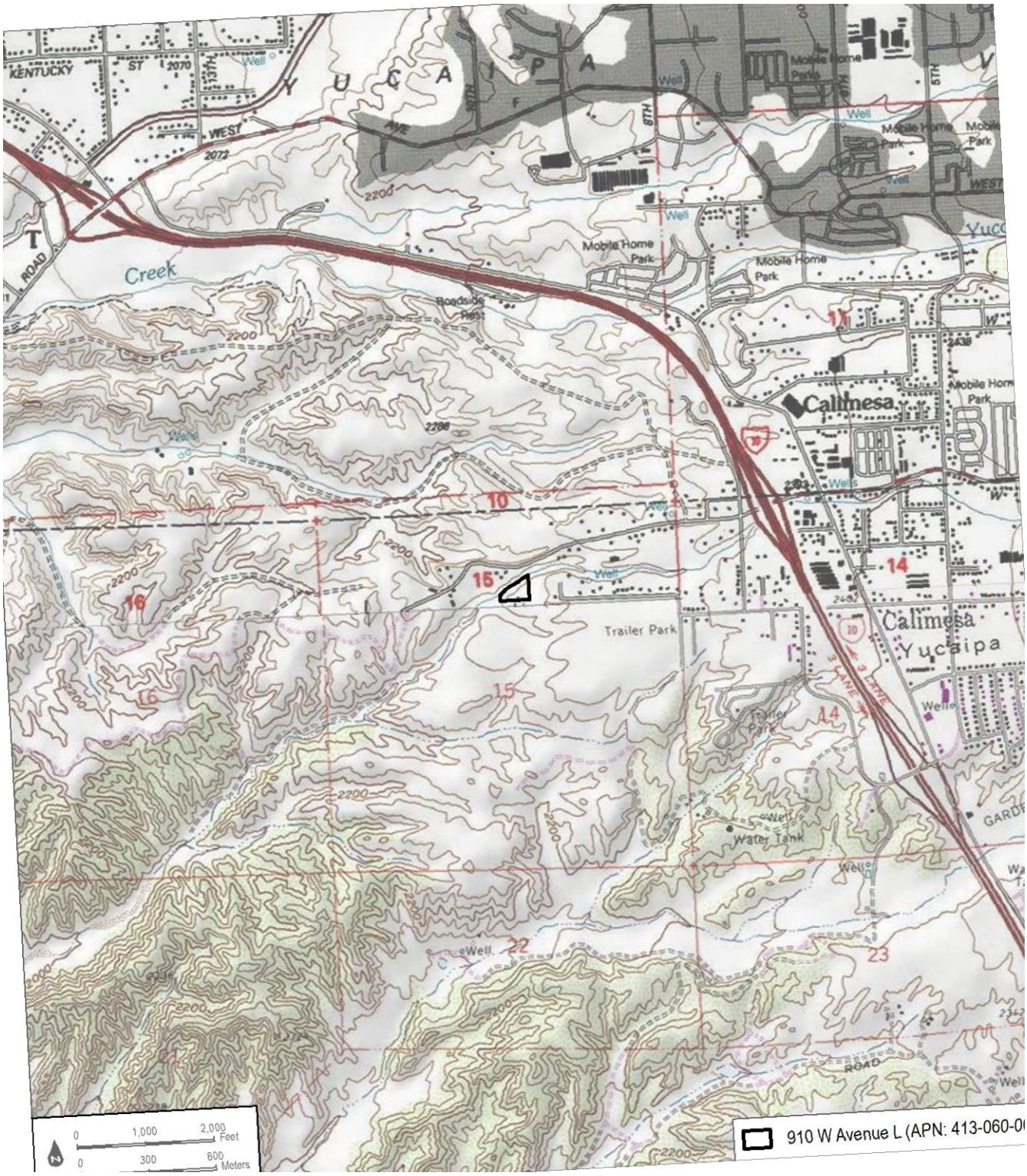
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 3 **of** 15
***Map Name:** Yucaipa, CA

***Resource Name or #** (Assigned by recorder) 910 W Avenue L
***Scale:** 1:24000 ***Date of map:** 2021



***P3a. Description (continued from page 1):**

Residence (1972)

The residence is relatively rectangular in plan and one story in height. The building has a low pitched, composition tile, cross-hipped roof with a wide overhang and close eaves. During the survey, only the roof of the residence was visible from the public-right-of-way. It is unknown if the residence displays an architectural style.

***B6. Construction History (*continued from page 1*):**

The City of Calimesa was unable to located building permits for 910 W Avenue L. Dudek was unable to view the property from the public-right- way during the property survey on August 2, 2023, and therefore, alterations to the property are unknown.

***B10. Significance (*continued from page 2*):**

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871). The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).
The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200

residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).
In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

History of the Subject Property

There is one residential building currently on 910 W Avenue L (APN 413-060-007), which was built in 1972 as confirmed in historic aerial photographs from 1972 and 1978 (ParcelQuest 2023). The property has undergone no discernable alterations since its construction (NETR 2023; UCSB 2023).

Archival research revealed no substantial information regarding the original owners of the property. According to the U.S. Public Records Index from 1950-1993, Lawrence E. Cross and

Cathy L. Williams each occupied the residence at some point. However, their dates of residency at the property were not provided. Additionally, historic newspaper research failed to reveal further information about Cross or Williams. Therefore, research was unable to determine when Lawrence or Williams occupied the property. As of 2023, Cathy Lynn Zimov is the listed owner of the property (ParcelQuest 2023). Historic newspaper research yielded no substantial information regarding Zimov.

Owner/Occupant Timeline

The following section presents a timeline of the owners and/occupants of the subject property since the construction of the residence. Names with an asterisk next to them represent occupants who were also owners of the subject property (non-renters).

- Date unknown: Lawrence E. Cross
- Date unknown: Cathy L. Williams
- 2023: Cathy Lynn Zimov*

NRHP/CRHR Statement of Significance

The property located at 910 W Avenue L (APN 413-060-007) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 910 W Avenue L contains a one-story residence constructed in 1972. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 910 W Avenue L reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 910 W Avenue L was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 910 W Avenue L is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 910 W Avenue L. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, three people have inhabited the property, including Lawrence E. Cross (Date unknown), Cathy L. Williams (Date unknown), and Cathy Lynn Zimov (2023). According to the U.S. Public Records Index from 1950-1993, Lawrence E. Cross and Cathy L. Williams each occupied the residence at some point. However, their dates of residency at the property were not provided. None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 910 W Avenue L is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence at 910 W Avenue L does not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. The property has not undergone any known alterations. During the survey, only the roof of the residence was visible from the public-right-of-way, thus it is unknown if the residence displays an architectural style. Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 910 W Avenue L is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 910 W Avenue L has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 910 W Avenue L's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 910 W Avenue L neither exemplifies nor

reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 910 W Avenue L is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 910 W Avenue L is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 910 W Avenue L does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence constructed in 1972. The building does not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 910 W Avenue L's architect or designer. Due the residence's simple deign, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 910 W Avenue L is bounded by vacant land to the south, west, northwest, and a single-family residence (900 W Avenue L) to the northeast. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 910 W Avenue L has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 910 W Avenue L contains a one-story residence in 1972. The majority of the property is an open with a grass lawn and a long concrete driveway leading west to the residence from W Avenue L. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 910 W Avenue L was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 910 W Avenue L was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

***B12. References** (*continued from page 2*):

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2023. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966.

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1967. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977b. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977c. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b 11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2023. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM (Yucaipa News Mirror). 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #_____
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 17 ***Resource Name or #:** (Assigned by recorder) 888 W Avenue L
P1. Other Identifier: _____
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Riverside **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Yucaipa, CA **Date** 2021 **T** 2S; **R** 13W; __ ☐ **of** __ ☐ **of Sec** 21; San Bernardino **B.M.**
c. Address 888 W Avenue L City Calimesa Zip 92320
d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____mE/ _____mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 413-060-001

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

The property sited legally on APN 413-060-001 contains a one-story residence with an attached garage (888 W Avenue L) constructed in 1955. The property is bounded by W Avenue L to the north and east, and vacant land to the west and south. The majority of the property is paved with concrete. A brick pedestrian pathway and concrete vehicle driveway provide access to the residence from east off W Avenue L, and a second concrete vehicle driveway provides access from the north off W Avenue L. *See continuation sheet page 4.*

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

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

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

P5b. Description of Photo: (view, date, accession #): View Facing southwest, 08/03/23

***P6. Date Constructed/Age and Source:** ☒ Historic ☐Prehistoric ☐ Both
1955(ParcelQuest)

***P7. Owner and Address:**
William Frederick Rice Jr.
888 W Avenue L
Calimesa, CA 92320

***P8. Recorded by**: (Name, affiliation, and address) [name, last name],
Dudek, Katie Ahmanson
38 N. Marengo Avenue
Pasadena, CA 91101

***P9. Date Recorded:**
08/25/23

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Dudek. 2024. Mesa Verde Specific Plan Area 2 / Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde Owner LLC. May 2024.

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

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

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 888 W Avenue L ***NRHP Status Code** 6Z

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

***B5. Architectural Style:** Ranch Style

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

See continuation sheet page 4.

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

***B8. Related Features:**

N/A

B9a. Architect: b. Builder:

***B10. Significance: Theme** N/A **Area** Calimesa, California

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

The property located at 888 W Avenue L (APN 413-060-001) is not eligible for listing under the NRHP, CRHR, or local criteria and integrity requirements based on the following significance evaluation. *See continuation sheet page 4.*

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

***B12. References:**

See continuation sheet page 10.

B13. Remarks:

***B14. Evaluator:** Katie Ahmanson, MHC

***Date of Evaluation:** 09/20/2023

(This space reserved for official comments.)

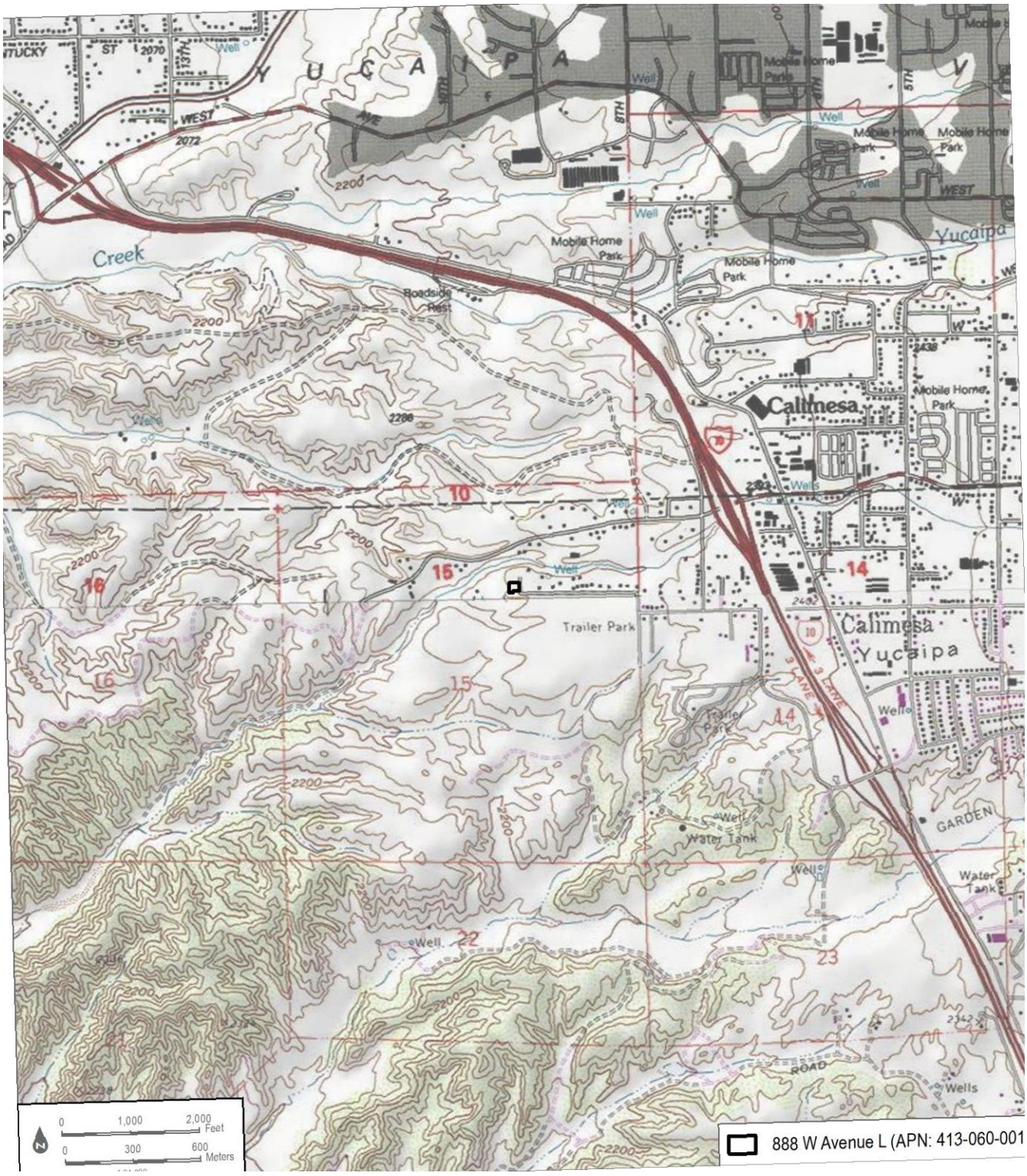
(Sketch Map with north arrow required.)

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

LOCATION MAP

Primary #
HRI#
Trinomial

Page 3 **of** 17
***Map Name:** Yucaipa, CA
***Resource Name or #** (Assigned by recorder) 888 W Avenue L
***Scale:** 1:24000 ***Date of map:** 2021



***P3a. Description (continued from page 1):**

Vegetation includes grass lawns in the front and back yards, mature trees, shrubs, and small plantings. A concrete masonry unit (CMU) wall with iron fencing surrounds the property.

Residence (1955)

The residence is irregular in plan and one story in height. The building is primarily clad with stucco and features horizontal-wood board cladding on the south elevation as well as a small portion of the primary (east) elevation. The roof is a low pitched, composition tile, cross-gable roof with a wide overhang, open eaves, and exposed rafters. An interior brick chimney is located in the center of the residence. The primary (east) and north elevations, as well as a portion of the south elevation of the residence were visible from the public-right-of-way during the survey.

The primary (east) elevation displays a shallow recessed main entrance containing a single-panel door obscured by a metal security door, and a metal paneled garage door. Secondary entrances are located on the south and east elevations. Fenestration is ungrouped and includes vinyl sash, single-light, double-hung, sliding, and fixed windows.

The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, open eaves, general asymmetry, cladding featuring stucco, a brick chimney, an attached garage, and horizontal wood siding secondary cladding.

***B6. Construction History (*continued from page 1*):**

The following exterior alterations were identified through a review of property record research and/or during the survey:

- C. 1967: addition to the west elevation of the residence (NETR 1967)
- C. 1968: addition to the west elevation of the residence (NETR 1968)
- C. 1978: reroofing of residence (NETR 1978)
- C. 1978: addition of pool southwest of the residence (NETR 1978)
- C. 1980: addition to the southeast portion of the east elevation of the residence (NETR 1980)
- 2000: Tear-off and reroof (Permit # 2578)
- Date unknown: window replacements (observed)
- Date unknown: addition of metal screen security door to main entrance (observed)

***B10. Significance (*continued from page 2*):**

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871). The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various

mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).
The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).
In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town

resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

History of the Subject Property

There is one residential building with an attached garage currently on 888 W Avenue L (APN 413-060-001), which was built in 1955 as confirmed in historic aerial photographs from 1953 and 1959 (ParcelQuest 2023). The property has undergone major alterations over the years including additions to the residence in c. 1967, c. 1968, and c. 1980 (NETR 2023; UCSB 2023).

Archival research revealed that the property was built in 1955 by E. H. Thompson for Mr. and Mrs. Charles (YNM 1955b). Charles owned a manufacturing company in Redlands called Gardner Road Mixers and was the owner and builder of the golf course and club house in Garden Air, now the Calimesa Country Club. The couple had a total of four children, George H. III, Charles D, Joyce E., and Nanette J. (SBCS 1977b). In 1965, Nanette married Walt C. Pyle, and historic newspaper research indicates that they moved to the property in 1966 with their two sons Troy, five, and Tracy, four (SBCS 1965). That same year, Walt was appointed the new Recreation Supervisor of Calimesa, a position he maintained for 15 years (RDF 1966a; RDF 1981). Nanette was an avid golfer, winning multiple trophies throughout the late 1960s and early 1970s (SBCS 1966; RDF 1968; RDF 1971a). The U.S. Index to Public Records from 1994 to 2019 indicate that Mr. and Mrs. Pyle remained at the property until 2020 (U.S. Index to Public Records 1994-2019). According to ParcelQuest, William Frederick Rice Jr. owns the property as of 2023 (ParcelQuest 2023). Historic newspaper research yielded no substantial information regarding Rice.

Owner/Occupant Timeline

The following section presents a timeline of the owners and/occupants of the subject property since the construction of the residence. Names with an asterisk next to them represent occupants who were also owners of the subject property (non-renters).

- 1956-1966: Mr. and Mrs. Charles Gardner
- 1966-2020: Walt C. and Nanette Pyle*
- 2023: William Frederick Rice Jr.*

Architectural Style: Ranch style (1930-1975)

Ranch-style houses in California reflect a national trend of fascination with the "Old West" and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as Sunset, Better Homes And Gardens, and House Beautiful. Later, ranch houses were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. Ranch houses were typically built between 1930 and 1975, but peaked in the 1950s, as the most prevalent

type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans.

Ranch style houses are usually a one-story, single-family residence. Houses designed in this architectural style include several identifying characteristics such as rambling, elongated plans; a horizontal emphasis; general asymmetry; free-flowing interior spaces; and a designed connection to the outdoors. Features such as low-pitched roofs with wide eaves, a combination of cladding materials including board-and-batten siding, brick and stone chimneys, and large picture windows were commonly applied and evoked an aesthetic that was reminiscent of these past architectural traditions. Decorative features such as wood shutters and dovecotes were often added to enhance the rusticated appearance of Ranch houses (Grimes and Chiang 2009: 40-48; Horak et.al. 2015: 21-26; McAlester 2015: 695-704).

Character-defining features of the Ranch style include the following:

- rambling, elongated plans with a horizontal emphasis
- 1-2 stories in height
- low-pitched gabled or hipped roofs with overhanging, open eaves
- general asymmetry
- free-flowing interior spaces
- designed connection to the outdoors
- cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- brick or stone chimneys details
- attached garages often linked to residence by breezeways
- stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- functional and non-functional shutters details as trim around windows
- fenestration may include a picture window

NRHP/CRHR Statement of Significance

The property located at 888 W Avenue L (APN 413-060-001) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 888 W Avenue L contains a one-story residence with an attached garage constructed in 1955. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.
The property at 888 W Avenue L reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 888 W Avenue L was the areas first property of this type nor the last, rather its construction followed a continuous pattern of

construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 888 W Avenue L is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed that the property at 888 W Avenue L was built in 1955 by E. H. Thompson for Mr. and Mrs. Charles. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, three families have inhabited the property, including Mr. and Mrs. Charles Gardner (1956–1966), Walt C. and Nanette Pyle (1966–2020), and William Frederick Rice Jr. (2023). None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 888 W Avenue L is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and attached garage at 888 W Avenue L do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. Archival research failed to identify any significant information regarding the builder of the residence, E. H. Thompson. Due to a lack of substantial information regarding Thompson and the building's simple design, it is unlikely the work of a master. The property has undergone multiple alterations, including an addition to the west elevation of the residence c. 1967, an addition to the west elevation of the residence c. 1968, reroofing c. 1978, an addition to the southeast portion of the east elevation of the residence c. 1980, tear-off and reroofing in 2000, window replacements (date unknown), and the addition of metal screen security door to main entrance (date unknown).
The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, open eaves, general asymmetry, cladding featuring stucco, a brick chimney, an attached garage, and horizontal wood siding secondary cladding. Although the residence displays features of the Ranch style, it does not possess sufficient distinctive characteristics to be considered a significant and representative example of the Ranch style. Upon the subject property's construction in 1955, it was a scaled-down version of the Ranch style. Ranch residences were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. The multiple alterations to the property, including the additions to the residence c. 1967, c. 1968, and c. 1980; reroofing in c. 1978 and 2000; the replacement of windows; and the installation of a security door on primary (east) elevation (date unknown), have substantially diminished distinctive characteristics of the Ranch style. Despite the subject property retaining elements of the Ranch style, the lack of several essential elements affects the building's ability to be considered a significant, representative example of the style. The subject property was constructed as a simple example of the Ranch style and has been substantially altered over the years.

Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 888 W Avenue L is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 888 W Avenue L has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance
The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 888 W Avenue L's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 888 W Avenue L neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1950s. Therefore, the property at 888 W Avenue L is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 888 W Avenue L is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

Despite the property at 888 W Avenue L retaining elements of the Ranch style, the lack of several essential elements affects the building's ability to be considered a significant, representative example of the style. The subject property was constructed as a simple example of the Ranch style and has been substantially altered over the years. Additionally, the property does not embody distinctive characteristics of a type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence with an attached garage constructed in 1955. The building does not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. The property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify substantial information regarding the builder of the property at 888 W Avenue L, E. H. Thompson. The building is not considered notable within a body of work due to the lack of information regarding Thompson and his designs. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 888 W Avenue L is bounded by W Avenue L to the north and east, and vacant land to the west and south. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 888 W Avenue L has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 888 W Avenue L contains a one-story residence with an attached garage constructed in 1955 The majority of the property is paved with concrete and includes grass lawns to the front (east) and rear (west) of the residence. A concrete masonry unit (CMU) wall with iron fencing surrounds the property. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 888 W Avenue L was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 888 W Avenue L was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

***B12. References** (*continued from page 2*):

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=

type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2023. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966.

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1967. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977b. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977c. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b 11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2023. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM (Yucaipa News Mirror). 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #_____
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 **of** 21 ***Resource Name or #:** (Assigned by recorder) 763 W Avenue L
P1. Other Identifier:
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Riverside **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Yucaipa, CA **Date** 2021 **T** 2S; **R** 13W; __ ☐ **of** __ ☐ **of Sec** 21; San Bernardino **B.M.**
c. Address 763 W Avenue L City Calimesa Zip 92320
d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____mE/ _____mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 411-200-001

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

The property sited legally on APN 411-200-001 contains a trailer park with dozens of home sites for trailers and mobile homes (763 W Avenue L) constructed in 1964. The property is bounded by W Avenue L to the north and west, vacant land to the south, and a single-family residence (749 W Ave L) to the east. The majority of the property is paved with asphalt with two vehicle driveways providing access from the north off W Avenue L. *See continuation sheet page 4.*

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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

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

P5b. Description of Photo: (view, date, accession #): View Facing southeast, 08/03/23

***P6. Date Constructed/Age and Source:** ☒ Historic ☐Prehistoric ☐ Both
1964(NETR 2023)

***P7. Owner and Address:**
Sarwar Family Trust
1508 W Sunset Boulevard
Calimesa, CA 92320

***P8. Recorded by**: (Name, affiliation, and address) [name, last name],
Dudek, Katie Ahmanson
38 N. Marengo Avenue
Pasadena, CA 91101

***P9. Date Recorded:**
08/25/23

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde Owner LLC. May 2024.

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

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

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 763 W Avenue L ***NRHP Status Code** 6Z

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

***B5. Architectural Style:** N/A

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

See continuation sheet page 4.

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

***B8. Related Features:**

N/A

B9a. Architect: b. Builder:

***B10. Significance: Theme** N/A **Area** Calimesa, California

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

The property located at 763 W Avenue L (APN 411-200-001) is not eligible for listing under the NRHP, CRHR, or local criteria and integrity requirements based on the following significance evaluation. *See continuation sheet page 4.*

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

***B12. References:**

See continuation sheet page 12.

B13. Remarks:

***B14. Evaluator:** Katie Ahmanson, MHC

***Date of Evaluation:** 09/20/2023

(This space reserved for official comments.)

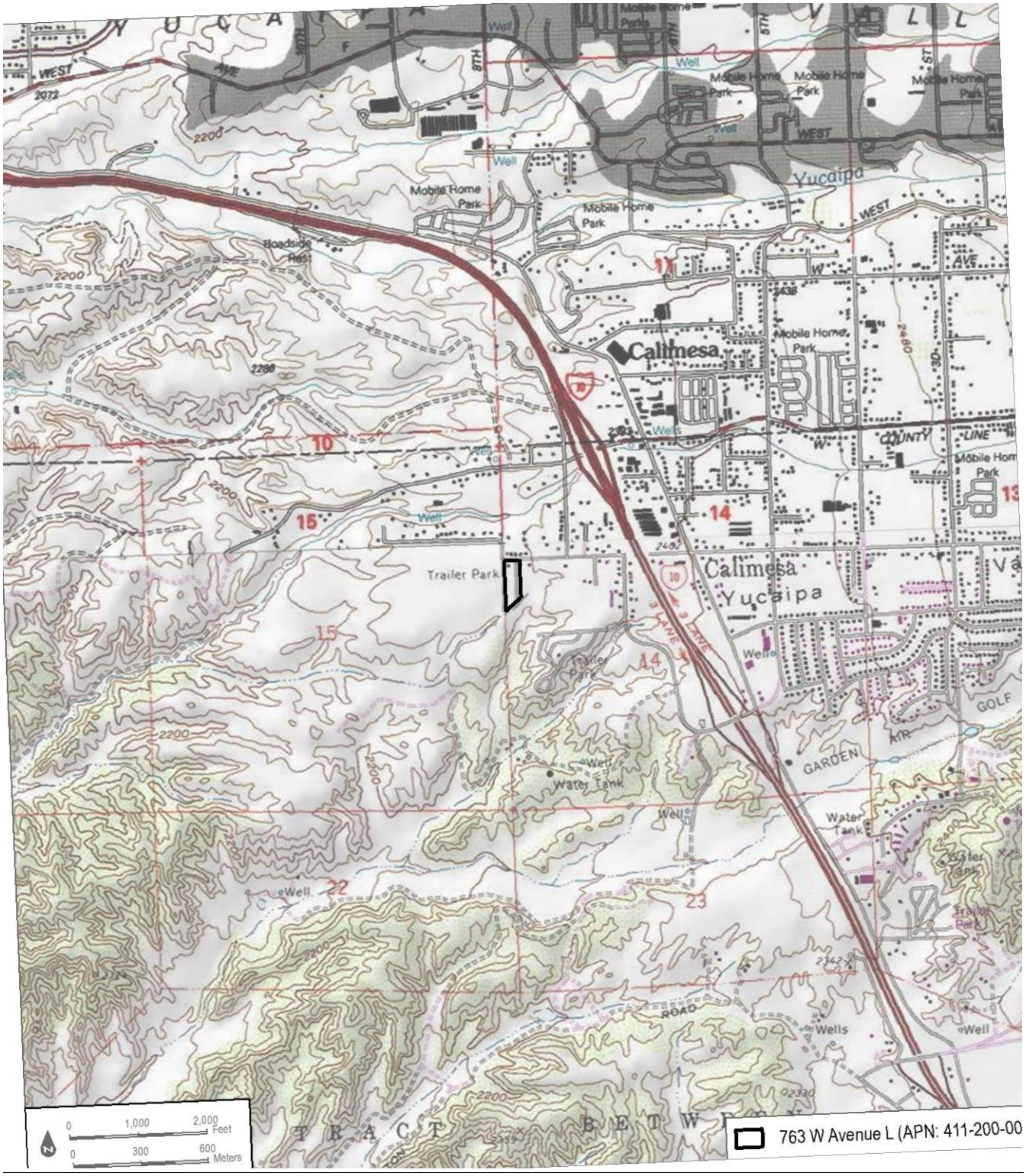
(Sketch Map with north arrow required.)

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

LOCATION MAP

Primary #
HRI#
Trinomial

Page 3 **of** 21
***Map Name:** Yucaipa, CA
***Resource Name or #** (Assigned by recorder) 763 W Avenue L
***Scale:** 1:24000 ***Date of map:** 2021



***P3a. Description (continued from page 1):**

Vegetation includes mature trees, shrubs, and small plantings within planters are located at each home site. A combination of CMU walls and chain-link fencing surround the property.

South Mesa Mobile Home Park (1964)

The trailer park contains three rows of home sites, two driveways leading south from W Avenue L to the end of the property, and two buildings located at the end of the second row of home sites. The first row is located along the western boundary of the property and a driveway sits between the first row and second row. The second and third rows of home sites are back-to-back with each other, and the second driveway is located along the eastern boundary of the property. Vehicles enter from the first driveway and exit from the second driveway. The trailer park features a combination of mobile homes and trailers. Typical exterior cladding of the trailers and mobile homes include corrugated metal siding, as well as horizontal and vertical wood-board siding. Fenestration is primarily a combination of vinyl and metal sash, sliding and double-hung windows. Roofs are typically flat or have a low-pitched, front-facing gable. Each home site contains a parking space for a mobile home or trailer as well as additional side space for vehicle parking or outdoor patio space. Home sites are either paved with asphalt, ceramic tiles, or remain unpaved with dirt flooring. Additionally, planters with small planters head each homesite (Exhibit 1, 2, and 3).

***B6. Construction History (*continued from page 1*):**

The following exterior alterations were identified through a review of property record research and/or during the survey:

- C. 1966: the southern boundary of the property is extended further south (NETR 1966)
- C. 1966: Two buildings constructed on the south portion of the property (NETR 1966)
- C. 1968: addition of three home sites to the second row of home sites, and the addition of four home sites to the third row of home sites (NETR 1968)

***B10. Significance (*continued from page 2*):**

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871). The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing

agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).
The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).
In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the

City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

Historical Overview of Trailer Parks (1920–1969)

Trailer parks and mobile homes are a type of multifamily residential development with a period of significance that extends from 1920 to 1969, when the construction of these properties was most common. This typology evolved from "auto camps," also known as "auto courts" or "motor courts," that were introduced in the early twentieth century as a result of increased popularity of automobiles. The introduction of mass-produced automobiles made automobile ownership more affordable and recreational automobile trips become more accessible (Survey LA 2016: 4).

During the 1910s, landowners with large amounts of undeveloped land harnessed the opportunity to profit on automobile travel by providing parking on their land for a small fee. However, problems associated with this unsanctioned property use necessitated the creation of municipal auto camps. Thus, the first auto camp was established in Douglas, Arizona in 1913. Throughout the next decade, tourists sought more on-site amenities to ease their travel experience, and private auto camps were developed with communal showers, toilets, laundry, and kitchen facilities. Such camps were situated parallel or perpendicular to highways with rows of campsites and were often located near gas stations and grocery stores for further convenience. Originally, they were developed with just a parking spot alongside a space to pitch a tent. However, by the Great Depression, it became more common for them to include on-site cabins and house-trailers. These house trailers were dwellings that motorists transported to campsites themselves. They grew in popularity during the 1930s as a result of the growing demand for affordable permanent housing in Southern California. Additionally, after the establishment of the Works Progress Administration 1935, trailer living allowed people to easily relocate to wherever work was offered. Once they had finished a job, they were able to move to the next job along with all of their personal belongings. By 1937, there were over four-hundred trailer manufacturing companies. That same year, California Legislature passed the State Trailer Camp Act to ensure a higher standard for trailer camps and recognized the popular use of trailers as residences (Survey LA 2016: 4-6; ARG 2021: 14-15).

In 1940, the Division of Housing announced that "a great influx of trailers and trailer camps" would be constructed in areas near nation defense projects as the government ordered 1,500 trailers to be constructed for these workers. Because trailers could be quickly constructed, they were a convenient solution for wartime factory worker housing and could easily be relocated. By 1941, California contained 185 trailer parks, the second-highest number of parks in the country after Florida. In 1945, there were 820 trailer parks in California, and the government ordered the construction of an additional 150,000 trailers for defense projects. After the World War II, trailer manufacturing continued to grow in response to housing shortages and a need for affordable veteran housing (Survey LA 2016: 6-7; ARG 2021: 15).

By 1952, the State Trailer Park Act was revised to serve as a guide for park design, construction, and operation. This amendment was incorporated to encourage cities to throughout the state to adhere by a standard for their trailer parks. In 1953, the number of trailer parks grew to 3,300, and trailers began to gain more of an association with housing than vacation vehicles. Because of this, by 1955, trailers were designed to resemble houses with features such as bi-level designs, integrated bathrooms, fold-out porches, full-height doors, and jalousie windows. These became known as mobile homes (Survey LA 2016: 8-9; ARG 2021: 15-16).

Trailer parks began to evolve during the second half to the twentieth century as mobile homes became more accepted. A report from 1960 established two categories of parks, service-oriented

and housing-oriented parks. The service-oriented parks house residents that stay home and whose daily activities are typically around the park property, so they include a larger variety of amenities. Housing-oriented parks sell housing space to residents who often work outside of the park property, so often these parks include less amenities. Likewise, new designs included larger spaces to accommodate the larger trailer designs with concrete patios and basic utilities such as water, sewer, electricity, and garbage removal. Park plans featured street patterns similar too residential subdivisions with grid and curvilinear plans. Some parks evening included community buildings, pools, and playgrounds. Landscaping included plantings between individual campsites for better insulation and privacy. Similarly, greenbelts between trailer parks and communities acted as buffers to dampen noise. By the late 1960s, about six million people lived in trailer parks, comprising one-third of the residences in the country (Survey LA 2016: 10-11; ARG 2021: 16).

Throughout the 1970s, modular homes were designed to offer more permanence for residents at trailer parks. Modular homes were constructed for homeowners who wanted the affordability of a mobile home and the appearance of a site-built home. Unlike mobile homes or trailers, modular homes were transported on flat trucks from manufacturing facilities. As a result of their flexibility and affordability, mobile homes and modular homes remained popular. However, the development of new trailer parks declined after the 1960s (Survey LA 2016: 12).

Character-defining features of the Trailor Park typology include the following:

- Occupies a large single property
- Contains dozens or hundreds of home sites
- Predominantly occupied by a single housing type, either trailers or mobile homes
- Earlier examples may have a rectilinear interior street pattern, with units arranged in parallel rows
- Postwar examples may have a curvilinear interior street pattern
- Surrounded by a privacy wall or fence with a primary entrance
- Includes a community/recreation building
- May be designed in a themed architectural style and may also be evaluated under that theme
- May have evolved from an earlier auto camp
- May represent an early example of the type, dating from the 1920s or 1930s
- May include a sales office and/or manager’s residence
- May include outdoor recreation facilities, such as a playground or swimming pool
- May include mature landscaping, such as trees, shrubs and lawns
- May include community signage

History of the Subject Property

The property at 763 W Avenue L (APN 411-200-001) contains the South Mesa Mobile Home Park that was completed c. 1964 as confirmed in historic aerial photographs from 1962 and 1966. The property boundary was extended c. 1966, two buildings were constructed on the property c. 1966, and seven homesites were added c. 1968 (NETR 2023).

Historic aerial photography reveals that construction of the South Mesa Mobile Home Park began in 1953 with the paving of the northern portion of the property. By 1959, two rows of home sites were visible on the property, and by 1962, a third row of home sites had been added to the eastern boundary of the property. Between 1962 and 1966 the first row of homesites was extended south (NETR 2023; UCSB 2023). Although the property was not completed until c. 1964, historic newspaper research indicates that A. E. and Ruth Osgood managed the property in 1957. At the time, South Mesa Mobile Home Park was described as a “pleasant little mobile home park” with fifteen spaces (YNM 1957b). Historic newspaper research noted that Mrs. Louise Doyle lived at the property in 1965, and that Alan C. Lucas lived there in 1966 (RDF 1965b; RDF 1966b). Research yielded no substantial information regarding Mr. and Mrs. Osgood, Mrs. Doyle, or Mr.

Lucas.

In 1967, Mr. and Mrs. Benjamin Kilde gained ownership and managed the property. The couple moved from Minnesota with their three daughters to manage the mobile home park described as a "42-space park which is on a bluff overlooking a beautiful scene" (SBCS 1967). However, by 1968, it was reported that Thomas (Red) Short and his wife purchased the property and moved into the mobile home park to manage it themselves (SBCS 1968). Between 1968 and the change in ownership in 1972, several residents were noted at the mobile park, including Ashley M. Cagle (1969), Mr. and Mrs. Sebastian Matheis (1970), John Henry Keen (1970), and Jennie J. Vixie (1971) (SBCS 1969; RDF 1970a; RDF 1970b; RDF 1971b). Research yielded no substantial information regarding Mr. and Mrs. Short or any of the occupants.

In September 1972, Marvin and Ruth Zepede purchased the South Mesa Mobile Home Park and Albert and Thelma Zepede managed the property. During this time, it was reported that the park contained a "recreation hall with pool, table, bingo, pot-luck dinners, craft classes, close shopping, and nice trees" (RDF 1972b). Research was unable to determine how long Mr. and Mrs. Zepede owned the property. Historic newspaper research yielding no further information about the Zepedes. According to ParcelQuest, Saleh M. Sarwar and the Sarwar Family Trust own the property as of 2023 (ParcelQuest 2023).

Historic newspaper research yielded no substantial information regarding any of the known residents between 1972 and 2023, including Addison L. Chaplin (1972), and Mr. and Mrs. Harold F. Washburn (1972), Maude V. Chaplin (1972), Raymond P. Harrington (1973), William C. Armstrong (1973), Mrs. Giovanna Agalbato (1973), Dennis F. Waters (1973), Delwin M. Gregg (1975), Luella M. Keen (1976), Mr. and Mrs. Roy E. Kaufmann (1977–1979), and Mary Sweeny (1990) (RDF 1972c; RDF 1972d; RDF 1972e; RDF 1973b; RDF 1973c; RDF 1973d; RDF 1973e; SBCS 1975; RDF 1976; SBCS 1977c; SBCS 1990).

Owner/Occupant Timeline

The following section presents a timeline of the owners and/occupants of the subject property since the construction of the residence. Names with an asterisk next to them represent occupants who were also owners of the subject property (non-renters).

- 1957: A. E. and Ruth Osgood
- 1965: Mrs. Louise Doyle
- 1966: Alan C. Lucas
- 1967: Mr. and Mrs. Benjamin Kilde*
- 1968: Mr. and Mrs. Thomas (Red) Short*
- 1969: Ashley M. Cagle
- 1970: Mr. and Mrs. Sebastian Matheis
- 1970: John Henry Keen
- 1971: Jennie J. Vixie
- 1972: Marvin and Ruth Zepede*, Albert Zepede, and Thelma Zepede
- 1972: Addison L. Chaplin
- 1972: Mr. and Mrs. Harold F. Washburn
- 1972: Maude V. Chaplin
- 1973: Raymond P. Harrington
- 1973: William C. Armstrong
- 1973: Mrs. Giovanna Agalbato
- 1973: Dennis F. Waters

- 1975: Delwin M. Gregg
- 1976: Luella M. Keen
- 1977-1979: Mr. and Mrs. Roy E. Kaufmann
- 1990: Mary Sweeny
- 2023: Saleh M. Sarwar, Sarwar Family Trust*

NRHP/CRHR Statement of Significance

The property located at 763 W Avenue L (APN 411-200-001) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 763 W Avenue L contains a trailer park with dozens of home sites for trailers and mobile homes constructed in 1964. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 763 W Avenue L reflects local history in general as a trailer park constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 763 W Avenue L was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. The subject property was thus constructed during a period of developmental stability and as one of many trailer parks constructed in Calimesa. The subject property appears to have similarly followed an already-established pattern of development in its neighborhood; it is not a rare example of its type. Additional trailer parks constructed during this period include Villa Calimesa south of the subject property at 1134 Villa Calimesa Lane (constructed between 1959 and 1966), Ponderosa Mobile Estates at 1001 South Third Street (constructed between 1959 and 1966), and Californian Mobile Estates at 950 California Street (c. 1969) (NETR 2023).

Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 763 W Avenue L is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct

correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the trailer park located at 763 W Avenue L after 1979. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual for which they are known. Since its construction, several people have owned/occupied the property, including A. E. and Ruth Osgood (1957); Mrs. Louise Doyle (1965); Alan C. Lucas (1966); Mr. and Mrs. Benjamin Kilde (1967); Mr. and Mrs. Thomas (Red) Short (1968); Ashley M. Cagle (1969); Mr. and Mrs. Sebastian Matheis (1970); John Henry Keen (1970); Jennie J. Vixie (1971); Marvin and Ruth Zepede, Albert Zepede, and Thelma Zepede (1972); Addison L. Chaplin (1972); Mr. and Mrs. Harold F. Washburn (1972); Maude V. Chaplin (1972); Raymond P. Harrington (1973); William C. Armstrong (1973); Mrs. Giovanna Agalbato (1973); Dennis F. Waters (1973); Delwin M. Gregg (1975); Luella M. Keen (1976); Mr. and Mrs. Roy E. Kaufmann (1977–1979); Mary Sweeny (1990); and Saleh M. Sarwar, Sarwar Family Trust (2023). None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 763 W Avenue L is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The trailer park at 763 W Avenue L does not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. Archival research failed to identify the property's architect or designer, but due to the property's simple design it is unlikely they were the work of a master. The property has undergone three known alterations: the southern boundary of the property was extended south c. 1966, two buildings were constructed on the property c. 1966, and the addition of seven home sites to the property c. 1968.

The residence reflects the Trailor Park typology, including occupying a large single-property; containing dozens or hundreds of home sites; a privacy wall or fence with a primary entrance; a community/recreation building; sales office and/or manager's residence; mature landscaping, such as trees and shrubs; and community signage. Although the property displays features of the Trailor Park typology, it does not possess sufficient distinctive characteristics to be considered a significant and representative example of typology. Upon the subject property's construction in 1964, it was a scaled-down version of the Trailor Park typology. A report from 1960 established two categories of parks, service-oriented and housing-oriented parks. The subject property is a housing-oriented park, meaning it provides housing space to residents who often work outside of the park property. During the 1960s, new designs included larger spaces to accommodate the larger trailer designs with concrete patios and basic utilities such as water, sewer, electricity, and garbage removal. Park plans featured street patterns similar too residential subdivisions with grid and curvilinear plans. Some parks evening included community buildings, pools, and playgrounds. Despite the subject property retaining elements of the Trailor Park typology, the property lacks several essential elements that affect the property's ability to be considered a significant, representative example of the typology. The subject property was constructed as a simple example of the Trailor Park typology.

Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 763 W Avenue L is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 763 W Avenue L has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 763 W Avenue L's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 763 W Avenue L neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1960s. Therefore, the property at 763 W Avenue L is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 763 W Avenue L is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

Despite the property at 763 W Avenue L retaining elements of the Trailer Park typology, the lack of several essential elements affects the property's ability to be considered a significant, representative example of the type. The subject property was constructed as a simple example of the Trailer Park typology. Additionally, the property does not embody distinctive characteristics of a type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a trailer park with dozens of home sites constructed in 1964. The property does not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. The property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 763 W Avenue L's architect or designer. Due the property's simple deign, it is unlikely to be the work of a builder, designer, or

architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 763 W Avenue L is bounded by W Avenue L to the north and west, vacant land to the south, and a single-family residence (749 W Avenue L) to the east. There is no indication that the trailer park is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 763 W Avenue L has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 763 W Avenue L contains a trailer park with three rows of home sites, two driveways leading south from W Avenue L to the end of the property, and two buildings located at the end of the second row of home sites constructed in 1964. The majority of the property is paved with asphalt and is enclosed by a combination of CMU walls and chain-link fencing. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 763 W Avenue L was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 763 W Avenue L was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

***B12. References** (*continued from page 2*):

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2023. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966.

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1967. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977b. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977c. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b 11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2023. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM (Yucaipa News Mirror). 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

Exhibit 1. Main entrance from W Avenue L, view looking southeast.

Source: Dudek, IMG_2229

Exhibit 2. Trailers and mobile homes on the property, view looking southeast.

Source: Dudek, DSC03566

Exhibit 3. Trailers and mobile homes on the property, view looking southeast.

Source: Dudek, DSC03557

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

PRIMARY RECORD

Primary #_____
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 16 ***Resource Name or #:** (Assigned by recorder) 763 W Avenue L
P1. Other Identifier: _____
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Riverside **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Yucaipa, CA **Date** 2021 **T** 2S; **R** 13W; __ ☐ **of** __ ☐ **of Sec** 21; San Bernardino **B.M.**
c. Address 763 W Avenue L City Calimesa Zip 92320
d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____mE/ _____mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 411-200-018

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

The property sited legally on APN 411-200-018 contains a one-story maintenance building (763 W Avenue L) constructed between 1953 and 1959. The property is bounded by an unpaved road to the west, and vacant land to the north, south, and east. The majority of the property is undeveloped. An unpaved road leading south from W Avenue L provides access to the building from the north. There is no vegetation on the property. Chain-link fencing encloses the property. *See continuation sheet page 4*.

***P3b. Resource Attributes:** (List attributes and codes) HP39. Other

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

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

P5b. Description of Photo: (view, date, accession #): View Facing northeast, 08/03/23

***P6. Date Constructed/Age and Source:** ☒ Historic ☐Prehistoric ☐ Both
Between 1953-1959 (NETR)

***P7. Owner and Address:**
South Mesa Water Co.
P.O. Box 458
Calimesa, CA 92320

***P8. Recorded by**: (Name, affiliation, and address) [name, last name],
Dudek, Katie Ahmanson
38 N. Marengo Avenue
Pasadena, CA 91101

***P9. Date Recorded:**
08/25/23

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde Owner LLC. May 2024.

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

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

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 763 W Avenue L ***NRHP Status Code** 6Z

B1. Historic Name:

B2. Common Name:

B3. Original Use: B4. Present Use:

***B5. Architectural Style:** N/A

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

See continuation sheet page 4.

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

***B8. Related Features:**

N/A

B9a. Architect: b. Builder:

***B10. Significance: Theme** N/A **Area** Calimesa, Califorina

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

The property located at 763 W Avenue L (APN 411-200-018) is not eligible for listing under the NRHP, CRHR, or local criteria and integrity requirements based on the following significance evaluation. *See continuation sheet page 4.*

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

***B12. References:**

See continuation sheet page 9.

B13. Remarks:

***B14. Evaluator:** Katie Ahmanson, MHC

***Date of Evaluation:** 09/20/2023

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

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

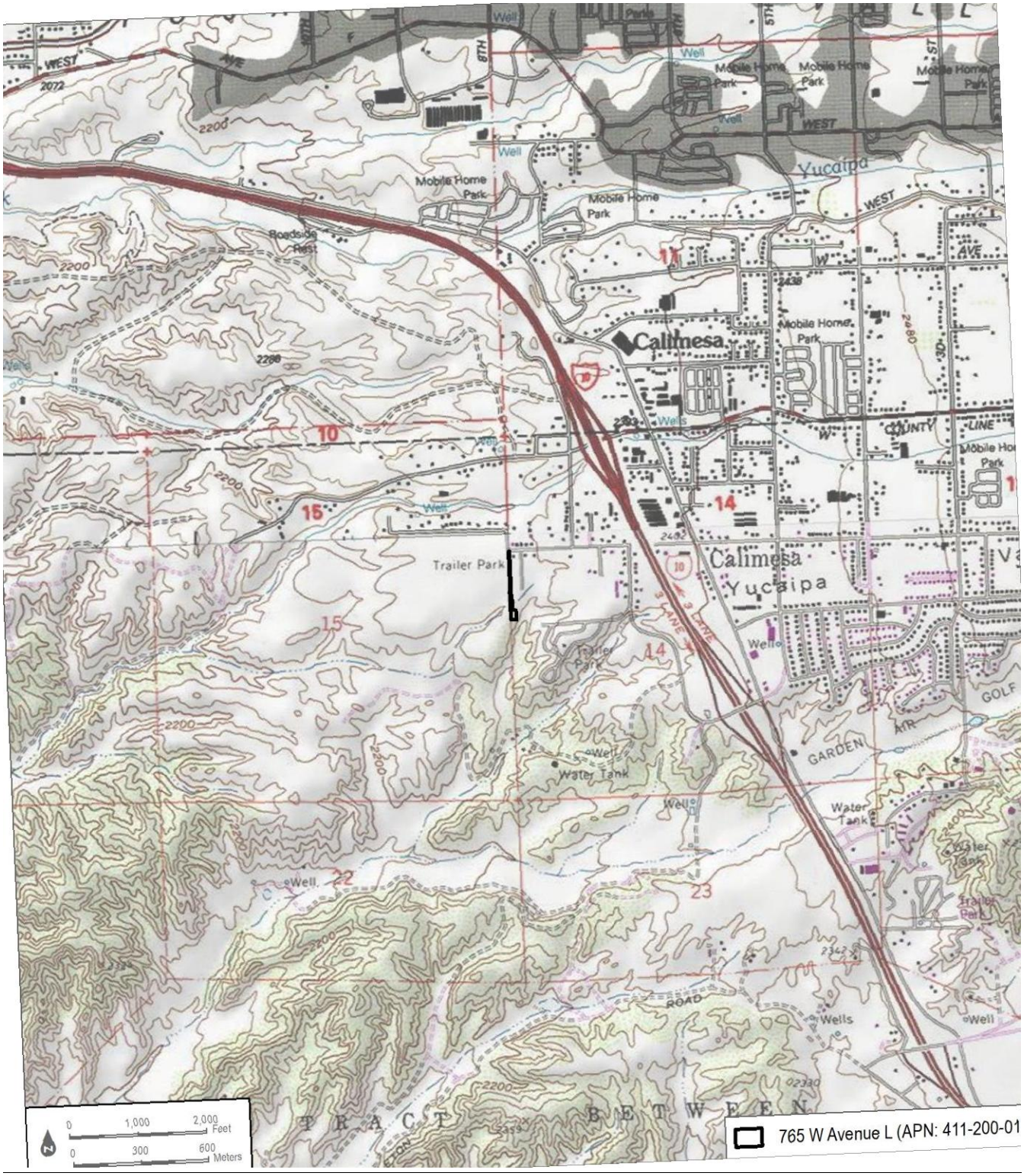
LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #** (Assigned by recorder) 763 W Avenue L

***Map Name:** Yucaipa, CA

***Scale:** 1:24000 ***Date of map:** 2021



***P3a. Description (continued from page 1):**

Maintenance Building (between 1953 and 1959)

The building is L-shaped in plan and one story in height. The vertical, wood-board clad building has a composition tile, shed roof with little overhang, closed eaves, and exposed wood rafters. The roof includes a section with a composition tile, front-gable roof with closed eaves on the rear (east) elevation of the building. The primary (west) elevation features the main entrance containing a single-panel door obscured by a metal security door. There are no secondary entrances. Each elevation features a wood-window frame with a metal screen but does not include glass (Exhibit 1).

***B6. Construction History (*continued from page 1*):**

The following exterior alterations were identified through a review of property record research and/or during the survey:

- C. 2005: Addition to the east elevation of the building (NETR 2005)
- Date unknown: addition of metal screen security door (observed)

***B10. Significance (*continued from page 2*):**

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871). The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access

to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).
The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).
In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

History of the Subject Property

There is a maintenance building currently on 763 W Avenue L (APN 411-200-018), which was built between 1953 and 1959 as confirmed in historic aerial photographs from 1953 and 1959. Two alterations were observed on the property, including an addition to the building c. 2005, and the addition of a metal screen security door at an unknown date (NETR 2023; UCSB 2023).

Archival research was unable to determine any of the building's owners from its time of construction, between 1953 and 1959, to the present. According to ParcelQuest, in 2023 the property is owned by the South Mesa Water Company (ParcelQuest 2023).

The South Mesa Water Company is a shareholder owned mutual water company that is regulated by the State of California Corporation Commission. The company was founded in 1912 as the Yucaipa Water Company #3. Initially, the company was part of the Redlands and Yucaipa Water Company, but in 1913, the company changed its name to the South Mesa Water Company and reorganized as an irrigation company. The primary focus of the company was the distribution of irrigation water and grew to include municipal and industrial water uses. In 1952, the company relocated from Redlands to 391 W Avenue L in Calimesa (South Mesa Water Company 2023).

Owner/Occupant Timeline

The following section presents a timeline of the owners and/occupants of the subject property since the construction of the residence. Names with an asterisk next to them represent occupants who were also owners of the subject property (non-renters).

- 2023: South Mesa Water Company*

NRHP/CRHR Statement of Significance

The property located at 765 W Avenue L (APN 411-200-018) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 763 W Avenue L contains a one-story maintenance building constructed between 1953 and 1959. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

Since at least 2023, the subject property has been occupied by the South Mesa Water Company, a shareholder owned mutual water company that is regulated by the State of California Corporation Commission. The company was founded in 1912 as the Yucaipa Water Company #3. Initially, the company was part of the Redlands and Yucaipa Water Company, but in 1913, the company changed its name to the South Mesa Water Company and reorganized as an irrigation company. However, there is no indication that the subject property is particularly significant within the irrigation industry, either regionally or nationwide. It is not the company's first facility or headquarters; its first plant was located in Yucaipa, California. The company's

headquarters relocated from Redlands to 391 W Avenue L in Calimesa in 1952. It was neither the first nor the last of its type and was merely following a continuous pattern of development that continued through the twentieth century.

Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 763 W Avenue L is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners of the maintenance building located at 763 W Avenue L. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, the only known owner includes the South Mesa Water Company in 2023. Although the South Mesa Water Company undoubtedly contributed to innovations in the irrigation industry, research did not identify information that would indicate the association of members of the South Mesa Water Company with the subject property would rise to the threshold of significance required for eligibility. Therefore, the property located at 763 W Avenue L is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story maintenance building at 763 W Avenue L does not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. Archival research failed to identify the buildings' architect or designer, but due to the building's simple design it is unlikely it was the work of a master. The property has undergone two known alterations, an addition to the east elevation of the building c. 2005 and the addition of a metal security door to the primary (west) elevation of the building (date unknown). Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 763 W Avenue L is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 763 W Avenue L has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 763 W Avenue L's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 763 W Avenue L neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. Archival research indicates that the building was not significant within the South Mesa Water Company and the property's construction merely followed local development patterns in the City of Calimesa into the 1950s. Therefore, the property at 763 W Avenue L is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 763 W Avenue L is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 763 W Avenue L does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story maintenance building constructed between 1953 and 1959. The building does not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 763 W Avenue L's architect or designer. Due the building's simple deign, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 763 W Avenue L is bounded by an unpaved road to the west, and vacant land to the north, south, and east. There is no indication that the maintenance building is a unique location within the City or has singular physical characteristics representing an established

and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 763 W Avenue L has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 763 W Avenue L contains a one-story maintenance building constructed between 1953 and 1959. The majority of the property is undeveloped and is enclosed by a chain link fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 763 W Avenue L was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 763 W Avenue L was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

***B12. References (*continued from page 2*):**

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2023. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966.

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1967. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977b. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977c. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b 11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2023. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM (Yucaipa News Mirror). 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

Exhibit 1. Primary (west) elevation of building, view looking northeast.

Source: Dudek, IMG_2262

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 856 W County Line Rd

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** *Yucaipa, Calif.* **Date** 2021 **T** 2S; **R** 13W; ¼ **of** ¼ **of Sec** 21; San Bernardino **B.M.**

c. Address 856 W County Line Road City Calimesa Zip 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 413-050-003

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

The property sited legally on APN 413-050-003 contains a one-story Ranch style residence with a detached garage (856 W County Line Road) constructed in 1958. The property is bounded by W County Line Road to the south, a residence to the west (870 W County Line Rd), a residence to the east (850 W County Line Rd), and vacant land to the north. The majority of the property is undeveloped with no grass lawns or patios and is bounded by a chain link fence to the south and east. An unpaved vehicle driveway provides access to the residence from the south off W County Line Road. Vegetation includes mature trees along the south-facing portion of the chain link fence. The property sits approximately 300 feet from the right-of-way and was not visible at the time of the survey. A screened chain link fence lines the entire southern and western perimeter of the residence blocking the primary facade from view.

See Continuation Sheet.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property Choose an item. Choose an item. Choose an item.

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde LLC. May 2024.

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

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

P5b. Description of Photo: Photo 1, View facing northwest, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
c.1958 (ParcelQuest)

***P7. Owner and Address:**
Clarence and Sacha Hoefer
870 W County Line Rd,
Calimesa, CA 92320

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 856 W County Line Road

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
***B5. Architectural Style:** Ranch style
***B6. Construction History:** (Construction date, alterations, and date of alterations)

See Continuation Sheet.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** **Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** Single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 856 W County Line Road (APN 413-050-003) does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 856 W County Line Road (APN 413-050-003).

See Continuation Sheet.

(Sketch Map with north arrow required.)

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

***B12. References:** See Continuation Sheet.

B13. Remarks:

***B14. Evaluator:** Claire Flanegin, Dudek

***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

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

LOCATION MAP

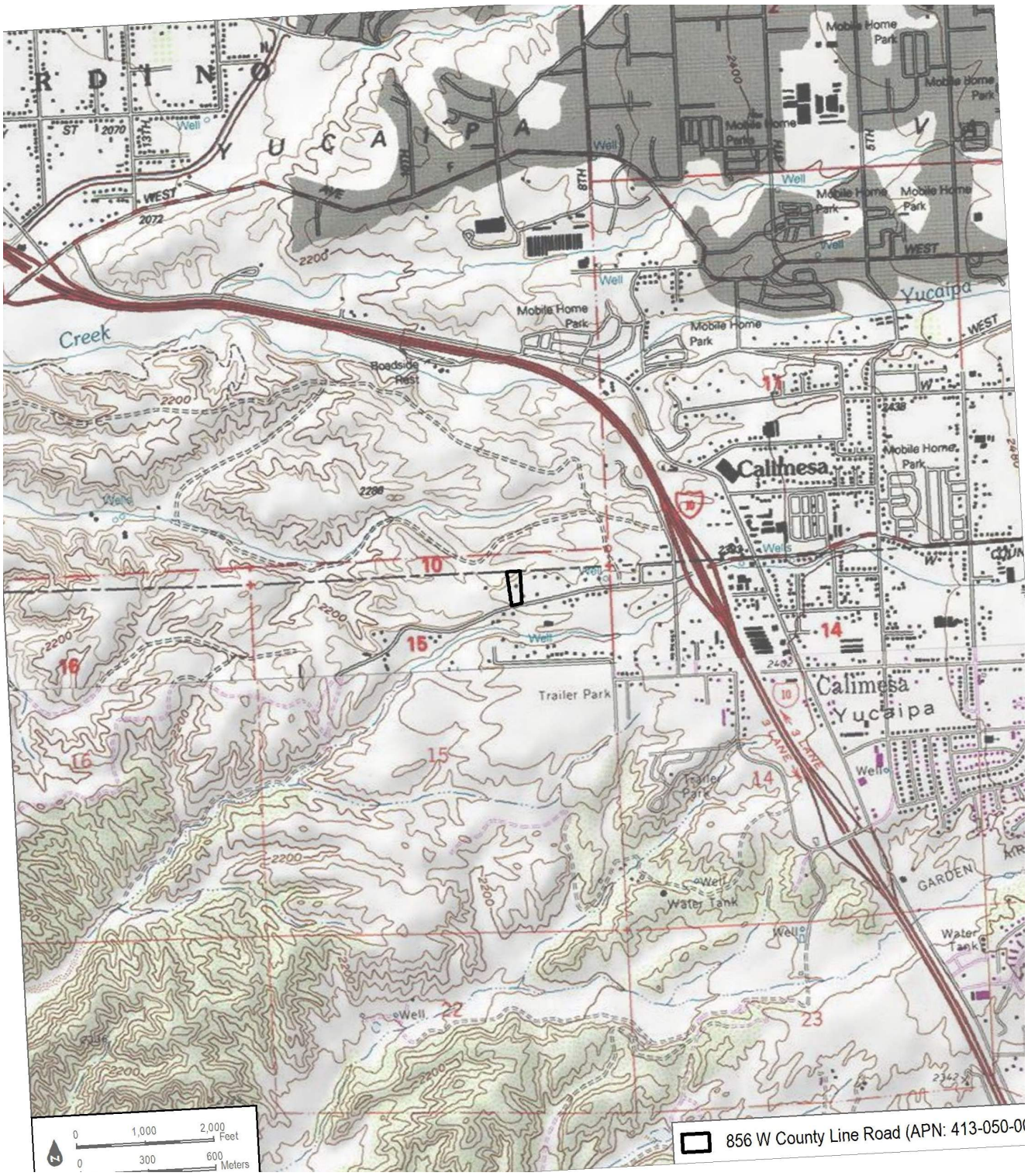
Primary #
HRI#
Trinomial

***Resource Name or #** (Assigned by recorder) 856 W County Line Road

***Map Name:** *Yucaipa, Calif.*

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

***Date of map:** 2021



Description (cont.)

Residence (1958)

The residence is relatively rectangular in plan and one story in height. The building displays a low-pitched side gable roof sheathed in composition shingles and is accessed from the southwest elevation. Along the rear (northeast) elevation is an exterior brick chimney. The residence is located approximately 300 feet from the road and during the survey, the residence was not visible from the public-right-of-way due to a fence obscuring the majority of the property (Exhibit 1).

Based on a review of aerials, the residence displays character defining features of the Ranch architectural style including a rambling, elongated plan with a horizontal emphasis, one-story in height, low-pitched gabled roof, general asymmetry, and brick chimneys.

Construction History

The following exterior alterations were identified through a review of property record research and/or during the survey:

- Between 1985 and 1995: Addition to southeast elevation (NETR 2024)
- 1991: Addition of retaining wall (Permit # 0221)
- 1997: Tear-off of existing roof, replaced with new materials (Permit # 1981)

Significance (cont.)

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-

6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to

lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

Ranch Style (1935-1970)

Ranch-style houses in California reflect a national trend of fascination with the "Old West" and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset, Better Homes and Gardens,* and *House Beautiful.* Later, ranch houses were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing

veterans who secured housing with FHA loans. (Grimes and Chiang 2009: 40-48; Horak et.al. 2015: 21-26; McAlester 2018: 695-704).

Character-defining features of the Ranch style include the following:

- rambling, elongated plans with a horizontal emphasis
- 1-2 stories in height
- low-pitched gabled or hipped roofs with overhanging, open eaves
- general asymmetry
- free-flowing interior spaces
- designed connection to the outdoors
- cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- brick or stone chimneys details
- attached garages often linked to residence by breezeways
- stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- functional and non-functional shutters details as trim around windows
- fenestration may include a picture window

Property History

There is one residential building currently on 856 W County Line Road (APN 413-050-003), which was built in 1958 (ParcelQuest 2024). The property has undergone one major alteration since its construction, an addition between 1985 and 1995 (Permit # 0221; Permit # 1981).

It is unclear from archival research who owned the property prior to the construction of the single-family residence. Historic aerial photographs from 1938 indicate that the property remained undeveloped at least until the construction of the residence, which appears in the historic aerial photograph from 1959 (NETR 2024).

It is unclear what occurred on the property before the construction of the residence. Historic newspaper research reveals that Glenn and Dixie Benton owned the property beginning in 1959 and resided there with their two daughters Pamela and Penny (Redlands Daily Facts 1959; RDF 1961). By 1971 the Benton family had moved to a different address, but it is unclear who became the new property owner. Further research on the Benton family yielded no substantial information.

Statement of Significance

The property located at 856 W County Line Road (APN 413-050-003) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 856 W County Line Road contains a one-story residence with an attached garage constructed in 1958. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 856 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 856 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 856 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 856 W County Line Road after 1971. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, a handful of families have inhabited the property, including Glenn and Dixie Benton (1959–c.1970), Sylvia Hoefer

(c.1991-1997), and Clarence and Sacha Hoefer (2021- present). None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 856 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and detached garage at 856 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. The building is a simple version of the Ranch architectural style, displaying character defining features including rambling, elongated plan with a horizontal emphasis, one-story in height, low-pitched gabled roof, general asymmetry, and brick chimneys. While the property does display character-defining features of the Ranch style, this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. The property has undergone three known alterations: an addition to the southeast elevation between 1985 and 1995, the addition of a retaining wall in 1991, and reroofing in 1997. Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 856 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 856 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 856 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 856 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the mid-twentieth century. Therefore, the property at 856 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 856 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 856 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence with a detached garage constructed in 1958. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. The building is a simple version of the Ranch architectural style, displaying character defining features including rambling, elongated plan with a horizontal emphasis, one-story in height, low-pitched gabled roof, general asymmetry, and brick chimneys. Despite displaying elements of the style, there is no indication that it's a distinctive example of the Ranch style of

architecture. Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 856 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 856 W County Line Road bounded by W County Line Road to the south, residential properties to the east and west, and vacant land to the north. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 856 W County Line Road has the potential to yield significant information of archeological interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 856 W County Line Road contains a one-story residence with a detached garage constructed in 1958. The majority of the property is an unpaved dirt lot and is bounded by a chain link fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 856 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the building does not require examination.

Summary of Evaluation Findings

The property at 856 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

References (cont.)

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

ARG. 2019. *Architectural Style Guide: Minimal Traditional*. Prepared for the City of Anaheim Planning and Building Department, July 2019. https://www.anaheim.net/DocumentCenter/View/27509/Anaheim-Architectural-Style-Guide-Minimal-Traditional#:~:text=Minimal%20Traditional%20buildings%20typically%20had,and%20may%20vary%20in%20color.&text=Minimal%20Traditional%20stucco%20is%20relatively,a%20very%20coarse%20sand%20aggregate.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c

Caltrans. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Sacramento, CA: California Department of Transportation. Accessed May 6, 2021.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2024. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1975. "James Newcomb Graduates from AF." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 3, 1975. 4.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1966. "Stock Dealer Faces Charge." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, CA). August 31, 1966. Pg. 23.

SBCS. 1967a. "Kennels Have Goal: Save Dogs." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). August 2, 1967. Pg. 27.

SBCS. 1967b. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969a. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1969b. "Student Ready to Intern as Dental Helper." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 30, 1969. Page 28.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Births." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). October 18, 1977. Pg. 34.

SBCS. 1977b. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977c. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977d. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

Smallwood, Josh (CRM Tech). 2008. "P-33-17258: 948 7th Place." DPR 523-series forms on file at the CHRIS Eastern Information Center, University of California Riverside.

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2024. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM. (Yucaipa News Mirror). 1948. "Classified - For Sale." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 18, 1948. Page 4.

YNM. 1951. "Work Wanted - Gardening." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 1, 1951. Page 8.

YNM. 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7,

1957.

YNM. 1957b. "Ollalie Berries." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). June 13, 1957. Page 4.

YNM. 1957c. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

YNM. 1960. "Legal Notice: Certificate of Business." Newspapers.com*: Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1960. Page 5)

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

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

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 850 W County Line Road

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** *Yucaipa, Calif.* **Date** 2021 **T** 2S; **R** 13W; X ¼ **of** X ¼ **of Sec** 21; San Bernardino **B.M.**

c. Address 850 W County Line Road City Calimesa Zip 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN: 413-071-004

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

The property sited legally on APN 413-071-004 contains a one-story Ranch style single-family residence with an attached garage (850 W County Line Road) constructed in 1974, horse stables, and two ancillary structures that appear to house other animals or livestock (Exhibit 10). The property is bounded by W County Line Road to the south, a residential property to east (846 W County Line Road), a residential property to the west (856 W County Line Road), and vacant land to the north. The rear of the property is enclosed by a chain link fence and is not visible from the public right-of-way. A paved vehicle driveway provides access to the residence from the south off W County Line Road. Vegetation includes mature trees and shrubbery, with landscaping that includes decorative rock and gravel fill around foliage.

See continuation sheet

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property Choose an item. Choose an item. Choose an item.

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

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2/ Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde Owner LLC. May 2024.

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

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

P5b. Description of Photo: Photo 1, View facing north, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1974 (ParcelQuest)

***P7. Owner and Address:**
Linda Smerber
850 W County Line Rd,
Calimesa, CA 92320

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2/ Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde Owner LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z
***Resource Name or #** (Assigned by recorder) 850 W County Line Road

B1. Historic Name:
B2. Common Name:
B3. Original Use:
B4. Present Use:
***B5. Architectural Style:** Ranch Style
***B6. Construction History:** (Construction date, alterations, and date of alterations)

See continuation sheet

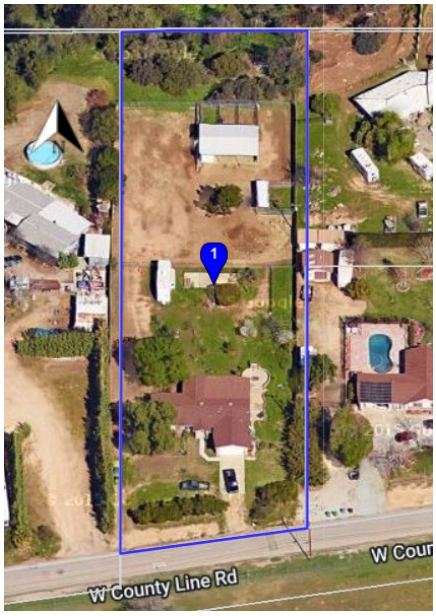
***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:** N/A

B9a. Architect: b. Builder:
***B10. Significance: Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 850 W County Line Road (APN 413-071-004) does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 850 W County Line Road (APN 413-071-004).

See Continuation Sheet.

(Sketch Map with north arrow required.)



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

***B12. References:** *See Continuation Sheet*

B13. Remarks:

***B14. Evaluator:** Claire Flanegin, Dudek

***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

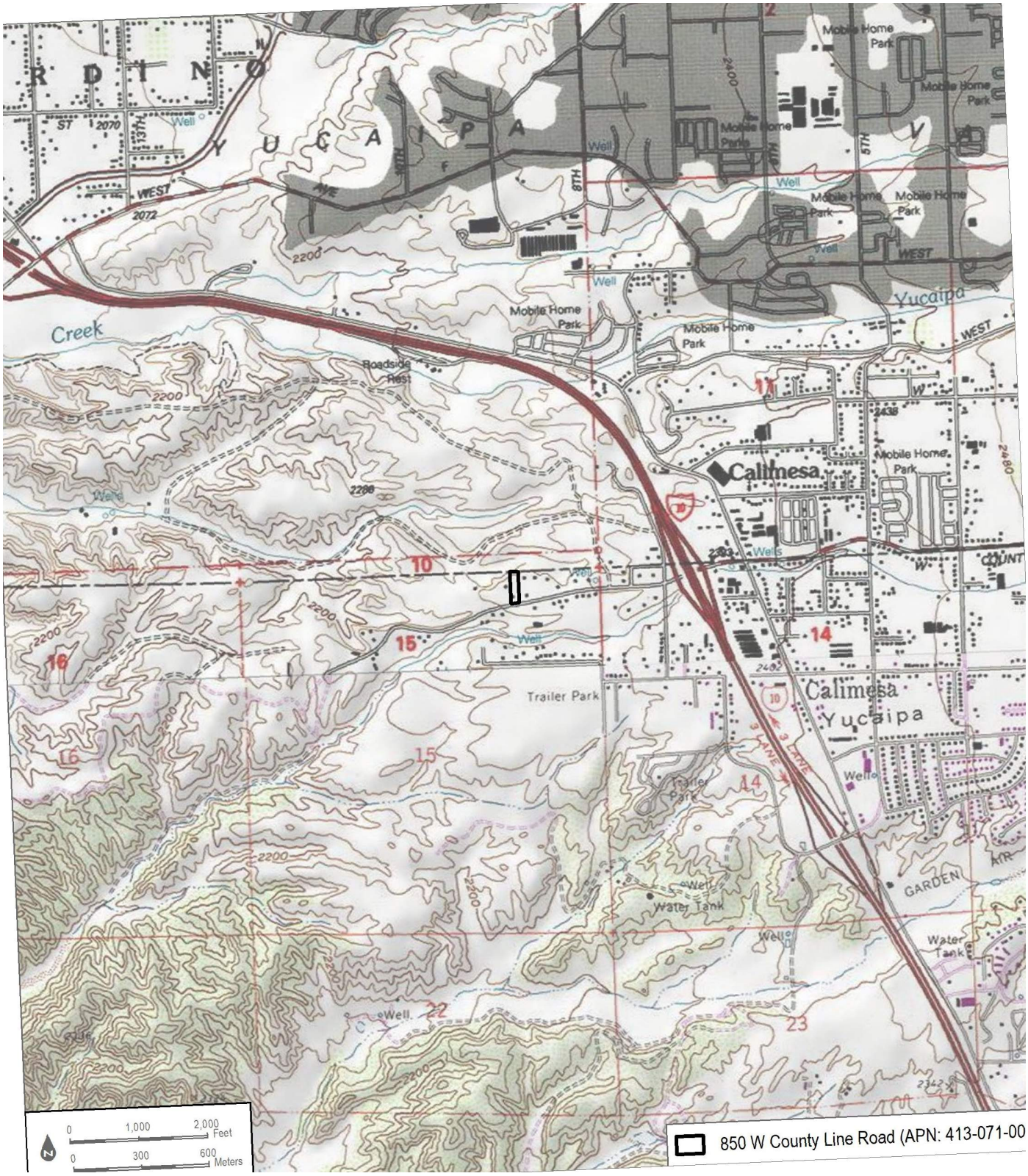
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary # X
HRI# X
Trinomial X

***Resource Name or #** (Assigned by recorder)
850 W County Line Road

***Map Name:** *Yucaipa, Calif.* ***Scale:** 1:24,000 ***Date of map:** 2021



*** Required information**

P3a. Description *(continued from page 1):

Residence (1974)

The residence is relatively rectangular in plan and one story in height. The building has a low pitched, composition shingle, cross-gable roof with wide overhang and open eaves. The building is primarily clad in stucco. Only the primary (south) elevation of the residence was visible from the public-right-of-way during the survey. The primary (south) elevation contains a metal paneled garage door. Fenestration is ungrouped and contains a combination of double-hung and sliding windows (Exhibit 1).

The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, open eaves, general asymmetry, cladding featuring stucco, and an attached garage (Exhibit 1).

***B6. Construction History (*continued from page 3*):**

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 1996: Room addition (Permit # 1875)
- 2011: Master bedroom addition (Permit # 6596)
- Date unknown: Replacement windows with vinyl on primary (south) elevation (observed)
- Date unknown: Garage door replacement (observed)

B10. Significance *(continued from page 3):

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby

settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of

Commerce 2022; Bunting 1985; SCAG 2021).

History of the Subject Property

There is one residential building currently on 850 W County Line Road (APN 413-071-004), which was built in 1974 (ParcelQuest 2024). The property has undergone four alterations since its construction: the addition of a room in 1996, the addition of a master bedroom in 2011, replacement of windows on the primary elevation, and a garage door replacement- both on unknown dates (Permit # 1875; Permit # 6596).

Historic aerial photographs from 1938 to 1972, indicate that the property remained undeveloped and surrounded by undeveloped and agricultural properties until the construction of the residence in 1974 (NETR 2024). It is unclear what occurred on the property or who the owners were before the construction of the residence. Archival research revealed that Charles and Lassandra Reagan purchased the property in 1992 and that they remained the homeowners as listed on building permits from both 1996 and 2011 (City of Calimesa 2024). As of 2016, Linda Smerber is the owner of the property (ParcelQuest 2024). Further archival and historic newspaper research yielded no substantial information about the Reagan or Smerber families.

Architectural Style: Ranch style (1930-1975)

Ranch-style houses in California reflect a national trend of fascination with the "Old West" and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as Sunset, Better Homes And Gardens, and House Beautiful. Later, ranch houses were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. Ranch houses were typically built between 1930 and 1975, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans.

Ranch style houses are usually a one-story, single-family residence. Houses designed in this architectural style include several identifying characteristics such as rambling, elongated plans; a horizontal emphasis; general asymmetry; free-flowing interior spaces; and a designed connection to the outdoors. Features such as low-pitched roofs with wide eaves, a combination of cladding materials including board-and-batten siding, brick and stone chimneys, and large picture windows were commonly applied and evoked an aesthetic that was reminiscent of these past architectural traditions. Decorative features such as wood shutters and dovecotes were often added to enhance the rusticated appearance of Ranch houses (Grimes and Chiang 2009: 40-48; Horak et.al. 2015: 21-26; McAlester 2015: 695-704).

Character-defining features of the Ranch style include the following:

- rambling, elongated plans with a horizontal emphasis
- 1-2 stories in height
- low-pitched gabled or hipped roofs with overhanging, open eaves
- general asymmetry
- free-flowing interior spaces
- designed connection to the outdoors
- cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- brick or stone chimneys details
- attached garages often linked to residence by breezeways
- stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- functional and non-functional shutters details as trim around windows
- fenestration may include a picture window

NRHP/CRHR Statement of Significance

The property located at 850 W County Line Road (APN 413-071-004) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 850 W County Line Road contains a one-story residence with an attached garage constructed in 1974. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 850 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 850 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 850 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 850 W County Line Road. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, archival research revealed at least two different property owners: Charles and Lassandra Reagan (1992-c.2011) and Linda Smerber (2016-present). None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 850 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or

possesses high artistic values

The one-story residence and attached garage at 850 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, open eaves, general asymmetry, cladding featuring stucco, and an attached garage. Although the residence displays features of the Ranch style, it does not possess sufficient distinctive characteristics to be considered a significant and representative example of the Ranch style.

Ranch residences were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. The alterations to the property, namely the additions to the residence in 1996 and 2011, have substantially diminished distinctive characteristics of the Ranch style. Despite the subject property retaining elements of the Ranch style, the lack of several essential elements affects the building's ability to be considered a significant, representative example of the style. The subject property was constructed as a simple example of the Ranch style and has been substantially altered over the years with additions to the original plan and window replacements.

Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 850 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 850 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 850 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 850 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 850 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 850 W County Line Road is not identified with persons or events significant in local, state, or national history. No information

revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

Despite the property at 850 W County Line Road retaining elements of the Ranch style, the lack of several essential elements affects the building's ability to be considered a significant, representative example of the style. The subject property was constructed as a simple example of the Ranch style and has been altered over the years. Additionally, the property does not embody distinctive characteristics of a type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence with an attached garage constructed in 1974. The building does not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. The property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 850 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 850 W County Line Road is bounded by W County Line Road to the south, a residential property to east (846 W County Line Road), a residential property to the west (856 W County Line Road), and vacant land to the north. The rear of the property is enclosed by a chain link fence and is not visible from the public right-of-way. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 850 W County Line Road has the potential to yield significant information of archeological interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 850 W County Line Road contains a one-story residence with an attached garage constructed in 1974. The majority of the property is an open grass field and is enclosed by a chain link fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 850 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 850 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

***B12. References (*continued from page 3*):**

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2023. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966.

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1967. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977b. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977c. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2023. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM (Yucaipa News Mirror). 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

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

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 846 W County Line Road

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** *Yucaipa, Calif.* **Date** 2021 **T** 2S; **R** 13W; X ¼ **of** X ¼ **of Sec** 21; San Bernardino **B.M.**

c. **Address** 846 W County Line Road **City** Calimesa **Zip** 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 413-071-003

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

The property sited legally on APN 413-071-003 contains a one-story Ranch style residence with an attached garage (846 W County Line Road) constructed in 1979, and three ancillary sheds (Exhibit 11). The property is bounded by W County Line Road to the south, a residential property to the west (850 W County Line Road), a grassy field and paved driveway belonging to a residential property (830 W County Line Road) to the east, and a residential property to the north (840 W County Line Road). The property consists of the residence, a landscaped backyard with in-ground swimming pool, the three ancillary structures, and an unpaved dirt area on the west elevation of the property. The property is enclosed by a wooden fence that runs along the west, north, and east elevations. A vehicle driveway provides access to the residence from the south off W County Line Road. Vegetation includes mature trees, shrubs, and small plantings, along with landscaping and gravel fill.

See continuation sheet

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property Choose an item. Choose an item. Choose an item.

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2/ Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde Owner LLC. May 2024.

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

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

P5b. Description of Photo: Photo 1, View facing northwest, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1979 (ParcelQuest)

***P7. Owner and Address:**
Raymond Cruickshank
846 W County Line Road
Calimesa, CA 92320

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2/ Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde Owner LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 846 W County Line Road

B1. Historic Name:
B2. Common Name:
B3. Original Use:
B4. Present Use:
***B5. Architectural Style:** Ranch Style
***B6. Construction History:** (Construction date, alterations, and date of alterations)

See continuation sheet

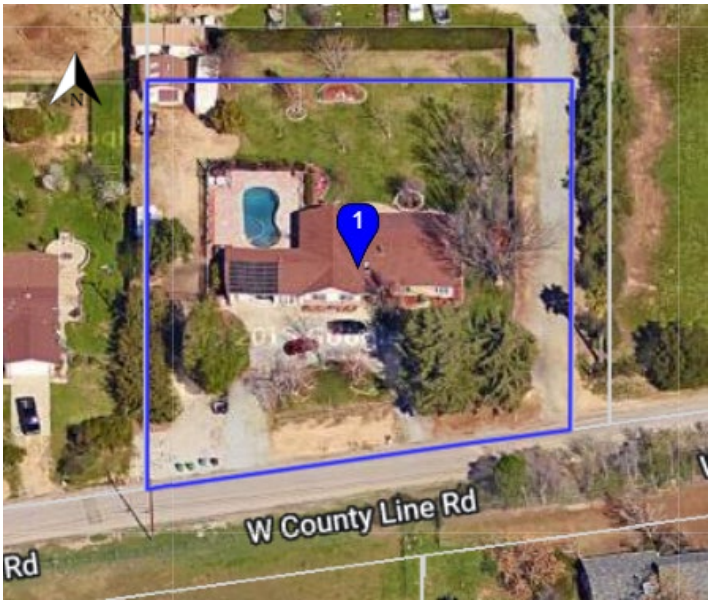
***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:** N/A

B9a. Architect: b. Builder:
***B10. Significance: Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 846 W County Line Road (APN 413-071-003) does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 846 W County Line Road (APN 413-071-003).

See Continuation Sheet.

(Sketch Map with north arrow required.)



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

***B12. References:** *See Continuation Sheet*

B13. Remarks:

***B14. Evaluator:** Claire Flanegin, Dudek

***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

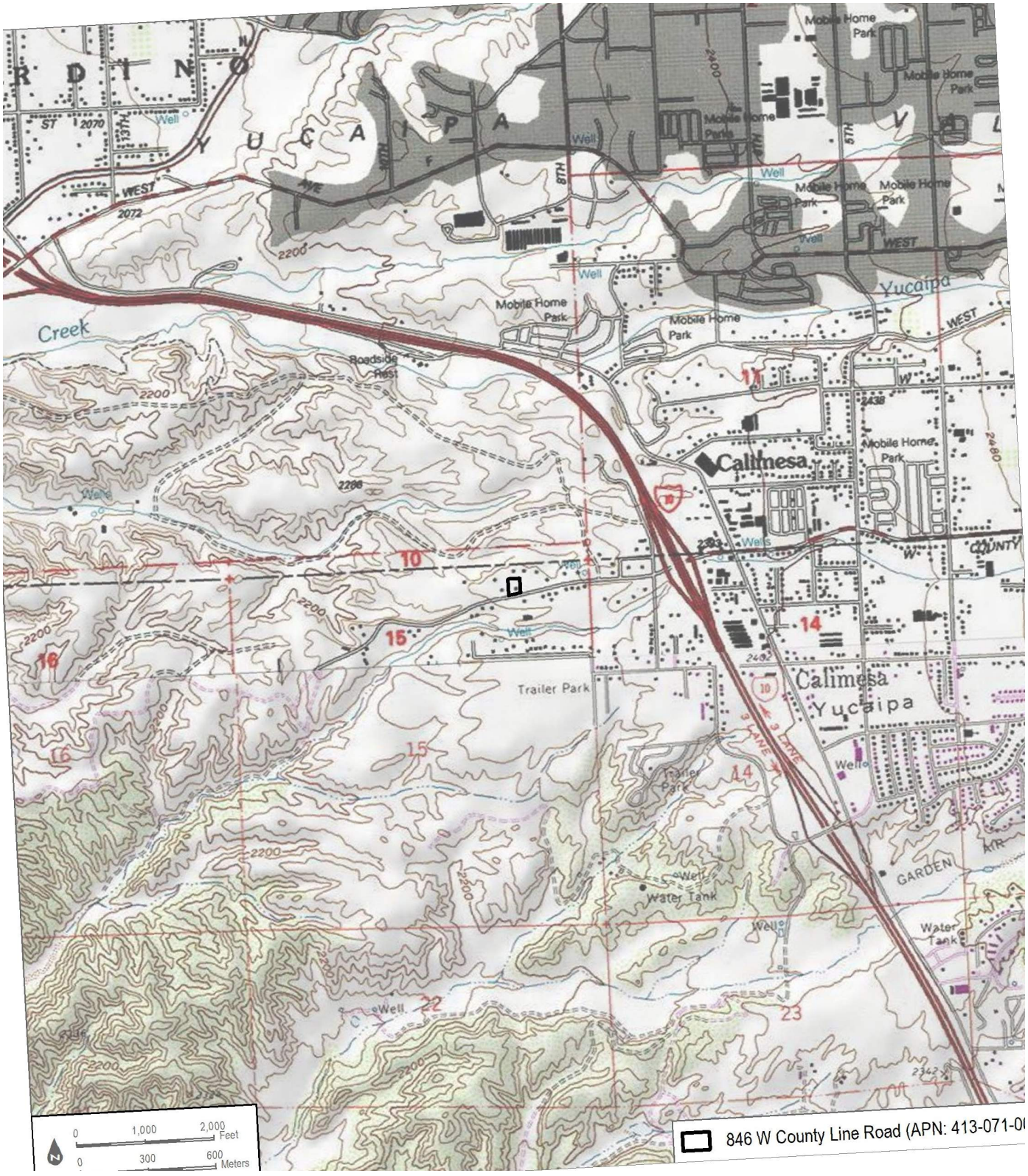
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary # X
HRI# X
Trinomial X

***Resource Name or #** (Assigned by recorder)
846 W County Line Road

***Map Name:** *Yucaipa, Calif.* ***Scale:** 1:24,000 ***Date of map:** 2021



*** Required information**

P3a. Description *(continued from page 1):

Residence (1979)

The residence is relatively rectangular in plan and one story in height. The building has a low pitched, composite tile, cross-gable roof with wide overhang and open eaves. During the survey, only the south and east elevations of the residence were visible from the public-right-of-way. The residence is primarily stucco-clad with some horizontal wood cladding on the south elevation, as well as two instances of stone-cladding. Fenestration is grouped and contains a mix of sliding, casement, and vinyl sash windows. The main entrance is recessed within the primary (south) elevation with a secondary entrance to the right of the attached garage consisting of glass-paneled French doors. The portion of the roof atop the attached garage is fitted with solar panels added in 2022 (Exhibit 1).

The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, open eaves, general asymmetry, cladding featuring stucco and wood boards, and an attached garage (Exhibit 1).

***B6. Construction History (*continued from page 3*):**

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 1993: Storage shed construction (Permit # 0666)
- 1993: Reroofing (Permit # 0758)
- 2002: HVAC system replacement (Permit # 3047)
- 2022: Roof-mounted solar panel installation (Permit # 2022-341)
- Date unknown: Replacement windows with vinyl on primary (south) elevation (observed)
- Date unknown: Replacement front door on primary (south) elevation (observed)

B10. Significance *(continued from page 3):

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community

of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on

December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

History of the Subject Property

There is one residential building currently on 846 W County Line Road (APN 413-071-003), which was built in 1979 (ParcelQuest 2024). The property has undergone several documented and observed alterations: construction of an ancillary shed in 1993, reroofing in 1993, the replacement of its HVAC system in 2002, the addition of roof-mounted solar panels in 2022, as well as the replacement of the front door and windows on the primary elevation at an unknown date.

Raymond and Marlene Cruickshank, first mentioned in 1993 building permit and held continuous ownership as shown by subsequent building permit applications in both 2022 and 2012. As of 2024, Raymond and Marlene Cruickshank are the current owners of the property (ParcelQuest 2024). Historic newspaper research yielded no substantial information on either of the Cruickshank family. Archival research revealed no substantial information regarding the owners of the property prior to 1993.

Historic aerial photographs from 1938 to 1972, indicate that the property remained undeveloped and surrounded by undeveloped and agricultural properties until the construction of the residence in 1979 (NETR 2024). It is unclear what occurred on the property before the construction of the residence.

Architectural Style: Ranch style (1930-1975)

Ranch-style houses in California reflect a national trend of fascination with the "Old West" and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as Sunset, Better Homes And Gardens, and House Beautiful. Later, ranch houses were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. Ranch houses were typically built between 1930 and 1975, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans.

Ranch style houses are usually a one-story, single-family residence. Houses designed in this architectural style include several identifying characteristics such as rambling, elongated plans; a horizontal emphasis; general asymmetry; free-flowing interior spaces; and a designed connection to the outdoors. Features such as low-pitched roofs with wide eaves, a combination of cladding materials including board-and-batten siding, brick and stone chimneys, and large picture windows were commonly applied and evoked an aesthetic that was reminiscent of these past architectural traditions. Decorative features such as wood shutters and dovecotes were often added to enhance the rusticated appearance of Ranch houses (Grimes and Chiang 2009: 40-48; Horak et.al. 2015: 21-26; McAlester 2015: 695-704).

Character-defining features of the Ranch style include the following:

- rambling, elongated plans with a horizontal emphasis
- 1-2 stories in height
- low-pitched gabled or hipped roofs with overhanging, open eaves
- general asymmetry
- free-flowing interior spaces
- designed connection to the outdoors
- cladding featuring stucco, board and batten, shingles, clapboard, or a

combination of materials
- brick or stone chimneys details
- attached garages often linked to residence by breezeways
- stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- functional and non-functional shutters details as trim around windows
- fenestration may include a picture window

NRHP/CRHR Statement of Significance

The property located at 846 W County Line Road (APN 413-071-003) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 846 W County Line Road contains a one-story residence with an attached garage constructed in 1979. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 846 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 846 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 846 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 846 W County Line Road. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Raymond and Marlene Cruickshank have remained the homeowners of the property from 1993 until present. Historic newspaper research yielded no substantial information on either of the Cruickshanks. Archival research revealed no substantial

information regarding the owners of the property prior to 1993. These owners cannot be considered individually significant within a historic context. Therefore, the property located at 846 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and attached garage at 846 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, open eaves, general asymmetry, cladding featuring stucco and wood siding, and an attached garage. Although the residence displays features of the Ranch style, it does not possess sufficient distinctive characteristics to be considered a significant and representative example of the Ranch style.

Ranch residences were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. The alterations to the property, namely reroofing in 1993 and the addition of roof-mounted solar panels in 2022, have diminished distinctive characteristics of the Ranch style. Despite the subject property retaining elements of the Ranch style, the lack of several essential elements affects the building's ability to be considered a significant, representative example of the style.

Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 846 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 846 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 846 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 846 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic,

engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 846 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 846 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

Despite the property at 846 W County Line Road retaining elements of the Ranch style, the lack of several essential elements affects the building's ability to be considered a significant, representative example of the style. The subject property was constructed as a simple example of the Ranch style and has been altered over the years. The property contains a one-story residence with an attached garage constructed in 1979. The building does not possess any known physical features that would distinguish it as a truly representative example of a Ranch style home. The property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 846 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 846 W County Line Road is bounded by W County Line Road to the south, residential properties to the east, west, and north. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 846 W County Line Road has the potential to yield significant information of archeological interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 846 W County Line Road contains a one-story residence with an attached garage constructed in 1979. The property is enclosed by a wooden fence that runs along the west, north, and east elevations. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the

wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 846 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 846 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

***B12. References (*continued from page 3*):**

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2023. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966.

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1967. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977b. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977c. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2023. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952,

1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM (Yucaipa News Mirror). 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

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

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 840 W County Line Road

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** *Yucaipa, Calif.* **Date** 2021 **T** 2S; **R** 13W; X ¼ **of** X ¼ **of Sec** 21; San Bernardino **B.M.**

c. Address 840 W County Line Road City Calimesa Zip 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 413-071-005

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

The property sited legally on APN 413-071-005 contains a one-story Ranch style residence with an attached garage (840 W County Line Road) constructed in 1965. The property is bounded by a residence (846 W County Line Road) to the south, a residential property to the east (830 W County Line Road), a residence to the west (850 W County Line Road), and vacant grassland to the north. The majority of the property is undeveloped and is enclosed by a chain link fence. An unpaved vehicle driveway provides access to the residences from the south off W County Line Road. Vegetation includes mature trees and shrubs with no landscaping. The property sits approximately 300 feet from the right-of-way and was only partially visible at the time of the survey. Mature shrubs and perennial plants line the parcel's perimeter fence and trees and mature shrubbery line the properties driveway. A wood fence and an adjacent property, 846 W County Line Road, blocks the majority of the property from view.

See continuation sheet

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property Choose an item. Choose an item. Choose an item.

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2/ Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde Owner LLC. May 2024.

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

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

P5b. Description of Photo: Photo 1, View facing north, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1965 (ParcelQuest)

***P7. Owner and Address:**
Timothy Patrick
840 W County Line Road
Calimesa, CA 92320

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2/ Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde Owner LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 840 W County Line Road

B1. Historic Name:
B2. Common Name:
B3. Original Use:
B4. Present Use:
***B5. Architectural Style:** Ranch style
***B6. Construction History:** (Construction date, alterations, and date of alterations)

See continuation sheet page xx.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:** N/A

B9a. Architect: b. Builder:
***B10. Significance: Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 840 W County Line Road (APN 413-071-005) does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 840 W County Line Road (APN 413-071-005).

See Continuation Sheet.

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

***B12. References:** *See Continuation Sheet*

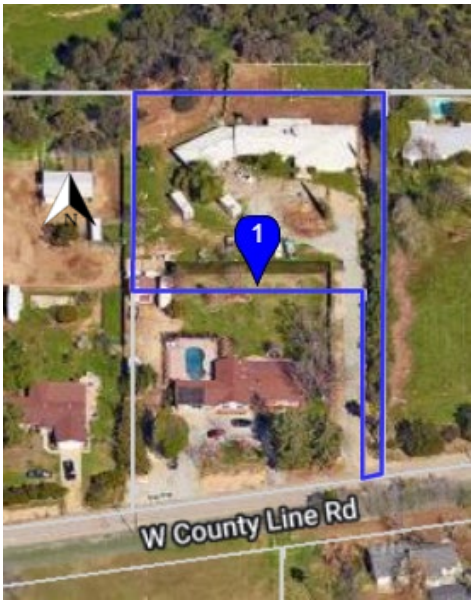
B13. Remarks:

***B14. Evaluator:** Claire Flanegin, Dudek

***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



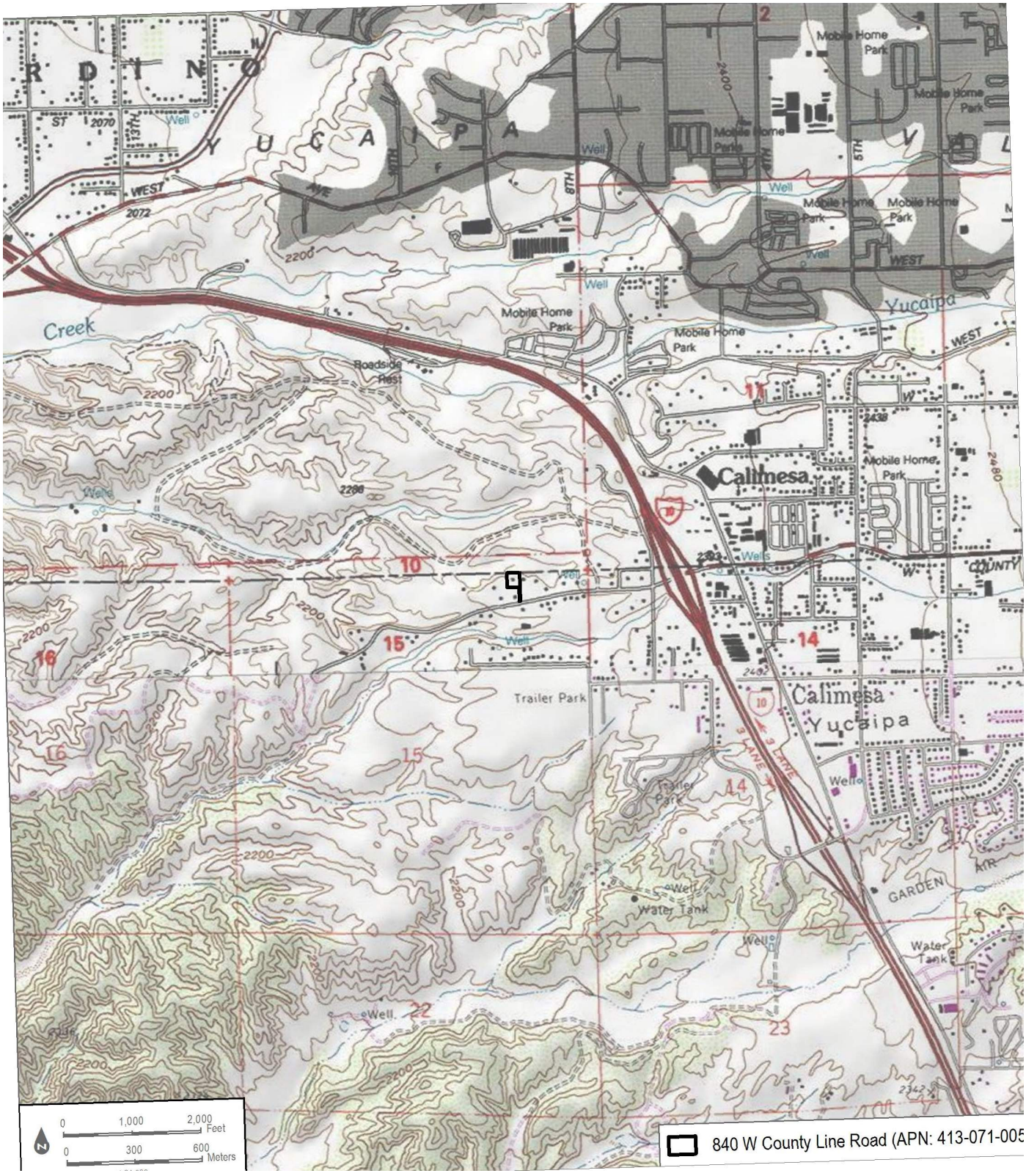
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary # X
HRI# X
Trinomial X

***Resource Name or #** (Assigned by recorder)
840 W County Line Road

***Map Name:** *Yucaipa, Calif.* ***Scale:** 1:24,000 ***Date of map:** 2021



*** Required information**

P3a. Description *(continued from page 1):

Residence (1965)

The residence is relatively rectangular in plan and one story in height. The building has a low pitched, composite, side-gable roof with wide overhang. During the survey, only the roof and a small portion of the southern elevation of the residence was visible from the public-right-of-way.

Based on aerial views combined with the partial view of the building, the residence displays elements of the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, general asymmetry, cladding featuring stucco, and an attached garage.

***B6. Construction History (*continued from page 3*):**

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 2007: Retaining wall added (Permit # 4532)

B10. Significance *(continued from page 3):

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths,

and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

History of the Subject Property

There is one residential building currently on 840 W County Line Road (APN 413-071-005), which was built in 1965 (ParcelQuest 2024). The property has undergone one alteration since its construction: a retaining wall was added to the rear of the property in 2007 (City of Calimesa 2023).

Historic aerial photographs from 1938 to 1966, indicate that the property remained undeveloped and surrounded by undeveloped and agricultural properties until the construction of the residence in 1965 (NETR 2024). It is unclear what occurred on the property before the construction of the residence. Historic newspaper research reveals that Mr. and Mrs. Louis Cofrancesco owned the property in 1966 and 1967 when the birth of their two daughters were each announced (newspaper citation). In 1973 and 1975, the Redlands Daily Facts reported that their son David Cofrancesco won a county science fair and speech contest respectively and listed his address as 840 West County Line Road (RDF 1973; RDF 1975). By 1981, the family is listed as residing at an address in San Bernadino (SBCS 1981). However, research yielded no substantial information about Cofrancesco family.

Archival research revealed no substantial information regarding the owners of the property between 1975 and 2007. A 2007 building permit for the property indicates that Stacy and Timothy Patrick owned the property, but archival research was unable to reveal further information about either party (City of Calimesa 2024). Historic newspaper research yielded no substantial information regarding the family. As of 2024, Timothy M. Patrick remains the owner of the property (ParcelQuest 2024).

Architectural Style: Ranch style (1930-1975)

Ranch-style houses in California reflect a national trend of fascination with the "Old West" and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as Sunset, Better Homes And Gardens, and House Beautiful. Later, ranch houses were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. Ranch houses were typically built between 1930 and 1975, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans.

Ranch style houses are usually a one-story, single-family residence. Houses designed in this architectural style include several identifying characteristics such as rambling, elongated plans; a horizontal emphasis; general asymmetry; free-flowing interior spaces; and a designed connection to the outdoors. Features such as low-pitched roofs with wide eaves, a combination of cladding materials including board-and-batten siding, brick and stone chimneys, and large picture windows were commonly applied and evoked an aesthetic that was reminiscent of these past architectural traditions. Decorative features such as wood shutters and dovecotes were often added to enhance the rusticated appearance of Ranch houses (Grimes and Chiang 2009: 40-48; Horak et.al. 2015: 21-26; McAlester 2015: 695-704).

Character-defining features of the Ranch style include the following:

- rambling, elongated plans with a horizontal emphasis
- 1-2 stories in height
- low-pitched gabled or hipped roofs with overhanging, open eaves
- general asymmetry
- free-flowing interior spaces
- designed connection to the outdoors
- cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- brick or stone chimneys details
- attached garages often linked to residence by breezeways

- stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- functional and non-functional shutters details as trim around windows
- fenestration may include a picture window

NRHP/CRHR Statement of Significance

The property located at 840 W County Line Road (APN 413-071-005) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 840 W County Line Road contains a one-story residence with an attached garage constructed in 1965. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 840 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 840 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 840 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 840 W County Line Road. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, at least two families have inhabited the property, including Mr. and Mrs. Cofrancesco (1966–c.1975), and Timothy and Stacy Patrick (c.2007–2024). Neither of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 840 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values,

or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and attached garage at 840 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The subject property is an architecturally undistinguished example of a Ranch-style home. The Ranch style was widely used in California during the post-World War II decades due to its easy replicability with prefabricated components. While character-defining features of this style are present in the home (i.e. one-story height, low-pitched gabled roof, general asymmetry, and stucco cladding), these features are common throughout Southern California and do not rise to the level of high artistic value or remarkability to meet the requirements for eligibility under Criterion C. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 840 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 840 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 840 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 840 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the mid-twentieth century. Therefore, the property at 840 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 840 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials

or craftsmanship.

The property at 840 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The subject property is an architecturally undistinguished example of a Ranch-style home. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. The building is a simple version of the Ranch architectural style, while character-defining features of this style are present in the home (i.e. one-story height, low-pitched gabled roof, general asymmetry, and stucco cladding), these features are common throughout Southern California and do not rise to the level of high artistic value or remarkability to meet the requirements for eligibility under this criterion. Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 840 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 840 W County Line Road is bounded by a residence (846 W County Line Road) to the south, a residential property to the east (830 W County Line Road), a residence to the west (850 W County Line Road), and vacant grassland to the north. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 840 W County Line Road has the potential to yield significant information of archeological interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 840 W County Line Road contains a one-story residence with an attached garage constructed in 1965. The majority of the property is undeveloped and is enclosed by a chain link fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria

for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 840 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 840 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

***B12. References (*continued from page 3*):**

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2023. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980,

1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966.

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1967. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977b. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977c. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2023. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM (Yucaipa News Mirror). 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 830 W County Line Rd

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** *Yucaipa, Calif.* **Date** 2021 **T** 2S; **R** 13W; ¼ **of** ¼ **of Sec** 21; San Bernardino **B.M.**

c. Address 830 W County Line Road City Calimesa Zip 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 413-071-001

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

The property sited legally on APN 413-071-001 contains a one-story Ranch style residence with an attached garage (830 W County Line Road) constructed in 1960, and a backyard pool (Exhibit 14). The property is bounded by W County Line Road to the south, a residential property to the west (840 W County Line Road), a residential property to the east (814 W County Line Road), and vacant land to the north. The majority of the property is undeveloped with some areas of dense tree coverage and is enclosed by a post and wire fence. An unpaved vehicle driveway provides access to the residence from the south off W County Line Road. Vegetation includes mature trees, shrubs, and some small plantings.

The property sits approximately 300 feet from the right-of-way and was only partially visible at the time of the survey. Mature shrubs and trees are located along the south side of the residence, blocking the majority of the primary façade from view. Additional mature trees line the parcel's southern perimeter fence further obstructing the line of sight from the public right of way.

See Continuation Sheet.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property Choose an item. Choose an item. Choose an item.

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde LLC. May 2024.

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

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

P5b. Description of Photo: Photo 1, View facing north, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
c.1960 (ParcelQuest)

***P7. Owner and Address:**
Brian and Beverly James
830 W County Line Road
Calimesa, CA 92320

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 830 W County Line Road

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
***B5. Architectural Style:** Ranch style
***B6. Construction History:** (Construction date, alterations, and date of alterations)

See Continuation Sheet.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:**

B9a. Architect: b. Builder:
***B10. Significance:** **Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** Single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 830 W County Line Road does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 830 W County Line Road. *See Continuation Sheet.*

(Sketch Map with north arrow required.)

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

***B12. References:** See Continuation Sheet.

B13. Remarks:

***B14. Evaluator:** Claire Flanegin, Dudek

***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

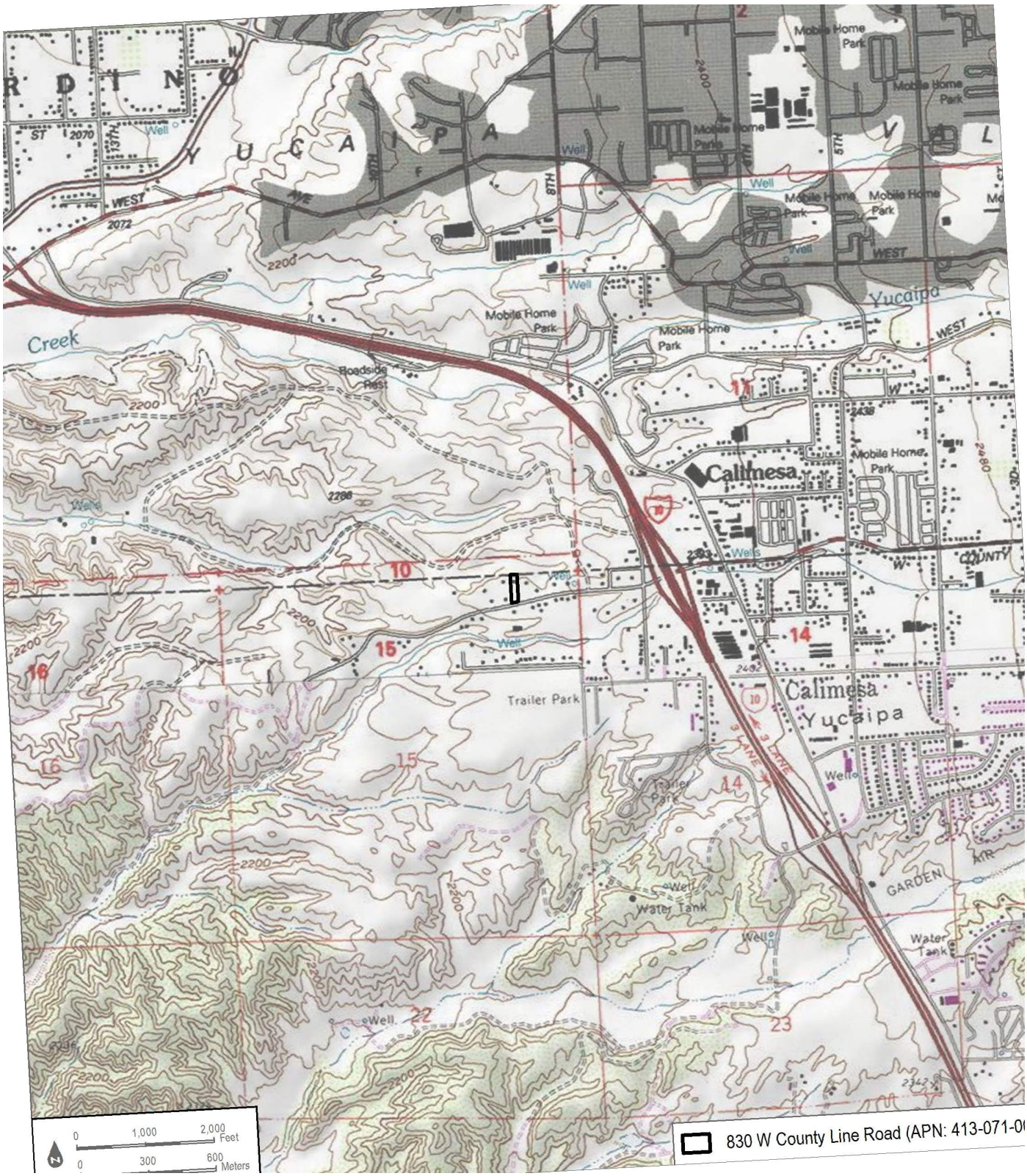
LOCATION MAP

***Resource Name or #** (Assigned by recorder) 830 W County Line Road

***Map Name:** *Yucaipa, Calif.*

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

***Date of map:** 2021



Description (cont.)

Residence (1960)

The residence is relatively rectangular in plan and one story in height. The building has a medium pitched, composite tile, side-gable roof with little overhang. The primary (south) elevation contains a metal paneled garage door. During the survey, only the roof of the residence and part of the southern elevation were visible from the public-right-of-way.

The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story in height, gabled roof with overhanging, open eaves, general asymmetry, and an attached garage.

Construction History

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 2009: Reroofing (Permit # 6353)

Significance (cont.)

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The

Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The

town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

Ranch Style (1935-1970)

Ranch-style houses in California reflect a national trend of fascination with the "Old West" and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset, Better Homes and Gardens,* and *House Beautiful.* Later, ranch houses were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. (Grimes and Chiang 2009: 40-48; Horak et.al. 2015: 21-26; McAlester 2018: 695-704).

Character-defining features of the Ranch style include the following:

- rambling, elongated plans with a horizontal emphasis
- 1-2 stories in height
- low-pitched gabled or hipped roofs with overhanging, open eaves
- general asymmetry
- free-flowing interior spaces
- designed connection to the outdoors
- cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- brick or stone chimneys details
- attached garages often linked to residence by breezeways
- stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- functional and non-functional shutters details as trim around windows
- fenestration may include a picture window

Property History

There is one residential building currently on 830 W County Line Road (APN 413-071-001), which was built in 1960 (ParcelQuest 2024). The property underwent a reroofing in 2009; archival research and historic aerial photographs did not uncover other discernable alterations (Permit # 6353).

Historic aerial photographs from 1938 to 1958, indicate that the property remained undeveloped and surrounded by undeveloped and agricultural properties until the construction of the residence in 1960 (NETR 2024). A historic aerial photograph from 1959 appears to show the property in situ, but without a driveway or connecting path to West County Line Road. It is unclear what occurred on the property before the construction of the residence. Historic newspaper research was unable to yield any substantial information about the owners of the property prior to 2009.

A 2009 building permit for the property indicates that Beverly June and Brian James owned the property, but archival research was unable to reveal further information about either party (City of Calimesa 2024). Historic newspaper research also yielded no substantial information. As of 2024, Beverly June and Brian James remain the owners of the property (ParcelQuest 2024).

Statement of Significance

The property located at 830 W County Line Road (APN 413-071-001) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

NRHP Criterion A: Associated with events that have made a significant contribution to the

broad patterns of our history

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 830 W County Line Road contains a one-story residence with an attached garage constructed in 1960. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 830 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 830 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 830 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 830 W County Line Road. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. The current owners of the property are Beverly June and Brian James; any prior homeowners or occupants were unable to be found through historic newspaper or archival research. These owners cannot be considered individually significant within a

historic context. Therefore, the property located at 830 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and attached garage at 830 W County Line Road does not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely used in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis, one-story height, gabled roof, general asymmetry), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this common style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master.

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

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

There is no evidence to suggest that the property at 830 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 830 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 830 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the mid-twentieth century. Therefore, the property at 830 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 830 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The subject property is an architecturally undistinguished example of a Ranch-style home. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing. The building is a simple version of the Ranch architectural style with some character-defining features of this style (i.e. one-story height, gabled roof, general asymmetry), these features are common throughout Southern California and do not rise to the level of high artistic value or remarkability to meet the requirements for eligibility under this criterion. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 830 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property is bounded by W County Line Road to the south, a residential property to the west (840 W County Line Road), a residential property to the east (814 W County Line Road), and vacant land to the north. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 830 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 830 W County Line Road contains a one-story residence with an attached garage constructed in 1960. The majority of the property is undeveloped with some areas of dense foliage and is enclosed by a post and wire fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 830 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the building does not require examination.

Summary of Evaluation Findings

The property at 830 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

References (cont.)

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

ARG. 2019. *Architectural Style Guide: Minimal Traditional*. Prepared for the City of Anaheim Planning and Building Department, July 2019. https://www.anaheim.net/DocumentCenter/View/27509/Anaheim-Architectural-Style-Guide-Minimal-Traditional#:~:text=Minimal%20Traditional%20buildings%20typically%20had,and%20may%20vary%20in%20color.&text=Minimal%20Traditional%20stucco%20is%20relatively,a%20very%20coarse%20sand%20aggregate.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c

Caltrans. 2011. *Tract Housing in California, 1945-1973: A Context for National Register*

Evaluation. Sacramento, CA: California Department of Transportation. Accessed May 6, 2021.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of

California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa,*

California.

NETR. 2024. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1975. "James Newcomb Graduates from AF." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 3, 1975. 4.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928,

pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1966. "Stock Dealer Faces Charge." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, CA). August 31, 1966. Pg. 23.

SBCS. 1967a. "Kennels Have Goal: Save Dogs." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). August 2, 1967. Pg. 27.

SBCS. 1967b. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969a. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1969b. "Student Ready to Intern as Dental Helper." Newspapers.com: *San Bernardino*

County Sun (San Bernardino, CA). March 30, 1969. Page 28.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Births." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). October 18, 1977. Pg. 34.

SBCS. 1977b. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977c. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977d. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

Smallwood, Josh (CRM Tech). 2008. "P-33-17258: 948 7th Place." DPR 523-series forms on file at the CHRIS Eastern Information Center, University of California Riverside.

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2024. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM. (Yucaipa News Mirror). 1948. "Classified - For Sale." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 18, 1948. Page 4.

YNM. 1951. "Work Wanted - Gardening." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 1, 1951. Page 8.

YNM. 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "Ollalie Berries." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). June 13, 1957. Page 4.

YNM. 1957c. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

YNM. 1960. "Legal Notice: Certificate of Business." Newspapers.com*: Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1960. Page 5)

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 814 W County Line Rd

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** *Yucaipa, Calif.* **Date** 2021 **T** 2S; **R** 13W; ¼ **of** ¼ **of Sec** 21; San Bernardino **B.M.**

c. Address 814 W County Line Road City Calimesa Zip 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 413-081-006

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

The property sited legally on APN 413-081-006 contains a one-story Ranch style residence with an attached garage (814 W County Line Road) constructed in 1962, and three ancillary structures (Photo 1). The property is bounded by W County Line Road to the south, residential properties to the west (830 W County Line Road) and southeast (806 W County Line Road), and vacant land to the north. Much of the property is undeveloped with no patios or hardscaping. A two-plank wooden fence encloses the front yard to the south and east. This enclosure contains two of the ancillary buildings, while the third is only visible in the backyard through historic aerial photographs (NETR 2024). A vehicle driveway provides access to the residence from the south off W County Line Road with a metal gate at the end closest to the residence. Vegetation includes mature trees and shrubs. See Continuation Sheet.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property Choose an item. Choose an item. Choose an item.

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde LLC. May 2024.

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

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

P5b. Description of Photo: Photo 1, View facing northwest, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1962 (ParcelQuest)

***P7. Owner and Address:**
Eddie Legliu
814 W County Line Road
Calimesa, CA 92320

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 814 W County Line Road

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
***B5. Architectural Style:** Ranch style
***B6. Construction History:** (Construction date, alterations, and date of alterations)

See Continuation Sheet.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:**

B9a. Architect: b. Builder:
***B10. Significance:** **Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** Single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 814 W County Line Road does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 814 W County Line Road. *See Continuation Sheet.*

(Sketch Map with north arrow required.)

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

***B12. References:** See Continuation Sheet.

B13. Remarks:

***B14. Evaluator:** Claire Flanegin, Dudek

***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

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

LOCATION MAP

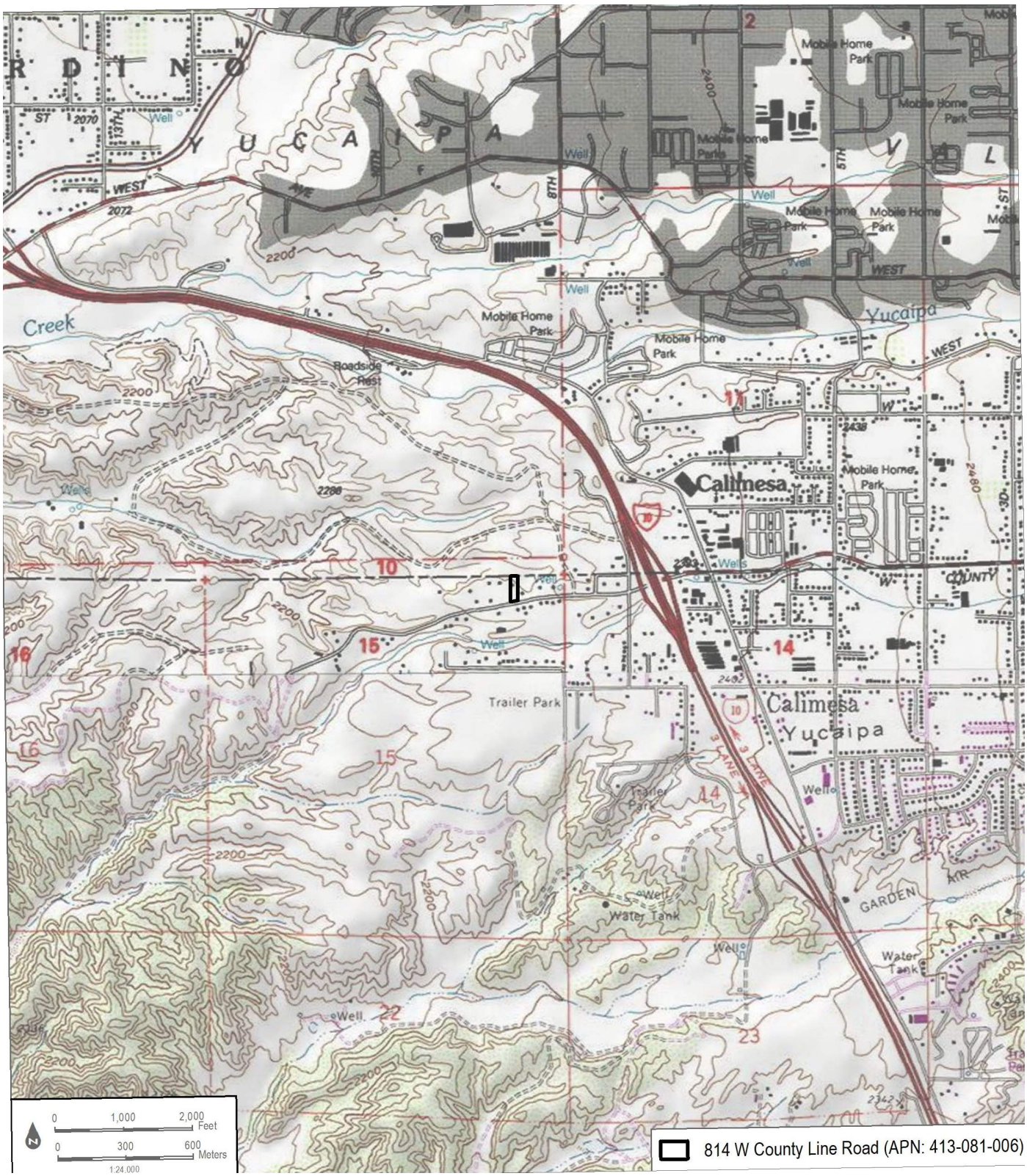
Primary #
HRI#
Trinomial

***Resource Name or #** (Assigned by recorder) 814 W County Line Road

***Map Name:** *Yucaipa, Calif.*

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

***Date of map:** 2021



Description (cont.)

Residence (1962)

The residence is relatively rectangular in plan and one story in height. The building has a low pitched, composite, side-gable roof with wide overhang and some ungrouped vinyl-frame sliding windows are visible. The primary (south) elevation contains a metal paneled garage door and what appears to be the main entrance. During the survey, only the roof and partial southern elevation of the residence was visible from the public-right-of-way due to the two ancillary structures' placement in the front yard of the parcel.

The residence reflects the Ranch style including a rectangular plan with a horizontal emphasis, one-story in height, low-pitched gabled roof with overhanging, general asymmetry, cladding featuring stucco and an attached garage.

Construction History

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 1989: Dining room addition (Permit # 549794)
- 1990: Detached accessory structure addition (Permit # 615970)
- 1993: Fireplace addition (Permit # 0849)

Significance (cont.)

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-

6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to

lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

Ranch Style (1935-1970)

Ranch-style houses in California reflect a national trend of fascination with the "Old West" and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset, Better Homes and Gardens,* and *House Beautiful.* Later, ranch houses were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing

veterans who secured housing with FHA loans. (Grimes and Chiang 2009: 40-48; Horak et.al. 2015: 21-26; McAlester 2018: 695-704).

Character-defining features of the Ranch style include the following:

- rambling, elongated plans with a horizontal emphasis
- 1-2 stories in height
- low-pitched gabled or hipped roofs with overhanging, open eaves
- general asymmetry
- free-flowing interior spaces
- designed connection to the outdoors
- cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- brick or stone chimneys details
- attached garages often linked to residence by breezeways
- stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- functional and non-functional shutters details as trim around windows
- fenestration may include a picture window

Property History

There is one residential building currently on 814 W County Line Road (APN 413-081-006), which was built in 1962 (ParcelQuest 2024). The property also contains three ancillary structures built in 1990 (City of Calimesa 2024; NETR 2024). The property has undergone three external alterations since its construction: the addition of a dining room in 1989, construction of detached accessory structures in 1990, and the addition of a fireplace in 1993 (City of Calimesa 2024).

Historic aerial photographs from 1938 to 1959, indicate that the property remained undeveloped and surrounded by undeveloped and agricultural properties until the construction of the residence in 1962 (NETR 2024). It is unclear what occurred on the property before the construction of the residence. Historic newspaper research yielded no substantial information regarding property ownership.

Archival research revealed no substantial information regarding the owners of the property before 1989. A 1989 building permit for the property indicates that a person by the name of Robert Van Grouw owned the property, but archival research was unable to reveal further information about them. A 1990 building permit for the property lists the homeowner as Roy Bridges; he is again listed as the owner on a 1993 building permit. In 2020, a building permit application for the property listed Eddie Legliu as the owner (City of Calimesa 2024). As of 2024, Eddie Legliu remains the owner of the property (ParcelQuest 2024). Historic newspaper

research yielded no substantial information regarding Van Grouw, Bridges, or Legliu.

Statement of Significance

The property located at 814 W County Line Road (APN 413-081-006) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 814 W County Line Road contains a one-story residence with an attached garage constructed in 1962. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 814 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 814 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 814 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 814 W County Line Road. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, several people have inhabited the property, including Robert Van Grouw (1989), Roy Bridges (1990-c.1993), and Eddie Legliu (2020-present). None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 814 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and detached garage at 814 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The subject property is an architecturally undistinguished example of a Ranch-style home. Ranch houses were typically built between 1930 and 1979 but were most popular in suburban developments constructed after World War II due to the simple form and easy replicability. While the subject property does display character-defining features of the Ranch style (e.g., horizontal emphasis, one-story height, low-pitched gabled roof, general asymmetry, and stucco cladding), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. It is not distinctive amongst other examples of Ranch style architecture in Southern California. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. The property has undergone three known alterations: a room addition in 1989, the addition of ancillary structures in 1990, and a fireplace was added in 1993. Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 814 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

NRHP Criterion D: Have yielded, or may be likely to yield, information important

in history or prehistory

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

There is no evidence to suggest that the property at 814 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 814 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 814 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 814 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 814 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The subject property is an architecturally undistinguished example of a Ranch-style home

constructed in 1962. The building is a simple version of the Ranch architectural style with some character-defining features of this style (i.e. one-story height, gabled roof, general asymmetry), these features are common throughout Southern California and do not rise to the level of high artistic value or remarkability to meet the requirements for eligibility under this criterion Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 814 W County Line Road's architect or designer. Due the residence's simple design and common style, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 814 W County Line Road is bounded by W County Line Road to the south, residential properties to the west (830 W County Line Road) and southeast (806 W County Line Road), and vacant land to the north. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 814 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 814 W County Line Road contains a one-story residence with an attached garage constructed in 1962. The majority of the property is an open lot and is enclosed by a chain link and wood post fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible

as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 814 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the building does not require examination.

Summary of Evaluation Findings

The property at 814 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

References (cont.)

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

ARG. 2019. *Architectural Style Guide: Minimal Traditional*. Prepared for the City of Anaheim Planning and Building Department, July 2019. https://www.anaheim.net/DocumentCenter/View/27509/Anaheim-Architectural-Style-Guide-Minimal-Traditional#:~:text=Minimal%20Traditional%20buildings%20typically%20had,and%20may%20vary%20in%20color.&text=Minimal%20Traditional%20stucco%20is%20relatively,a%20very%20coarse%20sand%20aggregate.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c

Caltrans. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Sacramento, CA: California Department of Transportation. Accessed May 6, 2021.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022.

https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2024. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1975. "James Newcomb Graduates from AF." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 3, 1975. 4.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1966. "Stock Dealer Faces Charge." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, CA). August 31, 1966. Pg. 23.

SBCS. 1967a. "Kennels Have Goal: Save Dogs." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). August 2, 1967. Pg. 27.

SBCS. 1967b. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969a. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1969b. "Student Ready to Intern as Dental Helper." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 30, 1969. Page 28.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Births." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). October 18, 1977. Pg. 34.

SBCS. 1977b. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977c. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977d. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022.

https://web.archive.org/web/20210127174510mp_/
http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

Smallwood, Josh (CRM Tech). 2008. "P-33-17258: 948 7th Place." DPR 523-series forms on file at the CHRIS Eastern Information Center, University of California Riverside.

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2024. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM. (Yucaipa News Mirror). 1948. "Classified - For Sale." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 18, 1948. Page 4.

YNM. 1951. "Work Wanted - Gardening." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 1, 1951. Page 8.

YNM. 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa*

News-Mirror (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "Ollalie Berries." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). June 13, 1957. Page 4.

YNM. 1957c. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

YNM. 1960. "Legal Notice: Certificate of Business." Newspapers.com*: Yucaipa News-Mirror (*Yucaipa, CA). August 11, 1960. Page 5)

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 806 W County Line Road

P1. Other Identifier:

*__P2.__ **Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a.** **County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b.** **USGS 7.5' Quad** *Yucaipa, Calif.* **Date** 2021 **T** 2S; **R** 13W; ¼ **of** ¼ **of Sec** 21; San Bernardino **B.M.**

c. Address 806 W County Line Road City Calimesa Zip 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 413-081-004

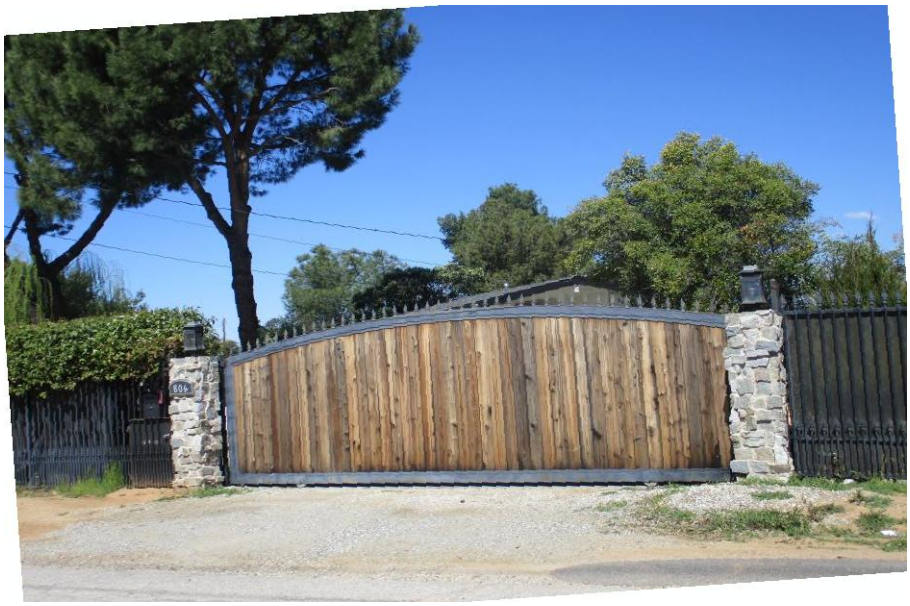
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property sited legally on APN 413-081-004 contains a combination one- and two-story Contemporary style residence with an attached garage (806 W County Line Road) constructed in 1967, and one ancillary structure constructed in c.1970-72 (NETR 2024) (Exhibit 16). The property is bounded by W County Line Road to the south, residential properties to the east (780 W County Line Road) and west (814 W County Line Road), and vacant land to the north. Much of the property is densely wooded undeveloped land and is enclosed by a screened and unscreened metal fence with a large wooden vehicle privacy gate at the entrance to the property. See Continuation Sheet.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property

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

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



P5b. Description of Photo: Photo 1, View facing north, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1967 (ParcelQuest)

***P7. Owner and Address:**
Nick and Sonja Meekler
806 W County Line Road
Calimesa, CA 92320

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 806 W County Line Road

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
***B5. Architectural Style:** Contemporary Style
***B6. Construction History:** (Construction date, alterations, and date of alterations)

See Continuation Sheet.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** **Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** Single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 806 W County Line Road does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 806 W County Line Road. See Continuation Sheet.

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

***B12. References:** See Continuation Sheet.

B13. Remarks:

***B14. Evaluator:** Claire Cancilla, Dudek

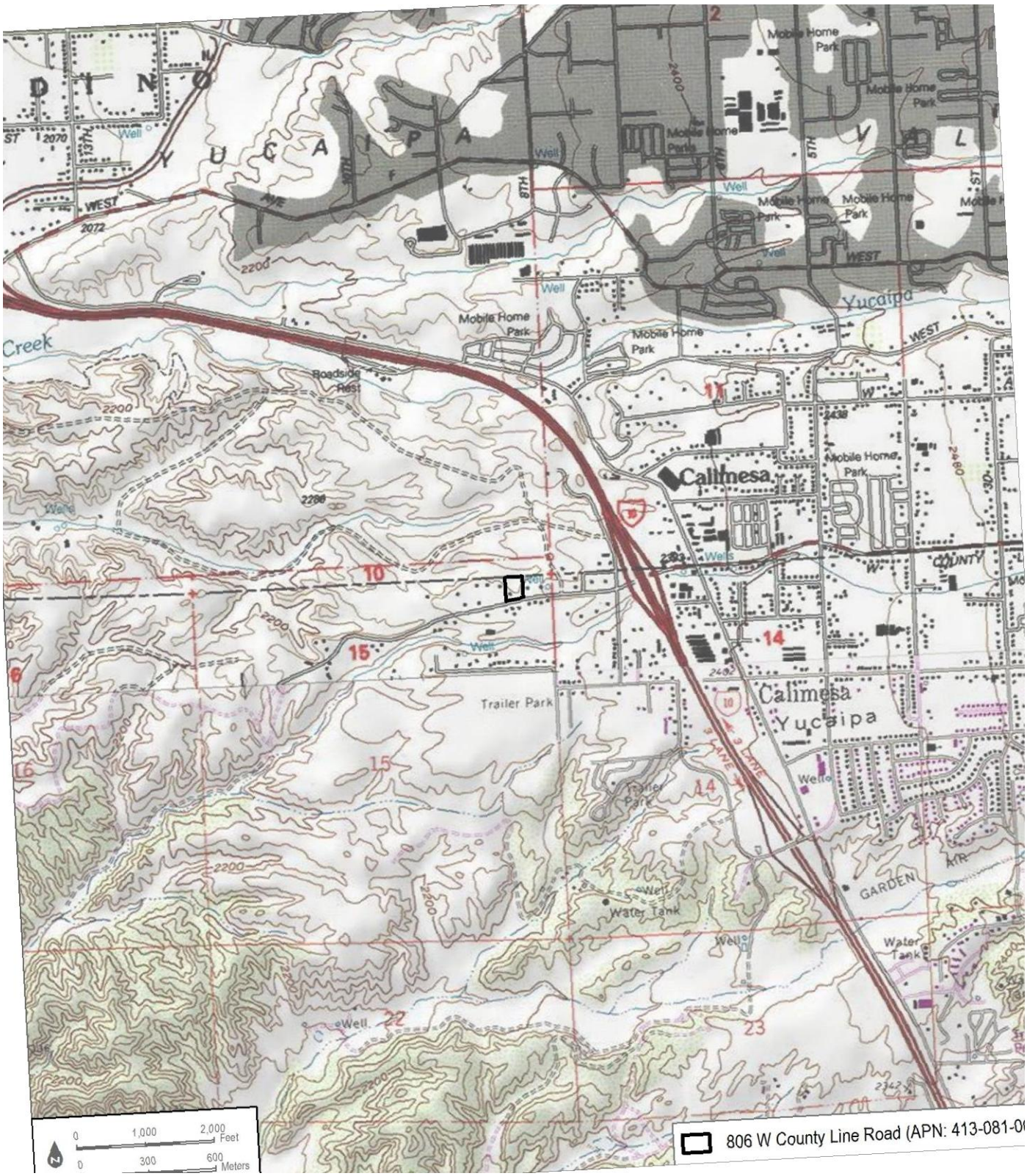
***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

***Resource Name or #** (Assigned by recorder) 806 W County Line Road

***Map Name:** *Yucaipa, Calif.* ***Scale:** 1:24,000 ***Date of map:** 2021



Description (cont.)

Vegetation includes mature trees and shrubs. The property sits approximately 50 feet from the right-of-way and was only partially visible at the time of the survey. An approximately six foot tall screened metal fence and a large wooden vehicle privacy gate block the primary façade from view.

Residence (1967)

The residence is relatively L-shaped in plan and a combination of one- and two- stories in height. The residence is accessed from the south. The building has a low pitched, composite tile, side-gable roof with little overhang. The residence's exterior walls are clad in stucco and horizontal wood boards. The northeast corner of the building displays a second story balcony supported by squared posts. At the southeast corner of the building is a two-car width carport with exposed roof beams.

The residence reflects the Contemporary style including low pitched gable roof, exposed roof beams, multiple exterior materials, and asymmetrical main façade.

Construction History

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 2006: Addition of gate pilasters (Permit # 4133)
- 2014: Electrical work (upgrade meter main) (Permit # 7325)

Significance (cont.)

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-

6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to

lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

Property History

There is one residential building currently on 806 W County Line Road (APN 413-081-004), which was built in 1967 (ParcelQuest 2024). The residential building has undergone no discernable alterations since its construction, however historic aerial photographs suggest that an ancillary structure to the northeast of the residence was constructed sometime between 1970 and 1972 (NETR 2024; UCSB 2024).

Historic aerial photographs from 1938 to 1966, indicate that the property remained undeveloped and surrounded by undeveloped and agricultural properties until the construction of the residence in 1967 (NETR 2024). It is unclear what occurred on the property before the

construction of the residence. Historic newspaper research reveals that Lovonia Stephens resided at the property in 1968 (San Bernadino County Sun 1968). However, research yielded no substantial information about Mrs. Stephens.

Archival research revealed no substantial information regarding the owners of the property between 1969 and 2005. A 2006 building permit for the property indicates that Ken Brana owned the property. Ken Brana is again listed as the homeowner on a 2014 building permit, but archival research was unable to reveal further information about this occupant (City of Calimesa 2024). As of 2024, Nick and Sonja Meekler are the owners of the property (ParcelQuest 2024). Historic newspaper research yielded no substantial information regarding the Meekler family.

Statement of Significance

The property located at 806 W County Line Road (APN 413-081-004) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 806 W County Line Road contains a one-story residence with an attached garage constructed in 1967. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 806 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 806 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication

that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 806 W County Line Road is recommended not eligible under

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 806 W County Line Road. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, several families have inhabited the property, including Lovonia Stephens (1968), Ken Brana (2006-2014), and Nick and Sonja Meekler (2018-2024). None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 806 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The combination one- and two-story residence and attached garage at 806 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The residence was constructed in the Contemporary style which were prevalent throughout the entire United States between 1945 and 1990 and were common in California at roughly the same time. The style rejects traditional decoration and exterior sleekness in favor of its interior, so much so that the plans and facades of the building are less unifying and more a reflection of the interior spaces use. The residence displays the character defining features of the Contemporary style including low pitched gable roof, exposed roof beams, multiple exterior materials, and asymmetrical main façade. Despite retaining some character defining features of the style there is no indication that the residence is a distinctive example of the style. The example located on the property does not contain enough characteristics to be considered a true

representative of the Contemporary architectural style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. The property has undergone two known alterations: the addition of an ancillary structure between 1970 and 1972, and the adding of gate pilasters in 2006. Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 806 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 739 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 806 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 806 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 806 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 806 W County Line Road is not identified

with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 806 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story Contemporary residence with an attached garage constructed in 1967. The style rejects traditional decoration and exterior sleekness in favor of its interior, so much so that the plans and facades of the building are less unifying and more a reflection of the interior spaces use. The residence displays the character defining features of the Contemporary style including low pitched gable roof, exposed roof beams, multiple exterior materials, and asymmetrical main façade. Despite retaining some character defining features of the style there is no indication that the residence is a distinctive example of the style. The example located on the property does not contain enough characteristics to be considered a true representative of the Contemporary architectural style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 806 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 806 W County Line Road is bounded by W County Line Road to the south, residential properties to the east and west, and vacant land to the north. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature

of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 806 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 806 W County Line Road contains a one-story residence with an attached garage constructed in 1967. The majority of the property is a densely wooded area enclosed by a wrought iron fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 806 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 806 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

References (cont.)

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

ARG. 2019. *Architectural Style Guide: Minimal Traditional*. Prepared for the City of Anaheim Planning and Building Department, July 2019. https://www.anaheim.net/DocumentCenter/View/27509/Anaheim-Architectural-Style-Guide-Minimal-Traditional#:~:text=Minimal%20Traditional%20buildings%20typically%20had,and%20may%20vary%20in%20color.&text=Minimal%20Traditional%20stucco%20is%20relatively,a%20very%20coarse%20sand%20aggregate.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c

Caltrans. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Sacramento, CA: California Department of Transportation. Accessed May 6, 2021.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road,

and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch

House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2024. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021.

https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts*

(Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1975. "James Newcomb Graduates from AF." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 3, 1975. 4.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People."

Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1966. "Stock Dealer Faces Charge." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, CA). August 31, 1966. Pg. 23.

SBCS. 1967a. "Kennels Have Goal: Save Dogs." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). August 2, 1967. Pg. 27.

SBCS. 1967b. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969a. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1969b. "Student Ready to Intern as Dental Helper." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 30, 1969. Page 28.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Births." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). October 18, 1977. Pg. 34.

SBCS. 1977b. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino*

County Sun (San Bernardino, CA). February 25, 1977.

SBCS. 1977c. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977d. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

Smallwood, Josh (CRM Tech). 2008. "P-33-17258: 948 7th Place." DPR 523-series forms on file at the CHRIS Eastern Information Center, University of California Riverside.

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2024. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM. (Yucaipa News Mirror). 1948. "Classified - For Sale." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 18, 1948. Page 4.

YNM. 1951. "Work Wanted - Gardening." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 1, 1951. Page 8.

YNM. 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "Ollalie Berries." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). June 13, 1957. Page 4.

YNM. 1957c. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

YNM. 1960. "Legal Notice: Certificate of Business." Newspapers.com*: Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1960. Page 5)

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 780 W County Line Road

P1. Other Identifier:

*P2. **Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

c. ***b. USGS 7.5' Quad** Yucaipa, CA **Date** 2021 **T 2S;** R 13W; ☐ **of** ☐ **of Sec** 21; San Bernardino **B.M.**

Address 780 W County Line Road City Calimesa Zip 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 413-081-003

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

The property sited legally on APN 413-081-003 contains a one-story Ranch style residence with an attached garage (780 W County Line Road) constructed in 1952 (Exhibit 17). The property is bounded by W County Line Road to the south, residential properties to the east (774 and 776 W County Line Road) and west (806 W County Line Road), and vacant land to the north. The majority of the property is a heavily wooded area in the southwestern area of the parcel and is enclosed by a chain link fence. A vehicle driveway provides access to the residences from the south off W County Line Road. Vegetation includes several mature trees and some gravel landscaping at the front of the driveway. Mature trees line the property's driveway and southern edge of the parcel, blocking the full primary façade from view. *See continuation sheet.*

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property

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

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

P5b. Description of Photo: Photo 1, View facing north, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1952 (ParcelQuest)

***P7. Owner and Address:**
Gary and Pamela Salazar
P.O. Box 3115
Patton, CA 92369

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde Owner LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z
***Resource Name or #** (Assigned by recorder) 780 W County Line Road

B1. Historic Name:
B2. Common Name:
B3. Original Use:
B4. Present Use:
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Constructed 1952; 1964: Two-car garage added (Permit # 113879); 1993: Gas meter relocation (Permit # 0683); 1999: Breezeway converted to habitable space (Permit # 2380); 2000: Garage converted to habitable space; new garage constructed (Permit # 2571); 2000: Retaining wall constructed on west side of parcel (Permit # 2703); 2008: Reroofing (Permit # 6156)

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

B9a. Architect: b. Builder:
***B10. Significance:** **Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 780 W County Line Road (APN 413-081-003) does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 780 W County Line Road. *See Continuation Sheet.*

(Sketch Map with north arrow required.)

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

***B12. References:** *See* Continuation Sheet page xx

B13. Remarks:

***B14. Evaluator:** Claire Flanegin, Dudek

***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

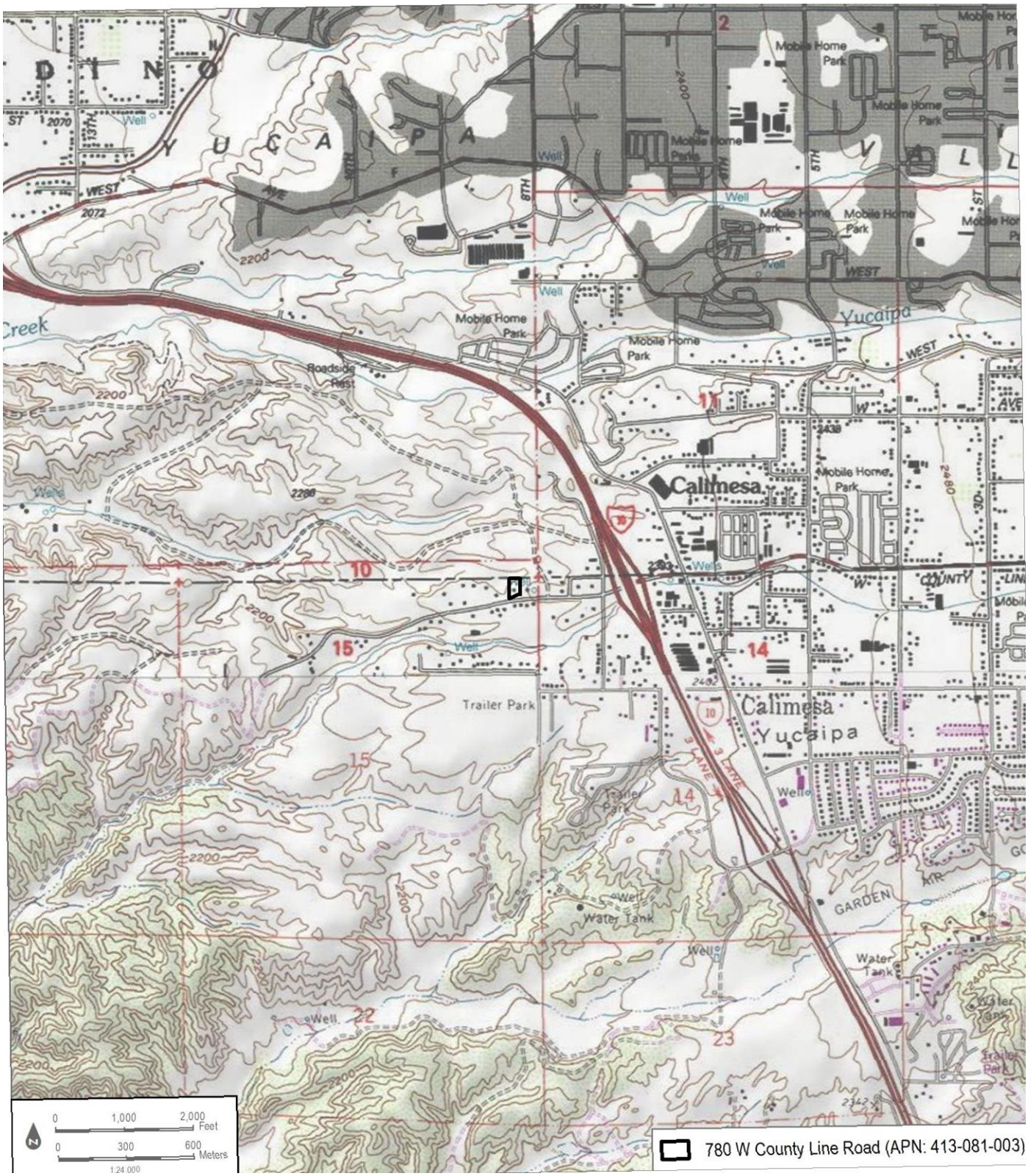
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #** (Assigned by recorder)
780 W County Line Road

***Map Name:** *Yucaipa, Calif.* ***Scale:** 1:24,000 ***Date of map:** 2021



Description (cont.)

Constructed 1952; 1964: Two-car garage added (Permit # 113879); 1993: Gas meter relocation (Permit # 0683); 1999: Breezeway converted to habitable space (Permit # 2380); 2000: Garage converted to habitable space; new garage constructed (Permit # 2571); 2000: Retaining wall constructed on west side of parcel (Permit # 2703); 2008: Reroofing (Permit # 6156)

Significance (cont.)

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas

station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

Property History

There is one residential building currently on 780 W County Line Road (APN 413-081-003), which was built in 1952 (ParcelQuest 2024). The property has undergone major alterations over the years including additions to the residence in 1964, 1999, and 2000, as well as a reroofing in 2008 (NETR 2024).

Historic aerial photographs from 1938 and 1959 indicate that the property remained undeveloped and surrounded by undeveloped and agricultural properties until the construction of the residence in 1952 (NETR 2024). It is unclear what occurred on the property before the construction of the residence. A 1964 building permit for the property indicates that a person by the name of C.E. Howery owned the property, and Clifford and Vernice Howery were listed at living at the property address in

1966 but archival research was unable to reveal further information about the Howery family (City of Calimesa 2024; RDF 1966). Further historic newspaper research revealed that Richard and Doreen Hodges lived at the residence in 1981, but no other archival information about the Hodges was able to be located (RDF 1981).

In 1993 and 1998, building permits for the property listed James and Melanie Meinhart as the owners. By 1999, a building permit lists Mike Woods as the property owner. The following year, a 2000 building permit lists Faith Dick as the property owner (City of Calimesa 2024). However, research yielded no substantial information about the Meinhart family, Woods, or Dick. In 2008, a building permit application for the property listed Gary Salazar as the owner (City of Calimesa 2024). Historic newspaper research yielded no substantial information regarding Salazar. As of 2024, Gary and Pamela Salazar are the owners of the property (ParcelQuest 2024).

Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 780 W County Line Road (APN 413-081-003) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 780 W County Line Road contains a one-story residence with an attached garage constructed in 1952. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 780 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 780 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 888 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 780 W County Line Road. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, several families have inhabited the property, including Clifford and Vernice Howery (1964-1966), Richard and Doreen Hodges (1981), James and Melanie Meinhard (1993-1998), Mike Woods (1999-2000), Faith Dick (2000), and Gary and Pamela Salazar (2008-present). None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 780 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and attached garage at 780 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis, one-story height, low-pitched gabled roof, general asymmetry, and stucco cladding), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. It is not distinctive amongst other examples of Ranch style architecture in Southern California. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 780 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 780 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 780 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 780 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the mid-nineteenth century. Therefore, the property at 780 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 780 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 780 W County Line Road is a simple version of a Ranch style home. The property contains a one-story residence with an attached garage constructed in 1952 that retains some character-defining features of the Ranch style (i.e. one-story height, gabled roof, general asymmetry), these features are common throughout Southern California and do not rise to the level of high artistic value or remarkability to meet the requirements for eligibility under this criterion. Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 780 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical

characteristics representing an established and familiar visual feature of the city.

The property at 780 W County Line Road is bounded by W County Line Road to the south, residential properties to the east (774 and 776 W County Line Road) and west (806 W County Line Road), and vacant land to the north. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 780 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 780 W County Line Road contains a one-story residence with an attached garage constructed in 1952. The majority of the property is a heavily wooded area in the southwestern area of the parcel and is enclosed by a chain link fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 780 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 780 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

References (cont.)

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019.

https://riversideca.gov/cedd/sites/
riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California*.

NETR. 2023. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966.

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1967. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977b. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977c. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2023. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM (Yucaipa News Mirror). 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) APN 413-081-001

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

c. ***b. USGS 7.5' Quad** Yucaipa, CA **Date** 2021 **T** 2S; **R** 13W; ☐ **of** ☐ **of Sec** 21; San Bernardino **B.M.**
Address N/A City Calimesa Zip 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 413-081-001

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

The property sited legally on APN 413-081-001 contains a pump house built sometime between 1959 and 1966. The property is bounded by W County Line Road to the south, residential property to the west (774 W County Road), and vacant land to the east and north. The majority of the property is undeveloped is enclosed by a chain link fence. A gate built into the chain link fence provides access to the property to the south from West County Line Road. Vegetation includes mature trees and patches of grass. *See continuation sheet.*

***P3b. Resource Attributes:** (List attributes and codes) HP9. Public Utility Building

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

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

P5b. Description of Photo: Photo 1, View facing northeast, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
c.1959-1966 (ParcelQuest)

***P7. Owner and Address:**
South Mesa Water Company
P.O. Box 458
Calimesa, CA 92320

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde Owner LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

 *NRHP Status Code 6Z

***Resource Name or #** (Assigned by recorder) APN 413-081-001

B1. Historic Name:
B2. Common Name:
B3. Original Use:
B4. Present Use:
***B5. Architectural Style:** n/a
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Constructed between 1959 and 1966.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:** N/A

B9a. Architect: b. Builder:
***B10. Significance: Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** Public Utility **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The water maintenance building located on the parcel APN 413-081-001 does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to the parcel APN 413-081-001. *See Continuation Sheet.*

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

***B12. References:** *See Continuation Sheet*

B13. Remarks:

***B14. Evaluator:** Claire Flanegin, Dudek

***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

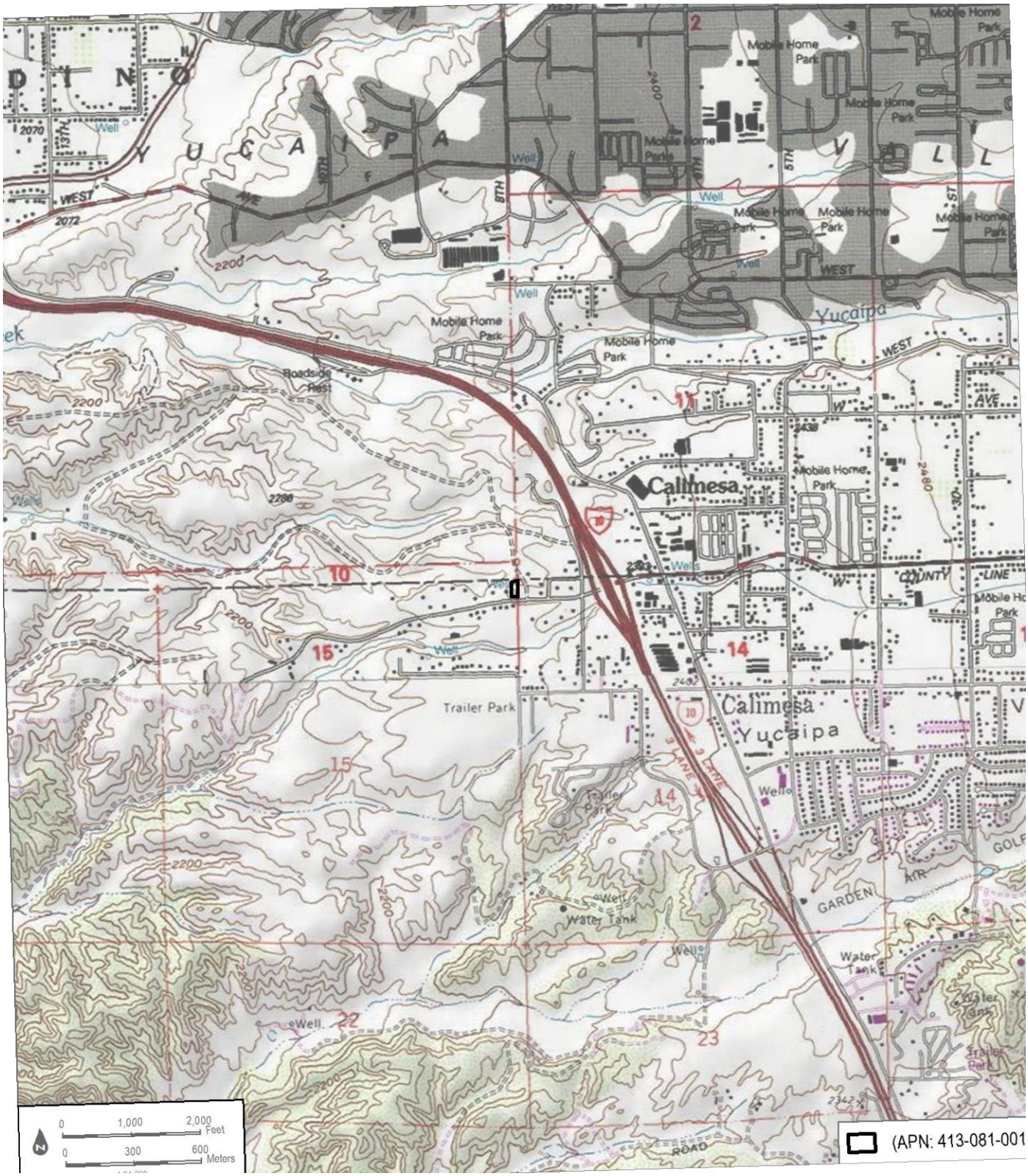
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #** (Assigned by recorder)
APN 413-081-001

***Map Name:** *Yucaipa, Calif.* ***Scale:** 1:24,000 ***Date of map:** 2021



Description (cont.)

Pump House (c.1959-1966)

The pump house is rectangular in plan and one story in height. The vertical, wood-board clad building has a metal sheeting, side gable roof with wide overhang, closed eaves, and exposed wood rafters. The primary (west) elevation features the main entrance containing a single-panel door. There are no secondary entrances. The west elevation features a wood frame horizontal sliding window. There is a supported awning that extends from below the roofline on the east elevation and features similar metal sheet roofing as the main construction (Exhibit 18). Beneath the awning is an approximately ten-foot-long cast iron pipe that is partially buried underground presumably to draw groundwater from an underground aquifer. The pipe is also connected to elements within the pump house.

Significance (cont.)

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal

for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

Property History

There is one pump house currently on the parcel APN 413-081-001, which was built between 1959 and 1966 as confirmed in historic aerial photographs from 1953 and 1959. (ParcelQuest 2024). The property has undergone no discernable alterations since its construction (NETR 2024).

Archival research was unable to determine any of the building's owners from its time of construction, between 1959 and 1966, to the present. According to ParcelQuest, in 2024 the property is owned by the South Mesa Water Company (ParcelQuest 2024).

The South Mesa Water Company is a shareholder owned mutual water company that is regulated by the State of California Corporation Commission. The company was founded in 1912 as the Yucaipa Water Company #3. Initially, the company was part of the Redlands and Yucaipa Water Company, but in 1913, the company changed its name to the South Mesa Water Company and reorganized as an irrigation company. The primary focus of the company was the distribution of irrigation water and grew to include municipal and industrial water uses. In 1952, the company relocated from Redlands to 391 W Avenue L in Calimesa (South Mesa Water Company 2023).

Significance Evaluation

NRHP/CRHR Statement of Significance

The property located on the parcel APN 413-081-001 is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located on the parcel APN 413-081-001 contains a one-story pump house constructed between 1959 and 1966. Since at least 2023, the subject property has been occupied by the South Mesa Water Company, a shareholder owned mutual water company that is regulated by the State of California Corporation Commission. The company was founded in 1912 as the Yucaipa Water Company #3. Initially, the company was part of the Redlands and Yucaipa Water Company, but in 1913, the company changed its name to the South Mesa Water Company and reorganized as an irrigation company. However, there is no indication that the subject property is particularly significant within the irrigation industry, either regionally or nationwide. It is not the company's first facility or headquarters; its first plant was located in Yucaipa, California. The company's headquarters relocated from Redlands to 391 W Avenue L in Calimesa in 1952. It was neither the first nor the last of its type and was merely following a continuous pattern of development that continued through the twentieth century.

Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons,

the property located on the parcel APN 413-081-001 is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners of the maintenance building located on the parcel APN 413-081-001. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Since its construction, the only known owner includes the South Mesa Water Company in 2023. Although the South Mesa Water Company undoubtedly contributed to innovations in the irrigation industry, research did not identify information that would indicate the association of members of the South Mesa Water Company with the subject property would rise to the threshold of significance required for eligibility. Therefore, the property on the parcel APN 413-081-001 is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story pump house on the parcel APN 413-081-001 does not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. Archival research failed to identify the building's architect or designer, but due to the buildings' simple and utilitarian design it is unlikely it was the work of a master. The building does not display any character defining features of an architectural style which is typical for a utilitarian water building. Archival research was unable to determine if the property had undergone any alterations. Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property on the parcel APN 413-081-001 is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property on the parcel APN 413-081-001 has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property on the parcel APN 413-081-001's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property on the parcel APN 413-081-001 neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. Archival research indicates that the building was not significant within the South Mesa Water Company and the property's construction merely followed local development patterns in the City of Calimesa into the 1950s.Therefore, the property on the parcel APN 413-081-001 is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property on the parcel APN 413-081-001 is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property on the parcel APN 413-081-001 does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story pump house constructed between 1959 and 1966. The building does not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the architect or designer of the building on the parcel APN 413-081-001. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect.

Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The parcel APN 413-081-001 is bounded by W County Line Road to the south, residential property to the west (780 W County Road), and vacant land to the east and north. There is no indication that water maintenance building is in a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the building on the parcel APN 413-081-001 has the potential to yield significant information of archival interest. Therefore, the building is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property on the parcel APN 413-081-001 contains a pump house constructed between 1959 and 1966 with an awning to protect the pump elements and ground pipe. The majority of the property is undeveloped and is enclosed by a chain link fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the building located on the parcel APN 413-081-001 was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The building on the parcel APN 413-081-001 was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP,

CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

References (cont.)

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/

default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2023. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966.

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1967. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977b. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977c. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2023. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM (Yucaipa News Mirror). 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 746 W County Line Rd

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Yucaipa, CA **Date** 2021 **T** 2S; **R** 13W; __ ☐ **of** __ ☐ **of Sec** 21; San Bernardino **B.M.**

c. Address 746 W County Line Road City Calimesa Zip 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 411-020-003

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

The property sited legally on APN 411-020-003 contains a highly modified Ranch style single-family residence (746 W County Line Road) (Exhibit 19) constructed in 1970. The eastern portion of the residence is one-story; the two-story western portion of the residence appears to have originally been a detached garage that was converted to residential use c. 2000 (ParcelQuest 2023; NETR 2024). *See continuation sheet*

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property

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

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

P5b. Description of Photo: Photo 1, View facing northwest, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1970 (ParcelQuest)

***P7. Owner and Address:**
Ryan and Jenna Marcroft
746 W County Line Road
Calimesa, CA 92320

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde Owner LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 746 W County Line Road

B1. Historic Name:
B2. Common Name:
B3. Original Use:
B4. Present Use:
***B5. Architectural Style:** n/a
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Constructed 1970; 2011: $30,000 of repairs to bring the residence up to code; these repairs included but were not limited to repairing the boxed eaves on the house; repairing the foundation; and changing windows to comply with fire codes (Permit B00-006 794); c. 2000: Conversion of formerly detached garage to residential use (NETR 2024); Unknown date: Re-roofing(observed)

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:** N/A

B9a. Architect: b. Builder:
***B10. Significance: Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 746 W County Line Road does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 746 W County Line Road. *See Continuation Sheet.*

(Sketch Map with north arrow required.)

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

***B12. References:** See Continuation Sheet

B13. Remarks:

***B14. Evaluator:** Claire Cancilla, Dudek

***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

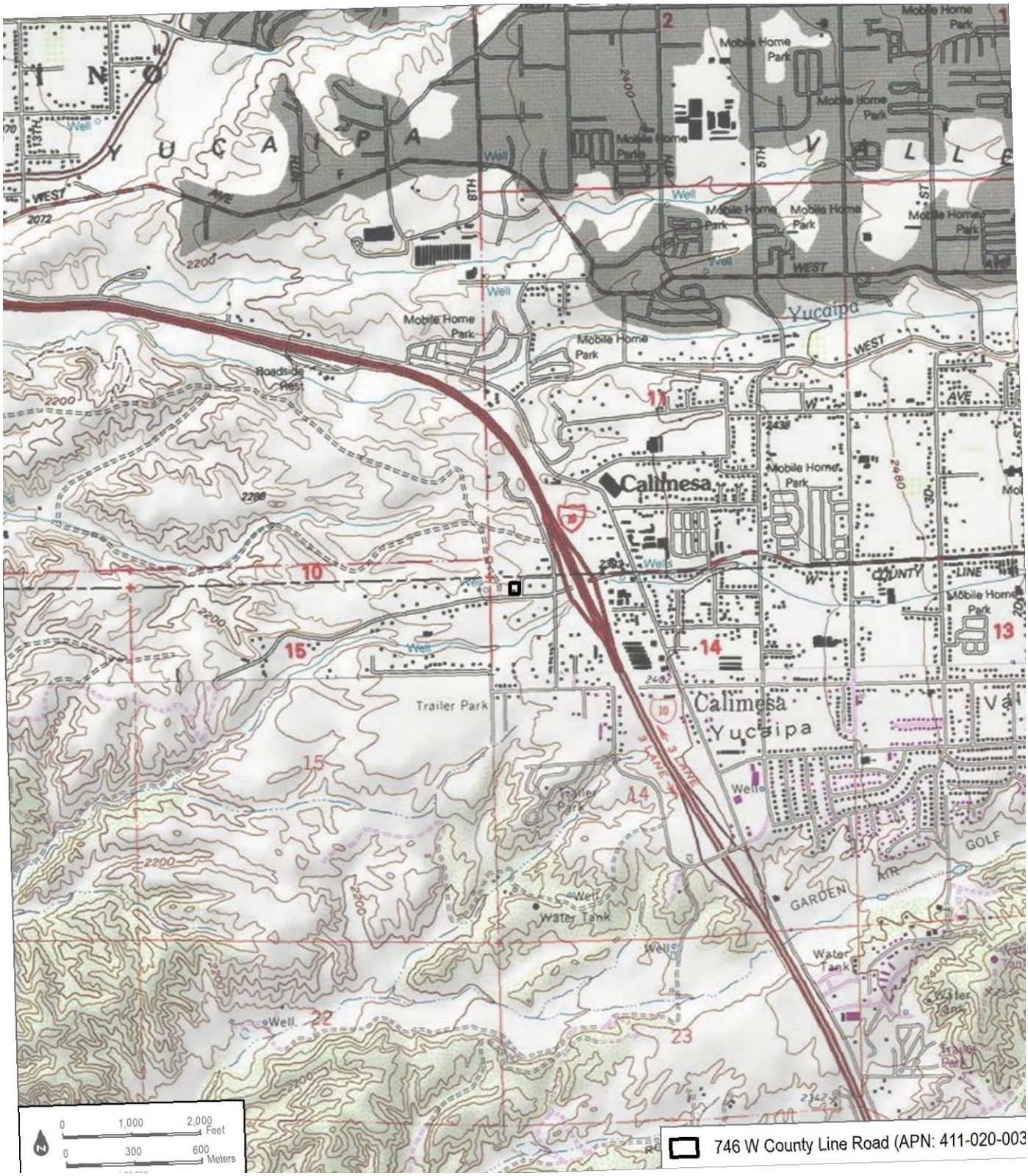
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #** (Assigned by recorder)
746 W County Line Road

***Map Name:** *Yucaipa, Calif.* ***Scale:** 1:24,000 ***Date of map:** 2021



Description (cont.)

The property is bounded by W County Line Road to the south, W County Line Lane to the east, a residence to the north and a vacant lot to the west. There is a concrete patio area in the rear (south) yard. Vegetation includes grass, mature trees in the rear yard, and small plantings. The property is enclosed by a white picket fence on the south and east elevation and the rear (north) yard is enclosed with a wood fence. There is a gravel vehicular parking area at the southwest corner of the lot.

Residence (1970)

The residence is rectangular in plan and clad in stucco. The two-story former garage has a steeply pitched side gable roof clad in composition shingle. A full-length dormer has been added to the roof, which is clad with horizontal wood cladding and has grouped vinyl-frame sliding windows. The former garage is connected to the original residence via a covered walkway. The one-story portion of the residence has a low-pitched cross gable roof, also clad in composition shingle, with two gable ends at the primary (south) elevation and a stucco-clad chimney. One gable end overhangs the primary entrance, which consists of a carved wood door, and is supported by rectangular stucco columns. Fenestration on the residence consists of ungrouped vinyl-frame picture and sliding windows.

The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, general asymmetry, and stucco cladding.

Significance (cont.)

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for

hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional,

national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

Property History

There is one residential building currently on 746 W County Line Road (APN 411-020-003), which was built in 1970 (ParcelQuest 2023). Prior to the construction of the property, aerial photographs from 1938, 1959, and 1968 show that the land on which it sits was undeveloped (NETR 2024). Research identified two occupants of the residence: Francine Wrobel (2011-2012) and the present-day owner, Ryan and Jenna Lee Marcroft (2024) (ParcelQuest 2023; City of Calimesa 2023). However, research did not identify substantial information on these individuals.

NRHP/CRHR Statement of Significance

The property located at 746 W County Line Road (APN 411-020-003) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 888 W County Line Road contains a one-story residence with an attached garage constructed in 1977. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area

thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 746 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 746 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 746 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 746 W County Line Road. Research identified two occupants of the residence: Francine Wrobel (2011-2012) and the present-day owner, Ryan and Jenna Lee Marcroft (2024) (ParcelQuest 2023; City of Calimesa 2023). No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 855 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The residence at 746 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house that has undergone extensive alterations. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the

post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis, stucco cladding, and general asymmetry), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable and highly altered example of this ubiquitous style. It is not distinctive amongst other examples of Ranch style architecture in Southern California. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 746 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 746 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 746 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 746 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 746 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 746 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 746 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a modest and architecturally undistinguished example of a Ranch house constructed in 1970. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis, stucco cladding, and general asymmetry), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. The building does not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 746 W County Line Road's architect or designer. Due the residence's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 746 W County Line Road is bounded by W County Line Road to the south, County Line Lane to the east, a residential property to the north, and open land to the west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 746 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 746 W County Line Road contains a residence constructed in 1970. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 746 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 746 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

References (cont.)

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

ARG. 2019. *Architectural Style Guide: Minimal Traditional*. Prepared for the City of Anaheim Planning and

Building Department, July 2019. https://www.anaheim.net/DocumentCenter/View/27509/Anaheim-Architectural-Style-Guide-Minimal-Traditional#:~:text=Minimal%20Traditional%20buildings%20typically%20had,and%20may%20vary%20in%20color.&text=Minimal%20Traditional%20stucco%20is%20relatively,a%20very%20coarse%20sand%20aggregate.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March

18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c.

Caltrans. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Sacramento, CA: California Department of Transportation. Accessed May 6, 2021.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2024. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966.

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1975. "James Newcomb Graduates from AF." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 3, 1975. 4.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1966. "Stock Dealer Faces Charge." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, CA). August 31, 1966. Pg. 23.

SBCS. 1967a. "Kennels Have Goal: Save Dogs." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). August 2, 1967. Pg. 27.

SBCS. 1967b. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969a. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1969b. "Student Ready to Intern as Dental Helper." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 30, 1969. Page 28.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Births." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). October 18, 1977. Pg. 34.

SBCS. 1977b. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977c. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977d. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

Smallwood, Josh (CRM Tech). 2008. "P-33-17258: 948 7th Place." DPR 523-series forms on file at the CHRIS Eastern Information Center, University of California Riverside.

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2024. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM. (Yucaipa News Mirror). 1948. "Classified - For Sale." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 18, 1948. Page 4.

YNM. 1951. "Work Wanted - Gardening." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 1, 1951. Page 8.

YNM. 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "Ollalie Berries." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). June 13, 1957. Page 4.

YNM. 1957c. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

YNM. 1960. "Legal Notice: Certificate of Business." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1960. Page 5)

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 855 W County Line Rd

P1. Other Identifier:

*__P2.__ **Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Yucaipa, CA **Date** 2021 **T** 2S; **R** 13W; __ ☐ **of** __ ☐ **of Sec** 21; San Bernardino **B.M.**

c. Address 855 W County Line Road City Calimesa Zip 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 413-060-005

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

The property sited legally on APN 413-060-005 contains a one-story Ranch style residence (855 W County Line Road) constructed in 1961 (Exhibit 20). The property is bounded by W County Line Road to the north and residential properties to the west. The residence is located at the bottom of a small hill and landscaping consists of grass, small plantings, and trees. There is a gravel driveway that leads to the residence from W County Line Road located on the east side of the lot. Aerial photographs indicate there is a concrete patio at the rear (south) yard. *See continuation sheet.*

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property

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

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

P5b. Description of Photo: Photo 1, View facing southeast, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1961 (ParcelQuest)

***P7. Owner and Address:**
Jose Luis Rosales Solano
855 W County Line Road
Calimesa, CA 92320

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde Owner LLC. August 2023.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 855 W County Line Road

B1. Historic Name:
B2. Common Name:
B3. Original Use:
B4. Present Use:
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Constructed 1961. Unknown date: Addition on the east elevation (observed); Unknown date: Replacement window frames on north and west elevations (observed); Unknown date: Re-roofing (observed)

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:** N/A

B9a. Architect: b. Builder:
***B10. Significance: Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 855 W County Line Road does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 855 W County Line Road. *See Continuation Sheet.*

(Sketch Map with north arrow required.)

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

***B12. References:** See Continuation Sheet

B13. Remarks:

***B14. Evaluator:** Claire Cancilla, Dudek

***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

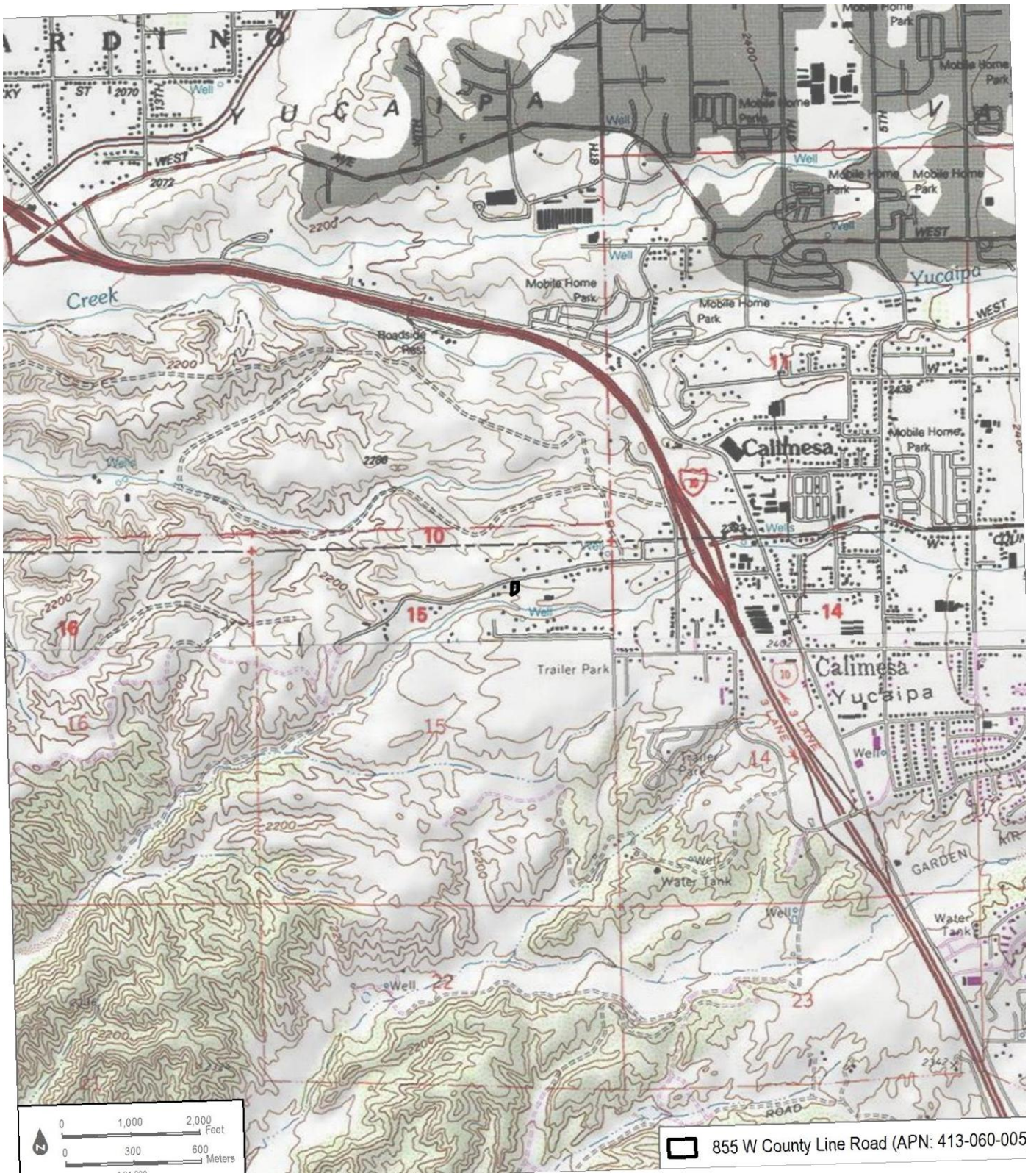
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #** (Assigned by recorder)
855 W County Line Road

***Map Name:** *Yucaipa, Calif.* ***Scale:** 1:24,000 ***Date of map:** 2021



*** Required information**

Description (cont.)

Residence (1961)

The one-story residence is roughly rectangular in plan with a low-pitched cross gable roof clad in composite shingles. The residence is clad in stucco and fenestration consists of ungrouped vinyl-frame slider windows. The primary entrance is located on the east elevation of the residence and consists of a single-panel wood door obscured by a metal screen door.

The residence reflects the Ranch style including its horizontal emphasis, one-story height, low-pitched gabled roof, general asymmetry, and stucco cladding.

Significance (cont.)

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and

San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times

1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

Property History

There is one residential building currently on 855 W County Line Road (APN 413-060-005), which was built in 1961 (ParcelQuest 2023). Prior to the construction of the property, aerial photographs from 1938 and 1959 show that the land on which it sits was undeveloped (NETR 2024). Research identified two occupants of the residence: Gloria Austin (1969) who trained as a dentist (SBCS 1969: 28), and the present-day owner, Jose Luis Rosales Solano (2024) (ParcelQuest 2023). However, research did not identify substantial information on these individuals.

Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 855 W County Line Road (APN 413-060-005) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 855 W County Line Road contains a one-story residence with an attached garage constructed in 1961. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 855 W County Line Road reflects local history in general as a single-

family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 855 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 855 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 855 W County Line Road. Research identified two occupants of the residence: Gloria Austin (1969) who trained as a dentist (SBCS 1969: 28), and the present-day owner, Jose Luis Rosales Solano (2024). No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 855 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and detached garage at 855 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis, one-story height, low-pitched gabled roof, general asymmetry, and stucco cladding), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. It is not distinctive amongst other examples of Ranch style architecture in Southern

California. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 855 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 855 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 855 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 855 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local residential development trends that gradually and steadily proliferated through Calimesa from the 1930s through the 1970s. Therefore, the property at 855 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 855 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 855 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a modest and architecturally undistinguished example of a one-story Ranch residence

constructed in 1965. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing. While the property does display character-defining features of the Ranch style (e.g., horizontal emphasis, one-story height, low-pitched gabled roof, general asymmetry, and stucco cladding), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. The building does not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 855 W County Line Road's architect or designer. Due the residence's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 855 W County Line Road is bounded by W County Line Road to the north and residential properties to the west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 855 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 855 W County Line Road contains a one-story residence constructed in 1955. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical

integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 855 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 855 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

References (cont.)

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

ARG. 2019. *Architectural Style Guide: Minimal Traditional*. Prepared for the City of Anaheim Planning and Building Department, July 2019. https://www.anaheim.net/DocumentCenter/View/27509/Anaheim-Architectural-Style-Guide-Minimal-Traditional#:~:text=Minimal%20Traditional%20buildings%20typically%20had,and%20may%20vary%20in%20color.&text=Minimal%20Traditional%20stucco%20is%20relatively,a%20very%20coarse%20sand%20aggregate.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/

la-xpm-1985-11-06-me-4679-
story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c.

Caltrans. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Sacramento, CA: California Department of Transportation. Accessed May 6, 2021.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2024. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966.

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1975. "James Newcomb Graduates from AF." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 3, 1975. 4.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1966. "Stock Dealer Faces Charge." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, CA). August 31, 1966. Pg. 23.

SBCS. 1967a. "Kennels Have Goal: Save Dogs." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). August 2, 1967. Pg. 27.

SBCS. 1967b. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969a. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1969b. "Student Ready to Intern as Dental Helper." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 30, 1969. Page 28.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Births." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). October 18, 1977. Pg. 34.

SBCS. 1977b. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977c. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977d. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/ http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

Smallwood, Josh (CRM Tech). 2008. "P-33-17258: 948 7th Place." DPR 523-series forms on file at the CHRIS Eastern Information Center, University of California Riverside.

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2024. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM. (Yucaipa News Mirror). 1948. "Classified - For Sale." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 18, 1948. Page 4.

YNM. 1951. "Work Wanted - Gardening." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 1, 1951. Page 8.

YNM. 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "Ollalie Berries." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). June 13, 1957. Page 4.

YNM. 1957c. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

YNM. 1960. "Legal Notice: Certificate of Business." Newspapers.com*: Yucaipa News-Mirror (*Yucaipa, CA). August 11, 1960. Page 5)

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 827 W County Line Rd

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** *Yucaipa, Calif.* **Date** 2021 **T** 2S; **R** 13W; ¼ **of** ¼ **of Sec** 21; San Bernardino **B.M.**

c. Address 827 W County Line Road City Calimesa Zip 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 413-072-001

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

The property sited legally on APN 413-072-001 contains a one-story Minimal Traditional style residence (827 W County Line Road) constructed in 1945 and an ancillary shed. The property is bounded by W County Line Road to the north and residential properties to the east and west. Landscaping consists of grass, shrubs, and trees. The property is enclosed by a chain-link fence. There is an ancillary building located in the rear (south) yard that was not visible during the time of the survey. Based on aerial imagery, this building is rectangular in footprint with a gable roof.

See Continuation Sheet.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property Choose an item. Choose an item. Choose an item.

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde LLC. May 2024.

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

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

P5b. Description of Photo: Photo 1, View facing southwest, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1945 (ParcelQuest)

***P7. Owner and Address:**
Nathan and Michelle Smith
827 W County Line Road
Calimesa, CA 92320

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 827 W County Line Road

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
***B5. Architectural Style:** Minimal traditional style
***B6. Construction History:** (Construction date, alterations, and date of alterations)

See Continuation Sheet.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** **Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** Single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 827 W County Line Road does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 827 W County Line Road. See Continuation Sheet.

(Sketch Map with north arrow required.)

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

***B12. References:** See Continuation Sheet.

B13. Remarks:

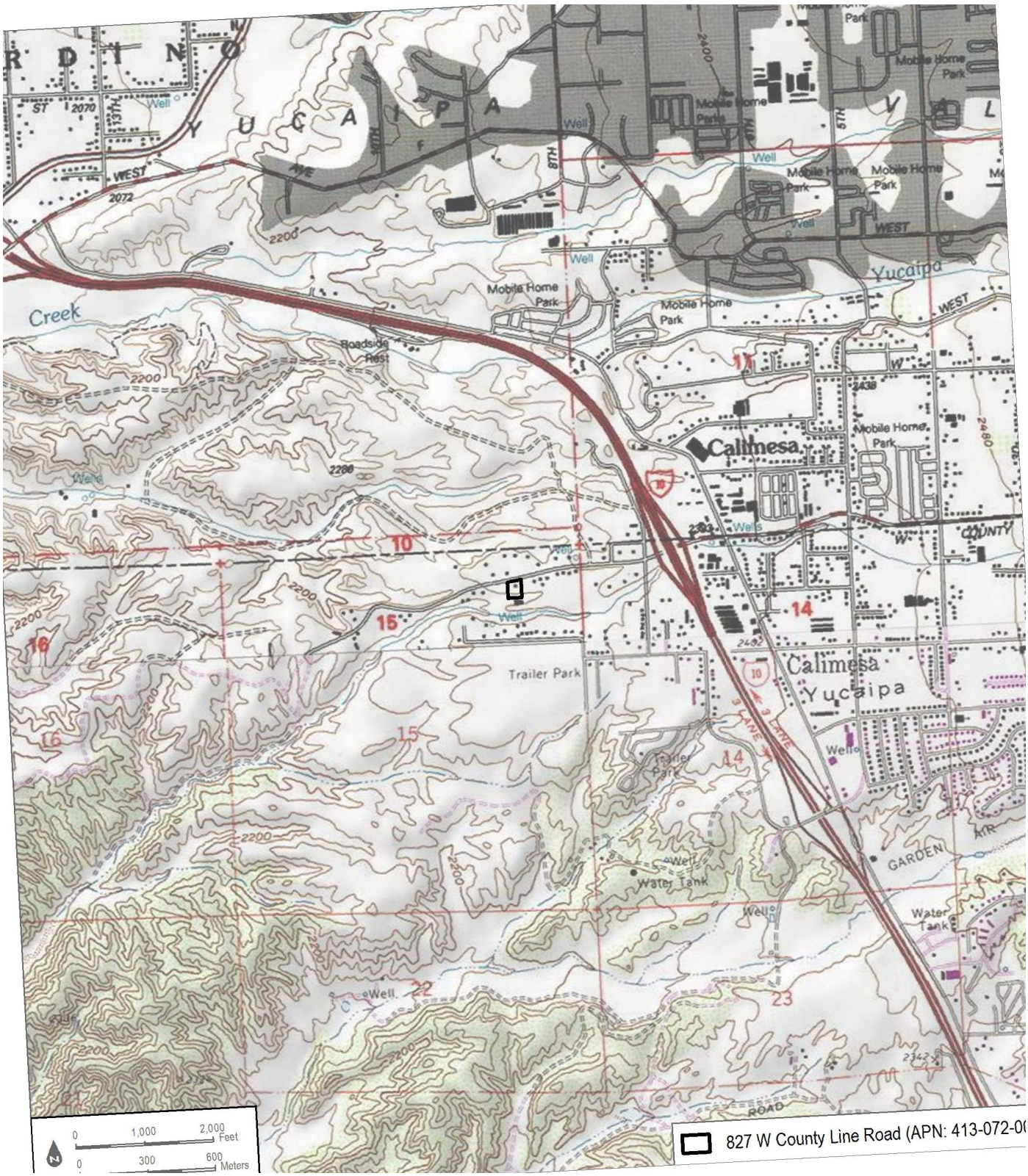
***B14. Evaluator:** Claire Cancilla, Dudek

***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

***Resource Name or #** (Assigned by recorder) 827 W County Line Road

***Map Name:** *Yucaipa, Calif.* ***Scale:** 1:24,000 ***Date of map:** 2021



Description (cont.)

Residence (1945)

The residence is roughly rectangular in plan with a steeply pitched side gabled roof clad in composition shingles. The western volume of the property was added in 1990 and is a lower height than the eastern volume of the residence. Fenestration consists of ungrouped aluminum frame sliding windows. The primary entrance was obscured by a metal screen door during the field survey. There is a small patio outside the primary entrance, which is not original to the property.

The residence reflects the Minimal Traditional style including its small-scale, one-story height, gable roof, and minimal ornamentation.

Construction History

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 1990: 840 square foot addition on west elevation (Permit # 56162)
- 2011: Re-roofing (Permit # B00-006-662)
- Unknown date: Window frame replacements on primary (north) elevation (observed)

Significance (cont.)

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-

6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to

lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

Minimal Traditional Style (1930-1975)

Minimal Traditional homes were designed to be simplistic, economical, and able to be produced at a mass scale. The prevalence of the style was the result of federal policies. Franklin D. Roosevelt enacted the National Housing Act in 1934, creating the Federal Housing Administration (FHA). The Minimal Traditional style house was explicitly preferred in FHA guidelines for homeowners to secure FHA-insured home loans. The style continued to be popular through World War II and the postwar housing boom, due to the increased use of factory-produced materials, the ability to be quickly mass-produced and deployed, and the general rejection of excessive, material-intensive Craftsman, Victorian, or Period Revival

styles. The popularity of the Minimal Traditional style faded by the mid-1950s as the effects of the Great Depression and war-time fiscal conservativism were forgotten (ARG 2019: 2; Caltrans 2011: 3-6; McAlester 2015: 587-589).

The character-defining features of the Minimal Traditional style include the following:

- Small scale
- One-story or one-and-a-half stories in height
- Low- or intermediate-pitched gable roof with little to no eave overhang
- Typically features double-hung windows with either multi-pane or simulated multi-pane
- Window placement occasionally includes two windows set near the building corner
- Exterior cladding materials may include vertical and horizontal wood boards, shingles, brick veneer, and board-and-batten siding
- Minimal, limited architectural decoration, usually American Colonial Revival in character
- Roof dormers are rare, except on Cape Cod-style Minimal Traditional houses
- May have an attached or detached garage

Property History

There is one residential building currently on 827 W County Line Road (APN 413-072-001), which was built in 1945 (ParcelQuest 2023). Prior to the construction of the property, an aerial photograph from 1938 shows that the land on which it sits was undeveloped (NETR 2024). In the 1950s, berries were advertised for sale at the residence, indicating that it was historically associated with agricultural uses (YNM 1957b: 4).

The earliest identified occupant of the property was A.E. Hill (1948), who advertised in a newspaper that he had two young goats for sale (YNM 1948: 4). Building permits identified the following subsequent occupants: Roberta and Richard Sadler (1989-2011); Neil Schultz (2018); and Nathan and Michelle Smith (2024) (City of Calimesa 2024; ParcelQuest 2023). However, research did not identify substantial information on these individuals.

Statement of Significance

The property located at 827 W County Line Road (APN: 413-072-001) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 827 W County Line Road contains a one-story residence w constructed in 1945. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 827 W County Line Road reflects local history in general as a single-family residence constructed during a period of slow but gradually increasing residential development in the City of Calimesa. Archival research failed to reveal that the property at 827 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 827 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 827 W County Line Road. Research identified the following owners or occupants of the residence: A.E. Hill (1948), who advertised in a newspaper that he had two young goats for sale (YNM 1948: 4); Roberta and Richard Sadler (1989-2011); Neil Schultz (2018); and Nathan and Michelle Smith (2024). No information was gathered that would indicate that the

property None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 827 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence at 827 W County Line Road does not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished Minimal Traditional residence. Minimal Traditional homes were designed to be simplistic, economical, and able to be produced at a mass scale. The style was popular from 1930, through World War II and the postwar housing boom, due to the increased use of factory-produced materials, the ability to be quickly mass-produced and deployed. While the property does display character-defining features of the Minimal Traditional style (e.g., small-scale, one-story height, gable roof, and minimal ornamentation), this is a common style applied to residences throughout Calimesa and California at large and the property is an unremarkable and altered example of this ubiquitous style. Archival research failed to identify the building's architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 827 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 827 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the

below criteria. In consideration of the property at 827 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 827 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local residential development trends that gradually and steadily proliferated through Calimesa from the 1930s through the 1970s. Therefore, the property at 827 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 827 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 827 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence constructed in 1945. The Minimal Traditional style was popular from 1930, through World War II and the postwar housing boom, due to the increased use of factory-produced materials, the ability to be quickly mass-produced and deployed While the property does display character-defining features of the Minimal Traditional style (e.g., small scale, one story height, gable roof, and minimal ornamentation), this is a common style applied to residences throughout Calimesa and California at large and the property is an unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 827 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 827 W County Line Road is bounded by W County Line Road to the north and residential properties to the east and west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 827 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 827 W County Line Road contains a one-story residence constructed in 1945. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical

integrity from the period in which they gained significance. As the property located at 827 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the building does not require examination.

Summary of Evaluation Findings

The property at 827 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

References (cont.)

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

ARG. 2019. *Architectural Style Guide: Minimal Traditional*. Prepared for the City of Anaheim Planning and Building Department, July 2019. https://www.anaheim.net/DocumentCenter/View/27509/Anaheim-Architectural-Style-Guide-Minimal-Traditional#:~:text=Minimal%20Traditional%20buildings%20typically%20had,and%20may%20vary%20in%20color.&text=Minimal%20Traditional%20stucco%20is%20relatively,a%20very%20coarse%20sand%20aggregate.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c

Caltrans. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Sacramento, CA: California Department of Transportation. Accessed May 6, 2021.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District

Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2024. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1975. "James Newcomb Graduates from AF." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 3, 1975. 4.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1966. "Stock Dealer Faces Charge." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, CA). August 31, 1966. Pg. 23.

SBCS. 1967a. "Kennels Have Goal: Save Dogs." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). August 2, 1967. Pg. 27.

SBCS. 1967b. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969a. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1969b. "Student Ready to Intern as Dental Helper." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 30, 1969. Page 28.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Births." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). October 18, 1977. Pg. 34.

SBCS. 1977b. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977c. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977d. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

Smallwood, Josh (CRM Tech). 2008. "P-33-17258: 948 7th Place." DPR 523-series forms on file at the CHRIS Eastern Information Center, University of California Riverside.

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential

Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2024. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM. (Yucaipa News Mirror). 1948. "Classified - For Sale." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 18, 1948. Page 4.

YNM. 1951. "Work Wanted - Gardening." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 1, 1951. Page 8.

YNM. 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "Ollalie Berries." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). June 13, 1957. Page 4.

YNM. 1957c. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

YNM. 1960. "Legal Notice: Certificate of Business." Newspapers.com*: Yucaipa News-Mirror*

(Yucaipa, CA). August 11, 1960. Page 5)

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 811 W County Line Rd

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** *Yucaipa, Calif.* **Date** 2021 **T** 2S; **R** 13W; ¼ **of** ¼ **of Sec** 21; San Bernardino **B.M.**

c. Address 811 W County Line Road City Calimesa Zip 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 413-082-006

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

The property sited legally on APN 413-082-006 contains a one-story Ranch style residence (811 W County Line Road) constructed in 1950 and an ancillary shed. The property is bounded by W County Line Road to the north and residential properties to the east and west. The property is enclosed with a wooden picket fence. The majority of the property is an open grass field and is enclosed by a chain link fence and a gravel vehicular driveway and parking area is at the east of the parcel. Landscaping consists of grass, shrubs, and scattered trees, primary at the rear (south) yard. An ancillary shed is located in the rear (south) yard, which was largely obscured from view at the time of the field survey, but is rectangular in-plan with a gable roof and board and batten siding.

See Continuation Sheet.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property Choose an item. Choose an item. Choose an item.

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde LLC. May 2024.

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

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

***Resource Name or #:** (Assigned by recorder) 811 W County Line Rd

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

P5b. Description of Photo: Photo 1, View facing southwest, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
c.1950 (ParcelQuest)

***P7. Owner and Address:**
Benjamin and Melissa Melendez
811 W County Line Road
Calimesa, CA 92320

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 811 W County Line Road

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
***B5. Architectural Style:** Ranch style
***B6. Construction History:** (Construction date, alterations, and date of alterations)

See Continuation Sheet.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance:** **Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** Single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 811 W County Line Road does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 811 W County Line Road. See Continuation Sheet.

(Sketch Map with north arrow required.)

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

***B12. References:** See Continuation Sheet.

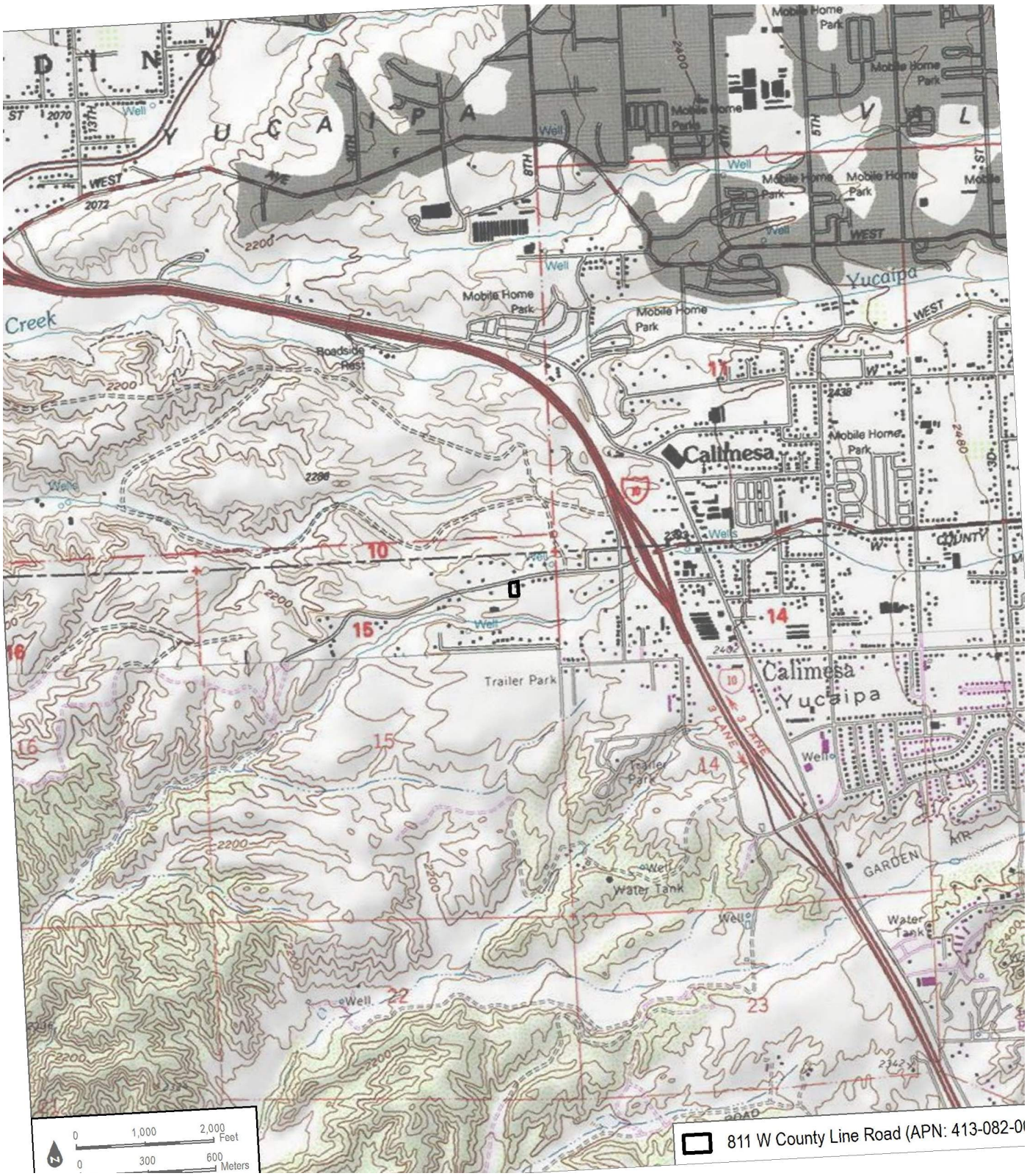
B13. Remarks:

***B14. Evaluator:** Claire Cancilla, Dudek

***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

***Map Name:** *Yucaipa, Calif.* ***Scale:** 1:24,000 ***Date of map:** 2021



Description (cont.)

Residence (1950)

The one-story single-family residence has a rectangular footprint and is clad in wood board siding. The residence with a low-pitched gable roof clad in composite shingles. Fenestration consists of ungrouped vinyl-frame single or multi-lite sliding windows, some of which have shutters. A gable overhang extends over the primary entrance on the north elevation, which consists of a single-leaf wooden door with oval lite. There appears to be an addition on the east and west elevations that were added at unknown dates. There is a small concrete patio at the northwest corner of the primary (north) elevation.

The residence reflects the Ranch style including its rambling, elongated plan with a horizontal emphasis, one-story in height, low-pitched gabled roof, general asymmetry, and wood board cladding.

Construction History

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 2016: Add deck at rear (north) elevation (Permit # 2015-062)
- Unknown date: Window frame replacements on primary (north) elevation (observed)
- Unknown date: Additions on the west and east elevations (observed)

Significance (cont.)

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These

routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa,

produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

Ranch Style (1935-1970)

Ranch-style houses in California reflect a national trend of fascination with the "Old West" and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset, Better Homes and Gardens,* and *House Beautiful.* Later, ranch houses were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s.

Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. (Grimes and Chiang 2009: 40-48; Horak et.al. 2015: 21-26; McAlester 2018: 695-704).

Character-defining features of the Ranch style include the following:

- rambling, elongated plans with a horizontal emphasis
- 1-2 stories in height
- low-pitched gabled or hipped roofs with overhanging, open eaves
- general asymmetry
- free-flowing interior spaces
- designed connection to the outdoors
- cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- brick or stone chimneys details
- attached garages often linked to residence by breezeways
- stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- functional and non-functional shutters details as trim around windows
- fenestration may include a picture window

Property History

There is one residential building currently on 811 W County Line Road (APN 413-082-006), built in 1950, and an ancillary shed (ParcelQuest 2023). Prior to the construction of the property, an aerial photograph from 1938 shows that the land on which it sits was undeveloped (NETR 2024). Building permits identified the following subsequent occupants: Ed Hopper (1993); Gale K. Gork (2012-2016); and Benjamin and Melissa Melendez (2024) (City of Calimesa 2024; ParcelQuest 2023). However, research did not identify substantial information on these individuals.

Statement of Significance

The property located at 811 W County Line Road (APN 413-082-006) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 811 W County Line Road contains a one-story residence constructed in 1950. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 801 W County Line Road reflects local history in general as a single-family residence constructed during a period of slow but gradually increasing residential development in the City of Calimesa. Archival research failed to reveal that the property at 811 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 811 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research revealed no substantial information regarding the owners and/or occupants of the single-family residence located at 811 W County Line Road. Research identified the following owners or occupants of the residence: Ed Hopper (1993); Gale K. Gork (2012-2016); and Benjamin and Melissa Melendez (2024). No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 811 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of

construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The residence at 811 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., its elongated plan with horizontal emphasis, one-story height, low pitched gable roof, general asymmetry, and wood board cladding), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. The residence is not distinctive amongst other examples of Ranch style architecture in Southern California. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 811 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 811 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 811 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa

historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 811 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local residential development trends that gradually and steadily proliferated through Calimesa from the 1930s through the 1970s. Therefore, the property at 811 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 811 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 811 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property is a modest and architecturally undistinguished example of a Ranch house constructed in 1950. While the property does display character-defining features of the Ranch style (e.g., elongated plan with horizontal emphasis, one-story height, low pitched gable roof, general asymmetry, and wood board cladding), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 811 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a

builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 811 W County Line Road is bounded by W County Line Road to the north, residential properties to the east, and west, and vacant land to the south. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 811 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 811 W County Line Road contains a one-story residence with a detached garage constructed in 1950. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 811

W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the building does not require examination.

Summary of Evaluation Findings

The property at 811 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

References (cont.)

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

ARG. 2019. *Architectural Style Guide: Minimal Traditional*. Prepared for the City of Anaheim Planning and Building Department, July 2019. https://www.anaheim.net/DocumentCenter/View/27509/Anaheim-Architectural-Style-Guide-Minimal-Traditional#:~:text=Minimal%20Traditional%20buildings%20typically%20had,and%20may%20vary%20in%20color.&text=Minimal%20Traditional%20stucco%20is%20relatively,a%20very%20coarse%20sand%20aggregate.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022.

https://www.calimesachamber.com/history-of-calimesa-1?msclkid=
90c8a02aa55711eca4d84a06 3a6be50c

Caltrans. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Sacramento, CA: California Department of Transportation. Accessed May 6, 2021.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/
Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/
default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=
type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/
default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/
riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco.

Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2024. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1975. "James Newcomb Graduates from AF." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 3, 1975. 4.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1966. "Stock Dealer Faces Charge." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, CA). August 31, 1966. Pg. 23.

SBCS. 1967a. "Kennels Have Goal: Save Dogs." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). August 2, 1967. Pg. 27.

SBCS. 1967b. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969a. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1969b. "Student Ready to Intern as Dental Helper." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 30, 1969. Page 28.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Births." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). October 18, 1977. Pg. 34.

SBCS. 1977b. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977c. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977d. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

Smallwood, Josh (CRM Tech). 2008. "P-33-17258: 948 7th Place." DPR 523-series forms on file at the CHRIS Eastern Information Center, University of California Riverside.

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential

Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2024. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM. (Yucaipa News Mirror). 1948. "Classified - For Sale." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 18, 1948. Page 4.

YNM. 1951. "Work Wanted - Gardening." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 1, 1951. Page 8.

YNM. 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "Ollalie Berries." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). June 13, 1957. Page 4.

YNM. 1957c. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

YNM. 1960. "Legal Notice: Certificate of Business." Newspapers.com*: Yucaipa News-Mirror*

(Yucaipa, CA). August 11, 1960. Page 5)

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 801 W County Line Rd

P1. Other Identifier:

*__P2. Location:__ ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** *Yucaipa, Calif.* **Date** 2021 **T** 2S; **R** 13W; ¼ **of** ¼ **of Sec** 21; San Bernardino **B.M.**

c. Address 801 W County Line Road City Calimesa Zip 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 413-082-005

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

The property sited legally on APN 413-082-005 contains a one-story Minimal Traditional style single-family residence (801 W County Line Road) constructed in 1950 (Exhibit 23). The property is bounded by W County Line Road to the north, residential properties to the east and west, and vacant land to the south. Landscaping consists of grass, shrubs, and mature trees. A gravel driveway is located on the east side of the parcel. See Continuation Sheet.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property Choose an item. Choose an item. Choose an item.

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

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

P5b. Description of Photo: Photo 1, View facing south 03/20/2024

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1950 (ParcelQuest)

***P7. Owner and Address:**
Suezanne and Lee Wills
801 W County Line Road
Calimesa, CA 92320

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 801 W County Line Road

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** (Construction date, alterations, and date of alterations)

See Continuation Sheet.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:** N/A

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** Single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 801 W County Line Road does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 801 W County Line Road. See Continuation Sheet.

(Sketch Map with north arrow required.)

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

***B12. References:** See Continuation Sheet.

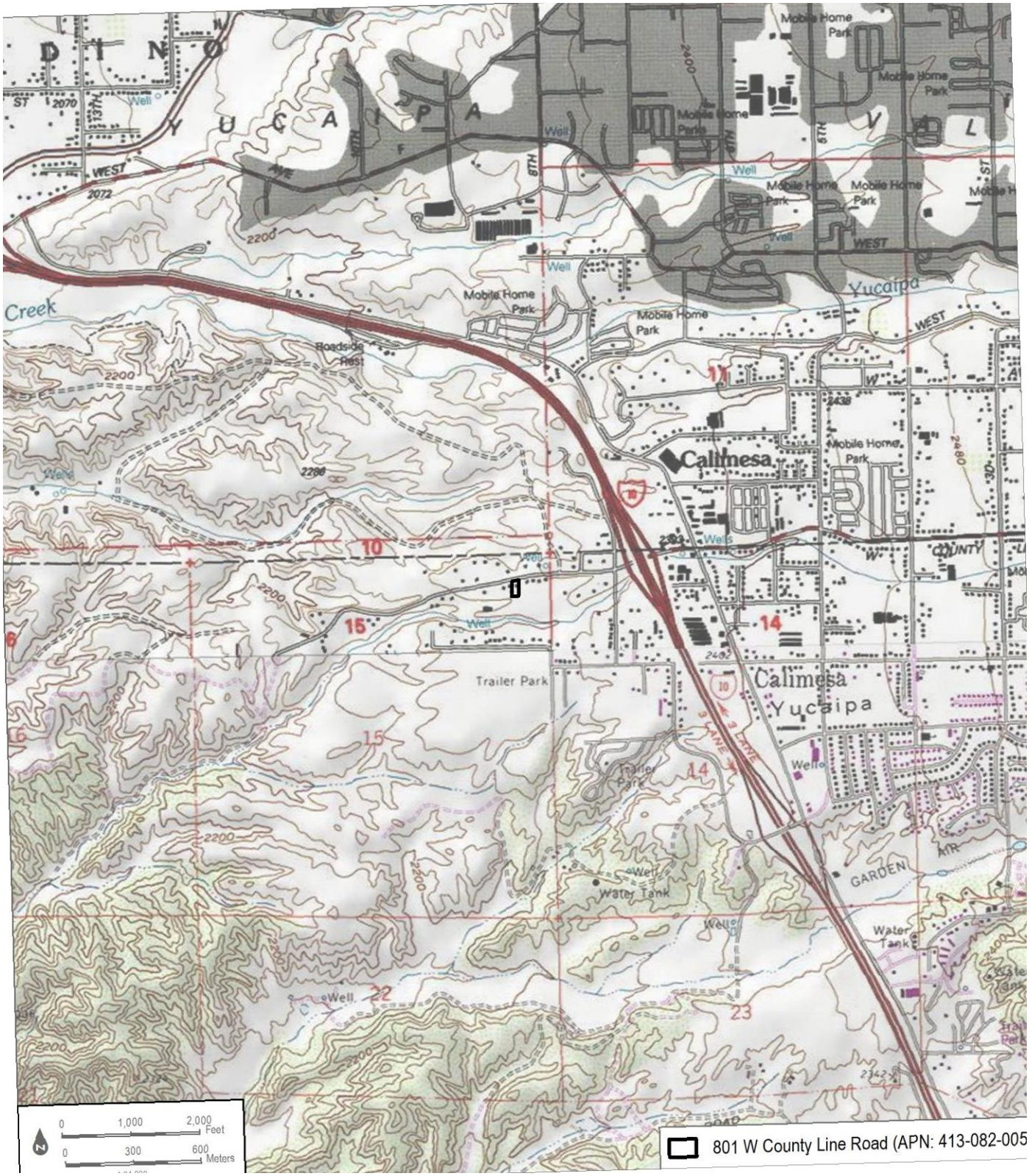
B13. Remarks:

***B14. Evaluator:** Claire Cancilla, Dudek

***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

***Map Name:** *Yucaipa, Calif.* ***Scale:** 1:24,000 ***Date of map:** 2021



Description (cont.)

Residence (1950)

The one-story single-family residence has a rectangular footprint and steeply pitched side gable roof clad in composite shingles. It is clad in wood board siding with fenestration consisting of ungrouped wood-frame sliding windows with leaded diamond lite and ungrouped vinyl-frame multi-lite sliding windows. The main entrance, located on the primary (south) elevation is a single-leaf wood door with oval lite covered by a metal security door.

The residence reflects the Minimal Traditional style including its small scale. one story height, wood board siding, and minimal ornamentation.

Construction History

The following exterior alterations were identified through a review of property record research and/or during the survey:

- Unknown date: Addition on west elevation (observed)
- Unknown date: Re-roofing (observed)

Significance (cont.)

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

Minimal Traditional Style (1930-1975)

Minimal Traditional homes were designed to be simplistic, economical, and able to be produced at a mass scale. The prevalence of the style was the result of federal policies. Franklin D. Roosevelt enacted the National Housing Act in 1934, creating the Federal Housing Administration (FHA). The Minimal Traditional style house was explicitly preferred in FHA guidelines for homeowners to secure FHA-insured home loans. The style continued to be popular through World War II and the postwar housing boom, due to the increased use of factory-produced materials, the ability to be quickly mass-produced and deployed, and the general rejection of excessive, material-intensive Craftsman, Victorian, or Period Revival styles. The popularity of the Minimal Traditional style faded by the mid-1950s as the effects of the Great Depression and war-time fiscal conservativism were forgotten (ARG 2019:

2; Caltrans 2011: 3-6; McAlester 2015: 587-589).

The character-defining features of the Minimal Traditional style include the following:

- Small scale
- One-story or one-and-a-half stories in height
- Low- or intermediate-pitched gable roof with little to no eave overhang
- Typically features double-hung windows with either multi-pane or simulated multi-pane
- Window placement occasionally includes two windows set near the building corner
- Exterior cladding materials may include vertical and horizontal wood boards, shingles, brick veneer, and board-and-batten siding
- Minimal, limited architectural decoration, usually American Colonial Revival in character
- Roof dormers are rare, except on Cape Cod-style Minimal Traditional houses
- May have an attached or detached garage

Property History

There is one residential building currently on 801 W County Line Road (APN 413-082-005), which was built in 1950 (ParcelQuest 2023). Prior to the construction of the property, aerial photographs from 1938 shows that the land on which it sits was undeveloped (NETR 2024). The earliest identified occupant of the property was C. Harmon, who advertised his garden and landscaping services in a newspaper in 1951 (YNM 1951: 8). Subsequent occupants include Robert L. Quintard and Jacqueline A. Quintard who lived at the residence from at least 1959 to at least 1960 and owned a business called B&C Janitorial Services (YNM 1960: 5). The property is presently owned by Suezanne and Lee Wills (ParcelQuest 2023). However, research did not identify substantial information on these individuals.

Statement of Significance

The property located at 801 W County Line Road is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

CRHR Criterion 1: Is associated with events that have made a significant contribution to

the broad patterns of California's history and cultural heritage

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 801 W County Line Road contains a one-story residence with an attached garage constructed in 1950. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 801 W County Line Road reflects local history in general as a single-family residence constructed during a period of slow but gradually increasing residential development in the City of Calimesa. Archival research failed to reveal that the property at 801 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 801 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. The earliest identified occupant of the property was C. Harmon, who advertised his garden and landscaping services in a newspaper in 1951 (YNM 1951: 8). Subsequent occupants include Robert L. Quintard and Jacqueline A. Quintard, who lived at the residence from at least 1959 to at least 1960 and owned a business called B&C Janitorial Services (YNM 1960: 5). The property is presently owned by Suezanne and Lee Wills (ParcelQuest 2023). However, research did not identify substantial information on these individuals. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can be considered individually significant

within a historic context. Therefore, the property located at 801 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence at 801 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a residence exhibiting influences of the Minimal Traditional style. The style was popular from 1930, through World War II and the postwar housing boom. Minimal Traditional homes were designed to be simplistic, economical, and able to be produced at a mass scale. While the property does display character-defining features of the Minimal Traditional style (e.g., its small scale, one-story height, wood board siding, and minimal decoration), this is a common style applied to residences throughout Calimesa and California at large and the property is an unremarkable example of this ubiquitous style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 801 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 801 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 801 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa

historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 801 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local residential development trends that gradually and steadily proliferated through Calimesa from the 1930s through the 1970s. Therefore, the property at 801 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 801 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 801 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence constructed in 1945. While the property does display character-defining features of the Minimal Traditional style (e.g., its small scale, wood board siding, and minimal decoration), this is a common style applied to residences throughout Calimesa and California at large and the property is an unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 801 W County Line Road's architect or designer. Due the residence's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would

be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 801 W County Line Road is bounded by W County Line Road to the north, residential properties to the east and west, and vacant land to the south. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 801 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 801 W County Line Road contains a one-story residence constructed in 1950. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 801 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it

does not have a period of significance and the integrity of the building does not require examination.

Summary of Evaluation Findings

The property at 801 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

References (cont.)

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

ARG. 2019. *Architectural Style Guide: Minimal Traditional*. Prepared for the City of Anaheim Planning and Building Department, July 2019. https://www.anaheim.net/DocumentCenter/View/27509/Anaheim-Architectural-Style-Guide-Minimal-Traditional#:~:text=Minimal%20Traditional%20buildings%20typically%20had,and%20may%20vary%20in%20color.&text=Minimal%20Traditional%20stucco%20is%20relatively,a%20very%20coarse%20sand%20aggregate.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=

90c8a02aa55711eca4d84a06 3a6be50c

Caltrans. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Sacramento, CA: California Department of Transportation. Accessed May 6, 2021.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2024. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1975. "James Newcomb Graduates from AF." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 3, 1975. 4.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1966. "Stock Dealer Faces Charge." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, CA). August 31, 1966. Pg. 23.

SBCS. 1967a. "Kennels Have Goal: Save Dogs." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). August 2, 1967. Pg. 27.

SBCS. 1967b. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969a. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1969b. "Student Ready to Intern as Dental Helper." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 30, 1969. Page 28.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Births." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). October 18, 1977. Pg. 34.

SBCS. 1977b. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977c. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977d. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

Smallwood, Josh (CRM Tech). 2008. "P-33-17258: 948 7th Place." DPR 523-series forms on file at the CHRIS Eastern Information Center, University of California Riverside.

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los

Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2024. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM. (Yucaipa News Mirror). 1948. "Classified - For Sale." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 18, 1948. Page 4.

YNM. 1951. "Work Wanted - Gardening." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 1, 1951. Page 8.

YNM. 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "Ollalie Berries." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). June 13, 1957. Page 4.

YNM. 1957c. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

YNM. 1960. "Legal Notice: Certificate of Business." Newspapers.com*: Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1960. Page 5)

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 809 W County Line Rd

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** *Yucaipa, Calif.* **Date** 2021 **T** 2S; **R** 13W; ¼ **of** ¼ **of Sec** 21; San Bernardino **B.M.**

c. Address 809 W County Line Road City Calimesa Zip 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 413-082-021

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

The property sited legally on APN 413-082-021 contains a one-story Ranch style residence (809 W County Line Road) constructed in 1959 and a detached garage (Exhibit 24). The property is bounded by W County Line Road to the north and residential properties to the east and west. Landscaping consists of grass, shrubs, and mature trees. A detached garage is located at the rear (southwest) of the residence and is rectangular in plan with a gable roof clad with composite shingles with a rollup door. A gravel vehicular driveway is located at the southwest of the lot. See Continuation Sheet.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property Choose an item. Choose an item. Choose an item.

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

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

P5b. Description of Photo: Photo 1, Primary north elevation view facing south, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1959 (ParcelQuest)

***P7. Owner and Address:**
Janette and Joseph Hopper
809 W County Line Road
Calimesa, CA 92320

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 809 W County Line Road

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
***B5. Architectural Style:** Ranch style
***B6. Construction History:** (Construction date, alterations, and date of alterations)

See Continuation Sheet.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:** Detached garage southwest of residence

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** Single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 809 W County Line Road does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 809 W County Line Road. See Continuation Sheet.

(Sketch Map with north arrow required.)

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

***B12. References:** See Continuation Sheet.

B13. Remarks:

***B14. Evaluator:** Claire Cancilla, Dudek

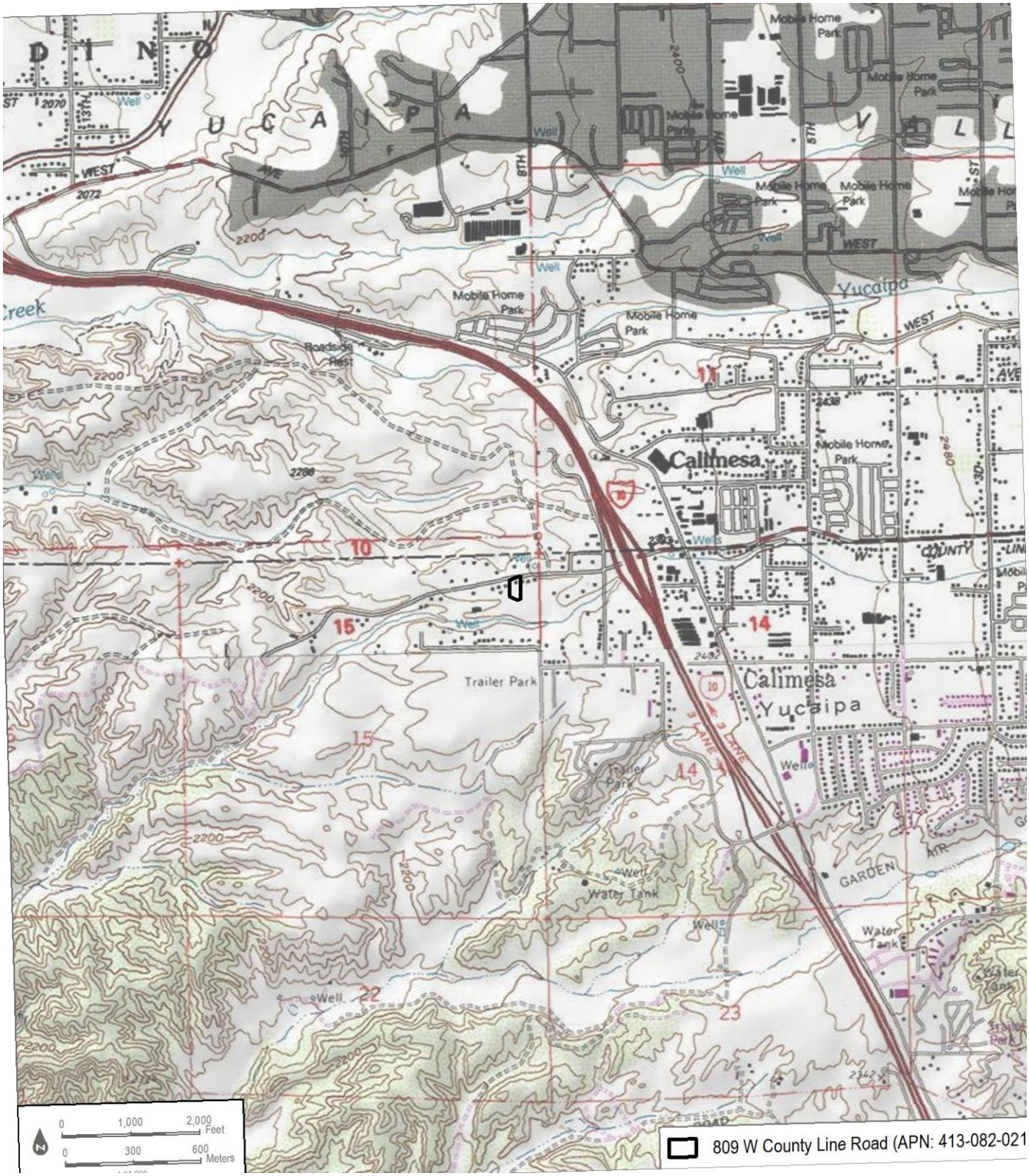
***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

LOCATION MAP

***Resource Name or #** (Assigned by recorder) 809 W County Line Road

***Map Name:** *Yucaipa, Calif.* ***Scale:** 1:24,000 ***Date of map:** 2021



Description (cont.)

Residence (1959)

The residence is rectangular in plan and one story in height and is clad in vertical and board and batten siding. It has a low-pitched side gable roof clad in composition shingle with a painted brick chimney at southwest corner. The primary entrance is a single-leaf wood door covered by a screen door. Fenestration consists of grouped and ungrouped vinyl-frame sliding windows and multi-lite picture windows. There is a secondary entrance on the west elevation, comprised of a half lite door that leads to a concrete covered patio area.

The residence reflects the Ranch style including its horizontal emphasis, one-story height, low-pitched side gable roof and wood board siding.

Construction History

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 1997: Room addition on unspecified elevation (Permit # 2053)
- Unknown date: Re-roofing (observed)
- Unknown date: Patio addition at west elevation (observed)
- Unknown date: Replacement window frames on north elevation (observed)

Significance (cont.)

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton

Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been

one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

Ranch Style (1935-1970)

Ranch-style houses in California reflect a national trend of fascination with the "Old West" and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset, Better Homes and Gardens,* and *House Beautiful.* Later, ranch houses were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the

most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. (Grimes and Chiang 2009: 40-48; Horak et.al. 2015: 21-26; McAlester 2018: 695-704).

Character-defining features of the Ranch style include the following:

- rambling, elongated plans with a horizontal emphasis
- 1-2 stories in height
- low-pitched gabled or hipped roofs with overhanging, open eaves
- general asymmetry
- free-flowing interior spaces
- designed connection to the outdoors
- cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- brick or stone chimneys details
- attached garages often linked to residence by breezeways
- stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- functional and non-functional shutters details as trim around windows
- fenestration may include a picture window

Property History

There is one residential building and a detached garage currently on 809 W County Line Road (APN: 413-082-021), which were built in 1973 (ParcelQuest 2023). Prior to the construction of the property, an aerial photograph from 1938 shows that the land on which it sits was undeveloped (NETR 2024). Building permits identified one owner of the property: Joe and Jenette Hopper (1997-2024); however, research did not identify substantial information on the Hoppers (City of Calimesa 2024; ParcelQuest 2023).

Statement of Significance

The property located at 809 W County Line Road is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special

contribution to the broad patterns of our history. The property located at 809 W County Line Road contains a one-story residence with a detached garage constructed in 1973. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 809 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 809 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 809 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Research identified one owner of the subject property: Joe and Jenette Hopper (1997-2024); however, research did not identify substantial information on the Hoppers. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 809 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and detached garage at 809 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis, side gabled roof, wood board cladding, and one-story height), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. The example located on the property does not contain enough characteristics to be considered a true representative of the Ranch architectural style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 809 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 809 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 809 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 809 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 809 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 809 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 809 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property is a modest and architecturally undistinguished example of a Ranch house constructed in 1950. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis, side gabled roof, wood board cladding, and one-story height), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 809 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 809 W County Line Road is bounded by W County Line Road to the north and residential properties to the east and west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 809 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 809 W County Line Road contains a one-story residence and detached garage constructed in 1973. Landscaping on the subject lot consist of grass and scattered trees. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 809 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the building does not require examination.

Summary of Evaluation Findings

The property at 809 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the

property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

References (cont.)

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

ARG. 2019. *Architectural Style Guide: Minimal Traditional*. Prepared for the City of Anaheim Planning and Building Department, July 2019. https://www.anaheim.net/DocumentCenter/View/27509/Anaheim-Architectural-Style-Guide-Minimal-Traditional#:~:text=Minimal%20Traditional%20buildings%20typically%20had,and%20may%20vary%20in%20color.&text=Minimal%20Traditional%20stucco%20is%20relatively,a%20very%20coarse%20sand%20aggregate.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c

Caltrans. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Sacramento, CA: California Department of Transportation. Accessed May 6, 2021.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General

Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the

Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2024. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985,

1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1975. "James Newcomb Graduates from AF." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 3, 1975. 4.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1966. "Stock Dealer Faces Charge." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, CA). August 31, 1966. Pg. 23.

SBCS. 1967a. "Kennels Have Goal: Save Dogs." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). August 2, 1967. Pg. 27.

SBCS. 1967b. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969a. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1969b. "Student Ready to Intern as Dental Helper." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 30, 1969. Page 28.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Births." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). October 18, 1977. Pg. 34.

SBCS. 1977b. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977c. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977d. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

Smallwood, Josh (CRM Tech). 2008. "P-33-17258: 948 7th Place." DPR 523-series forms on file at the CHRIS Eastern Information Center, University of California Riverside.

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2024. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM. (Yucaipa News Mirror). 1948. "Classified - For Sale." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 18, 1948. Page 4.

YNM. 1951. "Work Wanted - Gardening." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 1, 1951. Page 8.

YNM. 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "Ollalie Berries." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). June 13, 1957. Page 4.

YNM. 1957c. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

YNM. 1960. "Legal Notice: Certificate of Business." Newspapers.com*: Yucaipa News-Mirror (*Yucaipa, CA). August 11, 1960. Page 5)

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

***Resource Name or #:** (Assigned by recorder) 789 W County Line Rd

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** *Yucaipa, Calif.* **Date** 2021 **T** 2S; **R** 13W; ¼ **of** ¼ **of Sec** 21; San Bernardino **B.M.**

c. Address 789 W County Line Road City Calimesa Zip 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 413-082-026

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

The property sited legally on APN 413-082-026 contains a one-story Ranch-style residence with a detached garage (789 W County Line Road) constructed in 1967 (Exhibit 25). The property is bounded by W County Line Road to the north and residential properties east and west. Landscaping consists of grass, trees, and small plants. There is a concrete masonry unit wall enclosing the property on the east and west boundaries. See Continuation Sheet.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property Choose an item. Choose an item. Choose an item.

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

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

P5b. Description of Photo: Photo 1, View facing south, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1967 (ParcelQuest)

***P7. Owner and Address:**
Esteban Rivas
789 W County Line Road
Calimesa, CA 92320

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 789 W County Line Road

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
***B5. Architectural Style:** Ranch style
***B6. Construction History:** (Construction date, alterations, and date of alterations)

See Continuation Sheet.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:** Detached garage at the southwest corner of the lot.

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** Single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 789 W County Line Road does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 789 W County Line Road. See Continuation Sheet.

(Sketch Map with north arrow required.)

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

***B12. References:** See Continuation Sheet.

B13. Remarks:

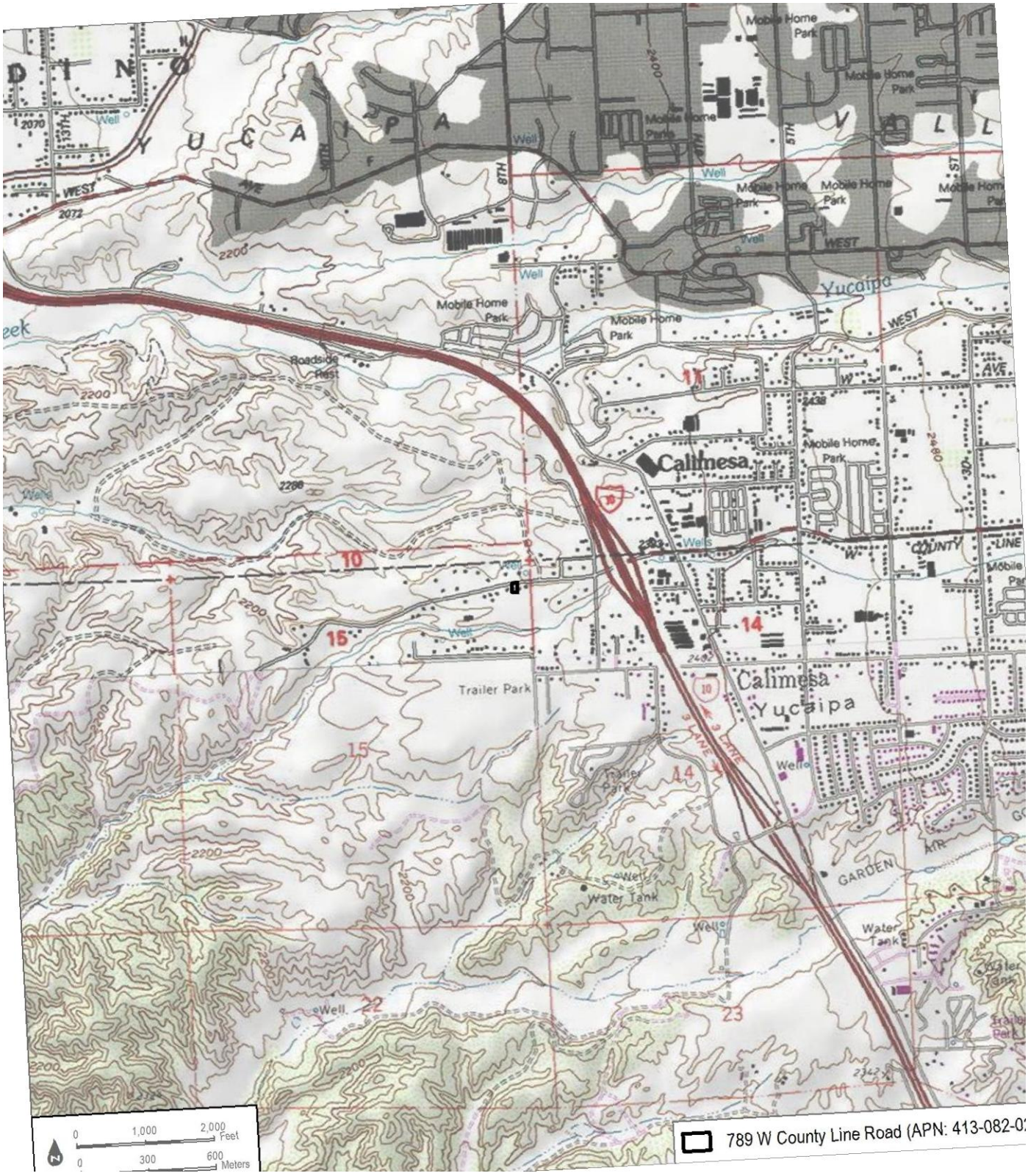
***B14. Evaluator:** Claire Cancilla, Dudek

***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

***Resource Name or #** (Assigned by recorder) 789 W County Line Road

***Map Name:** *Yucaipa, Calif.* ***Scale:** 1:24,000 ***Date of map:** 2021



Description (cont.)

The detached garage is rectangular in plan with two rollup garage doors. It has a rectangular footprint, gable roof, and is clad in wood siding.

Residence (1967)

The residence is rectangular in plan and one story in height and is clad in vertical wood siding and painted brick. The building has a low-pitched hipped roof clad in composite shingle with gable above the primary entrance on the north elevation. The primary entrance is covered by a screen door and has two fixed-frame windows on either side. Additional fenestration consists of vinyl-frame sliding windows (ungrouped) and vinyl frame picture windows with protruding brick surrounds (grouped) on the north elevation. A painted brick chimney is located on the east elevation.

The residence reflects the Ranch style including rambling, elongated plans with a horizontal emphasis, one-story height, low-pitched hipped roof, general asymmetry, and cladding featuring wood board and painted brick.

Construction History

The following exterior alterations were identified through a review of property record research and/or during the survey:

- Unknown date: Re-roofing (observed)
- Unknown date: Replacement window frames on north elevation (observed)

Significance (cont.)

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County

before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including

cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

Ranch Style (1935-1970)

Ranch-style houses in California reflect a national trend of fascination with the "Old West" and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as

Sunset, Better Homes and Gardens, and *House Beautiful.* Later, ranch houses were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. (Grimes and Chiang 2009: 40-48; Horak et.al. 2015: 21-26; McAlester 2018: 695-704).

Character-defining features of the Ranch style include the following:

- rambling, elongated plans with a horizontal emphasis
- 1-2 stories in height
- low-pitched gabled or hipped roofs with overhanging, open eaves
- general asymmetry
- free-flowing interior spaces
- designed connection to the outdoors
- cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- brick or stone chimneys details
- attached garages often linked to residence by breezeways
- stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- functional and non-functional shutters details as trim around windows
- fenestration may include a picture window

Property History

There is one residential building and detached garage currently on 789 W County Line Road (APN 413-082-026), which were built in 1967 (ParcelQuest 2023). Prior to the construction of the property, aerial photographs from 1938 1959, and 1966 shows that the land on which it sits was undeveloped (NETR 2024). Building permits identified the following subsequent occupants: Gary Atwell (2007) and Esteban Rivas (2024) (City of Calimesa 2024; ParcelQuest 2023). However, research did not identify substantial information on these individuals.

Statement of Significance

The property located at 789 W County Line Road is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

CRHR Criterion 1: Is associated with events that have made a significant contribution to

the broad patterns of California's history and cultural heritage

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 789 W County Line Road contains a one-story residence constructed in 1963. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 789 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 789 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 789 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Research identified the following owners or occupants of the residence: Gary Atwell (2007) and Esteban Rivas (2024). Archival research revealed no substantial information regarding these owners and/or occupants and no information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 789 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of

construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and detached garage at 789 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., horizontal emphasis, one-story height, low-pitched hipped roof, general asymmetry, and cladding featuring wood board and painted brick), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 789 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 789 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 789 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 789 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa in the 1960s and into the 1970s. Therefore, the property at 789 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 789 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 789 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence constructed in 1967. While the property does display character-defining features of the Ranch style (e.g., its h horizontal emphasis, one-story height, low-pitched hipped roof, general asymmetry, and cladding featuring wood board and painted brick), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 789 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 789 W County Line Road is bounded by W County Line Road to the north and residential properties to the east and west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 789 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 888 W County Line Road contains a one-story residence constructed in 1967. The lot on which the residence sits consists of grass, shrubs, small plants, and some mature trees. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 789 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the building does not require examination.

Summary of Evaluation Findings

The property at 789 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

References (cont.)

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

ARG. 2019. *Architectural Style Guide: Minimal Traditional*. Prepared for the City of Anaheim Planning and Building Department, July 2019. https://www.anaheim.net/DocumentCenter/View/27509/Anaheim-Architectural-Style-Guide-Minimal-Traditional#:~:text=Minimal%20Traditional%20buildings%20typically%20had,and%20may%20vary%20in%20color.&text=Minimal%20Traditional%20stucco%20is%20relatively,a%20very%20coarse%20sand%20aggregate.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c

Caltrans. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Sacramento, CA: California Department of Transportation. Accessed May

6, 2021.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2024. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands,

CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1975. "James Newcomb Graduates from AF." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 3, 1975. 4.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1966. "Stock Dealer Faces Charge." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, CA). August 31, 1966. Pg. 23.

SBCS. 1967a. "Kennels Have Goal: Save Dogs." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). August 2, 1967. Pg. 27.

SBCS. 1967b. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969a. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1969b. "Student Ready to Intern as Dental Helper." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 30, 1969. Page 28.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Births." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). October 18, 1977. Pg. 34.

SBCS. 1977b. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977c. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977d. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

Smallwood, Josh (CRM Tech). 2008. "P-33-17258: 948 7th Place." DPR 523-series forms on file at the CHRIS Eastern Information Center, University of California Riverside.

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2024. Historic Aerial Photographs of the

Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM. (Yucaipa News Mirror). 1948. "Classified - For Sale." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 18, 1948. Page 4.

YNM. 1951. "Work Wanted - Gardening." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 1, 1951. Page 8.

YNM. 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "Ollalie Berries." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). June 13, 1957. Page 4.

YNM. 1957c. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

YNM. 1960. "Legal Notice: Certificate of Business." Newspapers.com*: Yucaipa News-Mirror (*Yucaipa, CA). August 11, 1960. Page 5)

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 775 W County Line Rd

P1. Other Identifier: Map ID 23

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** *Yucaipa, Calif.* **Date** 2021 **T** 2S; **R** 13W; ¼ **of** ¼ **of Sec** 21; San Bernardino **B.M.**

c. Address 775 W County Line Road City Calimesa Zip 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 413-082-025

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

The property sited legally on APN 413-082-025 contains a one-story Ranch style residence and detached garage (775 W County Line Road) constructed in 1973 (Photograph 1). The property is bounded by W County Line Road to the north and residential properties to the east and west. Landscaping consists of grass, small plantings, shrubs, and mature trees. A concrete vehicular driveway provides access to the garage, located to the southeast of the residence, from W County Line Road. See Continuation Sheet.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property Choose an item. Choose an item. Choose an item.

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

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

P5b. Description of Photo: Photo 1, View facing south, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1973 (ParcelQuest)

***P7. Owner and Address:**
Christina Elliot
775 W County Line Road
Calimesa, CA 9232

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 775 W County Line Road

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
***B5. Architectural Style:** Ranch style
***B6. Construction History:** (Construction date, alterations, and date of alterations)

See Continuation Sheet.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:** Detached garage to the south of the residence

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** Single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 775 W County Line Road does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 775 W County Line Road. See Continuation Sheet.

(Sketch Map with north arrow required.)

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

***B12. References:** See Continuation Sheet.

B13. Remarks:

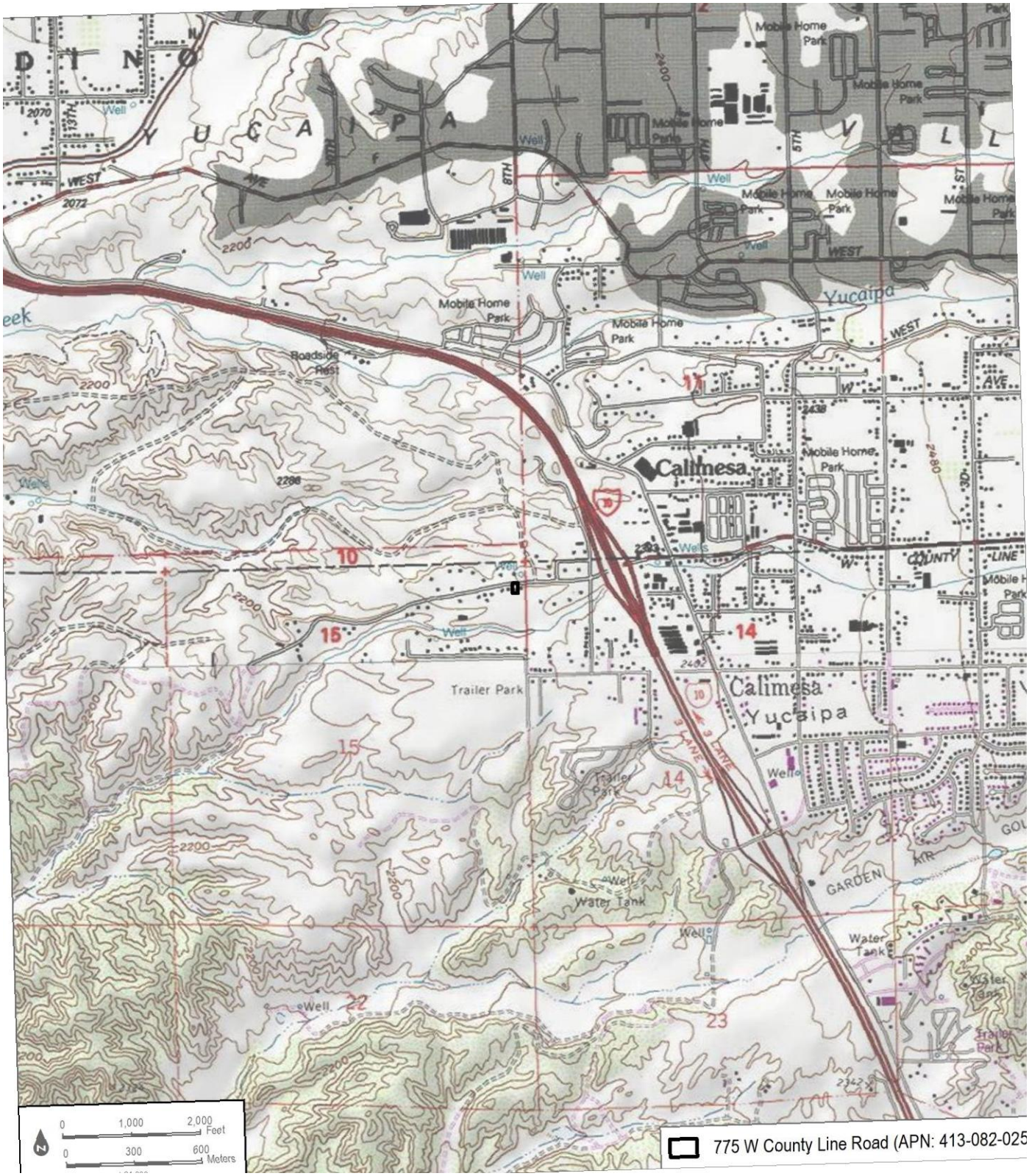
***B14. Evaluator:** Claire Cancilla, Dudek

***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

***Resource Name or #** (Assigned by recorder) 775 W County Line Road

***Map Name:** *Yucaipa, Calif.* ***Scale:** 1:24,000 ***Date of map:** 2021



Description (cont.)

The garage was not visible from the public right-of-way during the time of the survey; however, aerial photography indicates it is a one-story square-plan garage with a low-pitched hipped roof clad in the same composite tiles as the residence.

Residence (1973)

Theone-story residence has a U-shaped plan and is constructed of concrete and clad with stucco and painted concrete brick. An unpainted rectangular concrete brick chimney is located at the northwest corner of the primary elevation. The residence has a low-pitched cross-hipped roof clad in composite shingles with an overhang, which creates a porch cover in front of the primary entrance on the north elevation. Fenestration consists of ungrouped vinyl-frame picture and sliding windows.

The residence reflects the Ranch style including rambling, elongated plan with a horizontal emphasis, one-story height, and general asymmetry.

Construction History

The following exterior alterations were identified through a review of property record research and/or during the survey:

- Unknown date: Re-roofing (observed)
- Unknown date: Likely window frame replacement on primary (north) elevation (observed)
- C. 2005: Addition at southwest corner of residence (NETR 2024)

Significance (cont.)

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley

Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7;

Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

Ranch Style (1935-1970)

Ranch-style houses in California reflect a national trend of fascination with the "Old West" and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity

through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset, Better Homes and Gardens,* and *House Beautiful.* Later, ranch houses were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. (Grimes and Chiang 2009: 40-48; Horak et.al. 2015: 21-26; McAlester 2018: 695-704).

Character-defining features of the Ranch style include the following:

- rambling, elongated plans with a horizontal emphasis
- 1-2 stories in height
- low-pitched gabled or hipped roofs with overhanging, open eaves
- general asymmetry
- free-flowing interior spaces
- designed connection to the outdoors
- cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- brick or stone chimneys details
- attached garages often linked to residence by breezeways
- stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- functional and non-functional shutters details as trim around windows
- fenestration may include a picture window

Property History

There is one residential building currently on 775 W County Line Road (APN 413-082-025), which was built in 1973 (ParcelQuest 2023). Aerial photographs from 1938 to 1972 show that the land on which the residence sits was undeveloped prior to its construction (NETR 2024). Building permits identified the following subsequent occupant: Evelyn Christina Elliott (2011-2024); however, research did not identify substantial information on Ms. Elliott (City of Calimesa 2024; ParcelQuest 2023).

Statement of Significance

The property located at 775 W County Line Road (APN 413-082-025) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 775 W County Line Road contains a one-story residence constructed in 1973. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 775 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 775 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 775 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Archival research identified only one owner of the property: Evelyn Christina Elliott (2011-2024). Archival research revealed no substantial information regarding this owner and no information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. Further, this owner is not individually significant within a historic context. Therefore, the property located at 775 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of

construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and detached garage at 775 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., its rambling, elongated plan with a horizontal emphasis, one-story height, and general asymmetry), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Therefore, the property at 775 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 775 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 775 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural,

paleontological, or archaeological history.

Extensive research indicates that the property at 775 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 775 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 775 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 775 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence with an attached garage constructed in 1973. While the property does display character-defining features of the Ranch style (e.g., its rambling, elongated plan with a horizontal emphasis, one-story height, and general asymmetry)), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 775 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical

characteristics representing an established and familiar visual feature of the city.

The property at 775 W County Line Road is bounded by W County Line Road to the north and residential properties to the east and west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 775 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 775 W County Line Road contains a one-story residence and detached garage constructed in 1973. The lot on which the residence sits consists of grass, shrubs, small plants, and some mature trees. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 775 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the building does not require examination.

Summary of Evaluation Findings

The property at 775 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

References (cont.)

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

ARG. 2019. *Architectural Style Guide: Minimal Traditional*. Prepared for the City of Anaheim Planning and Building Department, July 2019. https://www.anaheim.net/DocumentCenter/View/27509/Anaheim-Architectural-Style-Guide-Minimal-Traditional#:~:text=Minimal%20Traditional%20buildings%20typically%20had,and%20may%20vary%20in%20color.&text=Minimal%20Traditional%20stucco%20is%20relatively,a%20very%20coarse%20sand%20aggregate.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c

Caltrans. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Sacramento, CA: California Department of Transportation. Accessed May

6, 2021.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2024. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands,

CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1975. "James Newcomb Graduates from AF." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 3, 1975. 4.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1966. "Stock Dealer Faces Charge." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, CA). August 31, 1966. Pg. 23.

SBCS. 1967a. "Kennels Have Goal: Save Dogs." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). August 2, 1967. Pg. 27.

SBCS. 1967b. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969a. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1969b. "Student Ready to Intern as Dental Helper." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 30, 1969. Page 28.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Births." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). October 18, 1977. Pg. 34.

SBCS. 1977b. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977c. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977d. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

Smallwood, Josh (CRM Tech). 2008. "P-33-17258: 948 7th Place." DPR 523-series forms on file at the CHRIS Eastern Information Center, University of California Riverside.

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2024. Historic Aerial Photographs of the

Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM. (Yucaipa News Mirror). 1948. "Classified - For Sale." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 18, 1948. Page 4.

YNM. 1951. "Work Wanted - Gardening." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 1, 1951. Page 8.

YNM. 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "Ollalie Berries." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). June 13, 1957. Page 4.

YNM. 1957c. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

YNM. 1960. "Legal Notice: Certificate of Business." Newspapers.com*: Yucaipa News-Mirror (*Yucaipa, CA). August 11, 1960. Page 5)

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 773 W County Line Road

P1. Other Identifier: Map ID 24

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** *Yucaipa, Calif.* **Date** 2021 **T** 2S; **R** 13W; ¼ **of** ¼ **of Sec** 21; San Bernardino **B.M.**

c. Address 773 W County Line Road City Calimesa Zip 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 413-082-001

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

The property sited legally on APN 413-082-001 contains a one-story Minimal Traditional style residence with a detached garage (773 W County Line Road) constructed in 1942, and an ancillary shed located to the southeast (Photograph 1). The property is bounded by W County Line Road to the north and residential properties to the east and west. The property is surrounded by a chain link fence and landscaping consists of grass, shrubs, and trees. The garage is rectangular in plan with a medium-pitched gable roof. It is clad in wood siding and has a swinging wood garage door. See Continuation Sheet.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property Choose an item. Choose an item. Choose an item.

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

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

P5b. Description of Photo: Photo 1, View facing southeast, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1942 (ParcelQuest)

***P7. Owner and Address:**
Christina Elliot
775 W County Line Road
Calimesa, CA 92320

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 773 W County Line Road

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** (Construction date, alterations, and date of alterations)

See Continuation Sheet.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:** Detached garage and ancillary shed to the southeast of the residence

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** Single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 773 W County Line Road does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 773 W County Line Road. See Continuation Sheet.

(Sketch Map with north arrow required.)

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

***B12. References:** See Continuation Sheet.

B13. Remarks:

***B14. Evaluator:** Claire Cancilla, Dudek

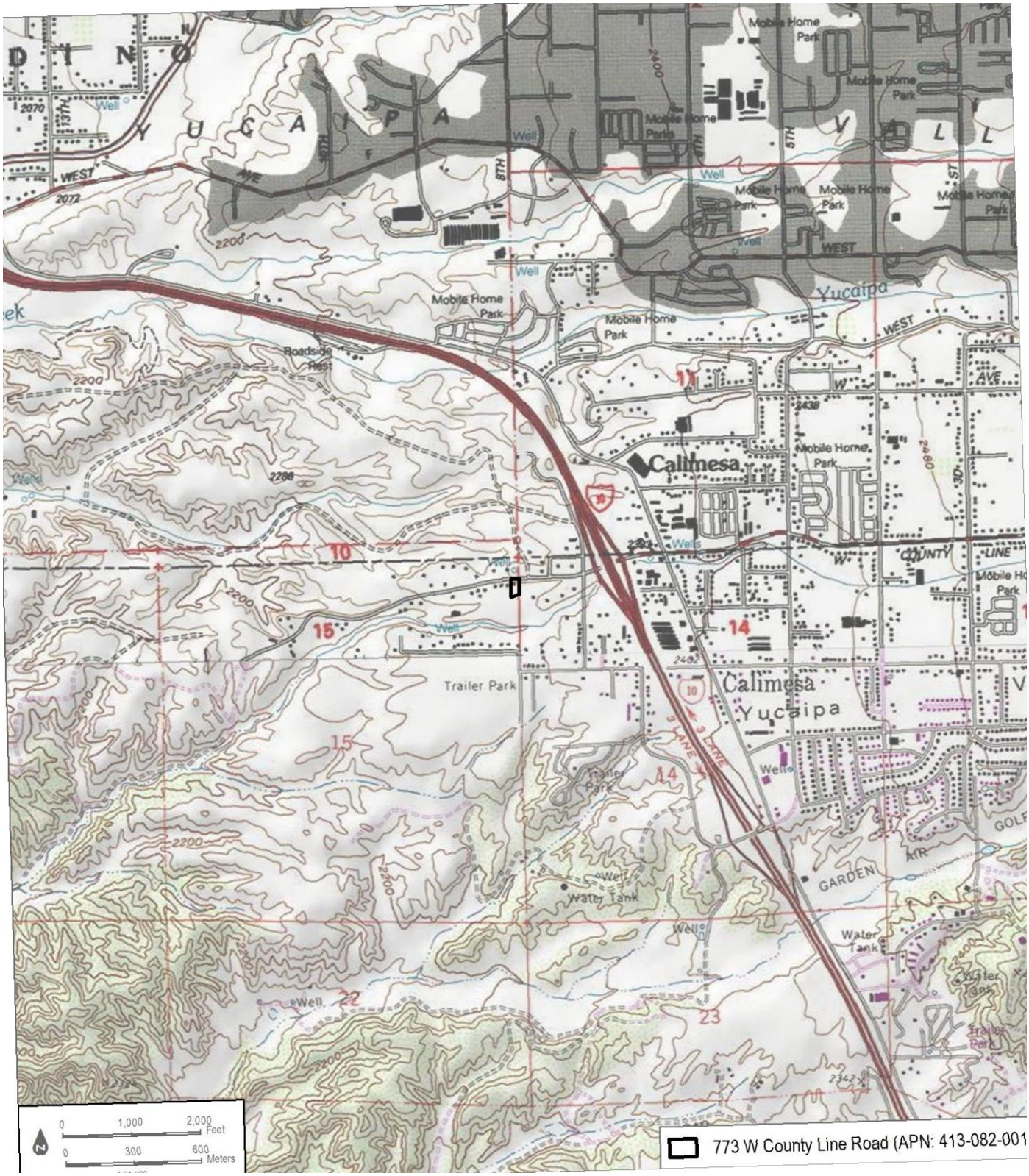
***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

LOCATION MAP

***Resource Name or #** (Assigned by recorder) 773 W County Line Road

***Map Name:** *Yucaipa, Calif.* ***Scale:** 1:24,000 ***Date of map:** 2021



Description (cont.)

Residence (1942)

The residence is of wood frame construction and is rectangular in plan with a steeply pitched gable roof clad in composite shingles with elongated flared eaves that extend over a patio on the primary (north) elevation and are supported by wood columns. The residence is clad in stucco and vertical wood siding. Fenestration consists of paired vinyl-frame sliding windows. The primary entrance consists of a multi-lite half glass wood door. Additions were added to the east and rear (south) elevations at an unknown date.

The residence reflects the Minimal Traditional style including its small scale. one story height, and minimal ornamentation.

Construction History

The following exterior alterations were identified through a review of property record research and/or during the survey:

- Unknown date: Replacement windows on primary (north) elevation (observed)
- Unknown date: Re-roofing (observed)
- Unknown date: Addition at rear (south) elevation and addition at east elevation (observed)

Significance (cont.)

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton

Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been

one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

Minimal Traditional Style (1930-1975)

Minimal Traditional homes were designed to be simplistic, economical, and able to be produced at a mass scale. The prevalence of the style was the result of federal policies. Franklin D. Roosevelt enacted the National Housing Act in 1934, creating the Federal Housing Administration (FHA). The Minimal Traditional style house was explicitly preferred in FHA guidelines for homeowners to secure FHA-insured home loans. The style continued to be popular through World War II and the postwar housing boom, due to the increased use of factory-produced materials, the ability to be quickly mass-produced and deployed, and the

general rejection of excessive, material-intensive Craftsman, Victorian, or Period Revival styles. The popularity of the Minimal Traditional style faded by the mid-1950s as the effects of the Great Depression and war-time fiscal conservativism were forgotten (ARG 2019: 2; Caltrans 2011: 3-6; McAlester 2015: 587-589).

The character-defining features of the Minimal Traditional style include the following:

- Small scale
- One-story or one-and-a-half stories in height
- Low- or intermediate-pitched gable roof with little to no eave overhang
- Typically features double-hung windows with either multi-pane or simulated multi-pane
- Window placement occasionally includes two windows set near the building corner
- Exterior cladding materials may include vertical and horizontal wood boards, shingles, brick veneer, and board-and-batten siding
- Minimal, limited architectural decoration, usually American Colonial Revival in character
- Roof dormers are rare, except on Cape Cod-style Minimal Traditional houses
- May have an attached or detached garage

Property History

There is one residential building and one detached garage currently on 773 W County Line Road (APN 413-082-001), which were built in 1942 (ParcelQuest 2023). An aerial photograph from 1959 shows that in addition to the residence and the garage, there was another rectangular building located to the east of the residence (NETR 2024). Building permits from 1962 state that a building was relocated to the 773 W County Line Road (Permit # 93425). Aerial photographs from 1966 shows a small ancillary structure located at the rear (south) of the residence that was not present in the 1959 aerial; this structure was not visible from the public right-of-way during the field survey. An aerial photograph from 1938 shows that prior to the construction of the property, the land on which it sits was undeveloped (NETR 2024).

According to building permits, the property was owned by G.E. Finkenbinder from 1962 to 1965 (City of Calimesa 2024). At this time, Finkenbinder also owned the adjacent property at 739 W County Line Road. Finkenbinder was a livestock dealer who was charged with issuing insufficient fund checks in payment for 258 heads of livestock during the 1960s (SBCS 1966: 23).

In 1967 Sally Matthews owned the property and operated it as a dog kennel. The Yucaipa Animal

Shelter purchased the property from Matthews the same year, naming it Cottage Kennels and intending to turn it into a boarding facility and rescue shelter for dogs and cats. The manager of the kennel, Alice Hull, lived at the residence during this time (SBCS 1967a: 27). The Yucaipa Humane Society occupied the property until at least 1970 and submitted several building permits for dog kennel improvements and sewage and electrical updates. Subsequent occupants include Stephen and Christina Reeder and their son (1977) (SBCS 1977a: 32); and Christina Elliott (2024), who also owns the adjacent property at 775 W County Line Road. Research did not identify substantial information on these individuals.

Statement of Significance

The property located at 773 W County Line Road (APN 413-082-001) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria.

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 773 W County Line Road contains a one-story residence with detached garage constructed in 1942. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 773 W County Line Road reflects local history in general as a single-family residence constructed during a period of slow but gradually increasing residential development in the City of Calimesa. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 773 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. G.E. Finkenbinder from 1962 to 1965, a livestock dealer. Subsequent owners were sally Matthews (1967) who used the property as a dog kennel and sold it to the Yucaipa Humen Society. In 1977, the property was owned by Stephen and Christina Reeder and its present owner is Christina Elliott. Archival research revealed no substantial information regarding the owners and/or occupants of the property and no information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 773 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and detached garage at 773 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished Minimal Traditional residence. Minimal Traditional homes were designed to be simplistic, economical, and able to be produced at a mass scale. While the property does display character-defining features of the Minimal Traditional style (e.g., its small scale, one-story height, and minimal decoration), this is a common style applied to residences throughout Calimesa and California at large and the property is an unremarkable and altered example of this ubiquitous style. Archival research failed to identify the building's architect or designer, but due to the building's simple design it is unlikely it was the work of a master. Therefore, the property at 773 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

or history

There is no evidence to suggest that the property at 773 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 773 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 773 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local residential development trends that gradually and steadily proliferated through Calimesa from the 1930s through the 1970s. Therefore, the property at 773 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 773 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 773 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence with a

detached garage constructed in 1942. While the property does display character-defining features of the Minimal Traditional style (e.g., its small scale, wood board siding, and minimal decoration), this is a common style applied to residences throughout Calimesa and California at large and the property is an unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

The buildings do not possess any known physical features that would distinguish it as a truly representative example of a particular type, period, or method of construction. Additionally, the property's visible materials do not appear to be of indigenous materials or craftsmanship. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 773 W County Line Road's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 773 W County Line Road is bounded by W County Line Road to the north and residential properties to the east and west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 773 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 773 W County Line Road contains a one-story residence with a detached garage

constructed in 1942. The property sits on a lot with grass, trees, and small plants. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 773 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 773 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

References (cont.)

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

ARG. 2019. *Architectural Style Guide: Minimal Traditional*. Prepared for the City of Anaheim Planning and Building Department, July 2019. https://www.anaheim.net/DocumentCenter/View/27509/Anaheim-Architectural-Style-Guide-Minimal-Traditional#:~:text=Minimal%20Traditional%20buildings%20typically%20had,and%20may%20vary%20in%20color.&text=Minimal%20Traditional%20stucco%20is%20relatively,a%20very%20coarse%20sand%20aggregate.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c

Caltrans. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Sacramento, CA: California Department of Transportation. Accessed May 6, 2021.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=

type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2024. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1975. "James Newcomb Graduates from AF." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 3, 1975. 4.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1966. "Stock Dealer Faces Charge." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, CA). August 31, 1966. Pg. 23.

SBCS. 1967a. "Kennels Have Goal: Save Dogs." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). August 2, 1967. Pg. 27.

SBCS. 1967b. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969a. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1969b. "Student Ready to Intern as Dental Helper." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 30, 1969. Page 28.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Births." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). October 18, 1977. Pg. 34.

SBCS. 1977b. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977c. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977d. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18,

2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

Smallwood, Josh (CRM Tech). 2008. "P-33-17258: 948 7th Place." DPR 523-series forms on file at the CHRIS Eastern Information Center, University of California Riverside.

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2024. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM. (Yucaipa News Mirror). 1948. "Classified - For Sale." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 18, 1948. Page 4.

YNM. 1951. "Work Wanted - Gardening." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 1, 1951. Page 8.

YNM. 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "Ollalie Berries." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). June 13, 1957. Page 4.

YNM. 1957c. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

YNM. 1960. "Legal Notice: Certificate of Business." Newspapers.com*: Yucaipa News-Mirror (*Yucaipa, CA). August 11, 1960. Page 5)

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 765 W County Line Rd

P1. Other Identifier: Map ID 25

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** *Yucaipa, Calif.* **Date** 2021 **T** 2S; **R** 13W; ¼ **of** ¼ **of Sec** 21; San Bernardino **B.M.**

c. Address 765 W County Line Road City Calimesa Zip 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 411-020-011

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

The property sited legally on APN 411-020-011 contains a modest one-story Ranch style single-family residence (765 W County Line Road) constructed in 1977 (Photograph 1).The property is bounded by W County Line Road to the north and residential properties to the east and west. Landscaping consists of grass at the primary (north) elevation, small plantings, and scattered trees. The property is enclosed by a metal and wood fence with a swinging vehicular gate entrance off W County Line Road. See Continuation Sheet.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property Choose an item. Choose an item. Choose an item.

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

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

P5b. Description of Photo: Photo 1, View facing southwest, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1977 (ParcelQuest)

***P7. Owner and Address:**
David Cordova
765 W County Line Road
Calimesa, CA 92320

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 765 W County Line Rd

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
***B5. Architectural Style:** Ranch style
***B6. Construction History:** (Construction date, alterations, and date of alterations)

See Continuation Sheet.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:** N/A

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** Single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 765 W County Line Road does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 765 W County Line Road. See Continuation Sheet.

(Sketch Map with north arrow required.)

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

***B12. References:** See Continuation Sheet.

B13. Remarks:

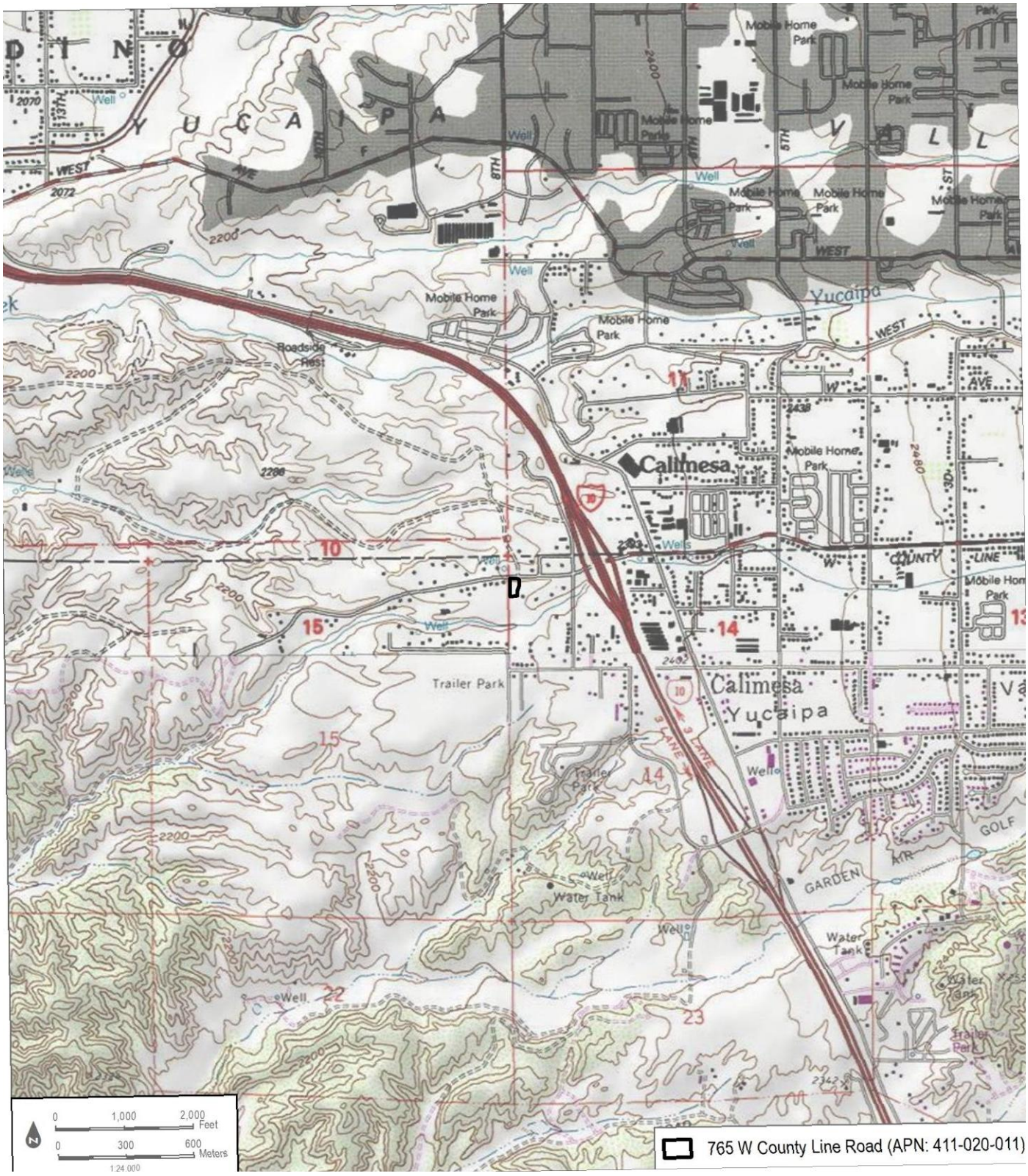
***B14. Evaluator:** Claire Cancilla, Dudek

***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

***Resource Name or #** (Assigned by recorder) 765 W County Line Rd

***Map Name:** *Yucaipa, Calif.* ***Scale:** 1:24,000 ***Date of map:** 2021



Description (cont.)

Residence (1977)

The one-story residence has a rectangular plan and is clad in stucco with an attached garage with a metal tilt-up door. It has a low pitch gable roof with slight overhang clad in composite tile with a chimney on its primary (north) elevation. Fenestration consists of individual vinyl-frame sliding windows. The primary entrance is located on the (north) elevation and was covered by metal screen during the field survey.

The residence reflects the Ranch style including its horizontal emphasis, one-story in height, low-pitched gabled roof, general asymmetry, stucco cladding, and attached garage.

Construction History

The following exterior alterations were identified through a review of property record research and/or during the survey:

- c. 2005: Addition at the rear (south) of the residence (NETR 2024)
- Unknown date: Replacement windows on primary (north) elevation (observed)
- Unknown date: Replacement garage door on primary (north) elevation (observed)

Significance (cont.)

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-

6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to

lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

Ranch Style (1935-1970)

Ranch-style houses in California reflect a national trend of fascination with the "Old West" and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset, Better Homes and Gardens,* and *House Beautiful.* Later, ranch houses were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing

veterans who secured housing with FHA loans. (Grimes and Chiang 2009: 40-48; Horak et.al. 2015: 21-26; McAlester 2018: 695-704).

Character-defining features of the Ranch style include the following:

- rambling, elongated plans with a horizontal emphasis
- 1-2 stories in height
- low-pitched gabled or hipped roofs with overhanging, open eaves
- general asymmetry
- free-flowing interior spaces
- designed connection to the outdoors
- cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- brick or stone chimneys details
- attached garages often linked to residence by breezeways
- stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- functional and non-functional shutters details as trim around windows
- fenestration may include a picture window

Property History

There is one residential building currently on 765 W County Line Road (APN 411-020-011), which was built in 1977 (ParcelQuest 2023). Aerial photographs indicate that there was a residence on the lot in 1959; in 1976, this building was demolished for the construction of the currently extant residence. The earliest available aerial photograph of the area from 1938 shows the lot was undeveloped land (NETR 2024). Building permits identified the following occupant of the property: Denver and Crystal Kei (2004) and David Cordova (2024) (City of Calimesa 2024; ParcelQuest 2023). Research did not identify substantial information on these individuals.

Statement of Significance

The property located at 765 W County Line Road is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 765 W County Line Road contains a one-story residence in 1977. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 765 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 765 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 765 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Research identified the following owners or occupants of the residence: Denver and Crystal Kei (2004) and David Cordova (2024). However, archival research revealed no substantial information on these individuals and no information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 765 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack

individual distinction

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

The one-story residence and detached garage at 765 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis, one-story in height, low-pitched gabled roof, general asymmetry, stucco cladding, and attached garage), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design it is unlikely they were the work of a master. Due to the property not embodying distinctive characteristics, not representing the work of a master, and not possessing high artistic value it does not meet the requirements to be eligible under Criterion C. Therefore, the property at 765 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 765 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 765 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 765 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 765 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 765 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 765 W County Line Road does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a modest one-story ranch style residence constructed in 1977. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis, one-story in height, low-pitched gabled roof, general asymmetry, stucco cladding, and attached garage), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 765 W County Line Road's architect or designer. Due the residence's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a

City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 765 W County Line Road is bounded by W County Line Road to the north and residential properties to the east and west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 765 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 765 W County Line Road contains a one-story residence constructed in 1977. The residence sits on a lot with a grassy front and backyard with small planting and trees. There is residential development on all sides. The majority of the property is an open grass field and is enclosed by a chain link fence. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 765 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it

does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 765 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

References (cont.)

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

ARG. 2019. *Architectural Style Guide: Minimal Traditional*. Prepared for the City of Anaheim Planning and Building Department, July 2019. https://www.anaheim.net/DocumentCenter/View/27509/Anaheim-Architectural-Style-Guide-Minimal-Traditional#:~:text=Minimal%20Traditional%20buildings%20typically%20had,and%20may%20vary%20in%20color.&text=Minimal%20Traditional%20stucco%20is%20relatively,a%20very%20coarse%20sand%20aggregate.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022.

https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c

Caltrans. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Sacramento, CA: California Department of Transportation. Accessed May 6, 2021.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District

Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2024. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1975. "James Newcomb Graduates from AF." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 3, 1975. 4.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1966. "Stock Dealer Faces Charge." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, CA). August 31, 1966. Pg. 23.

SBCS. 1967a. "Kennels Have Goal: Save Dogs." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). August 2, 1967. Pg. 27.

SBCS. 1967b. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts."

Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969a. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1969b. "Student Ready to Intern as Dental Helper." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 30, 1969. Page 28.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Births." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). October 18, 1977. Pg. 34.

SBCS. 1977b. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977c. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977d. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

Smallwood, Josh (CRM Tech). 2008. "P-33-17258: 948 7th Place." DPR 523-series forms on file at the CHRIS Eastern Information Center, University of California Riverside.

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2024. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM. (Yucaipa News Mirror). 1948. "Classified - For Sale." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 18, 1948. Page 4.

YNM. 1951. "Work Wanted - Gardening." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 1, 1951. Page 8.

YNM. 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "Ollalie Berries." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). June 13, 1957. Page 4.

YNM. 1957c. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

YNM. 1960. "Legal Notice: Certificate of Business." Newspapers.com*: Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1960. Page 5)

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 739 W County Line Rd

P1. Other Identifier:

*__P2. Location:__ ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** *Yucaipa, Calif.* **Date** 2021 **T** 2S; **R** 13W; ¼ **of** ¼ **of Sec** 21; San Bernardino **B.M.**

c. Address 739 W County Line Road City Calimesa Zip 92320

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 493691 mE/ 3762439 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 411-020-018

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

The property sited legally on APN 411-020-018 contains a one-story Ranch style residence with an attached garage (739 W County Line Road) constructed c. 1959 (Photograph 1). The property is bounded by W County Line Road to the north, and residential properties to the east and west. Landscaping consists of grass at the primary (north) elevation. Mature trees are visible in the rear (south) yard of the residence. The property is enclosed by chain link and wood fences. An accessory dwelling unit (ADU) and an ancillary shed are located to the residence's southeast and were added in 2021. See Continuation Sheet.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property Choose an item. Choose an item. Choose an item.

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

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

P5b. Description of Photo: Photo 1, View facing southwest, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
c.1959 (ParcelQuest)

***P7. Owner and Address:**
Michelle Felipe
739 W County Line Road
Calimesa, CA 92320

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 739 W County Line Road

B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Single Family Residence
B4. Present Use: Single Family Residence
***B5. Architectural Style:** Ranch style
***B6. Construction History:** (Construction date, alterations, and date of alterations)

See Continuation Sheet.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:** Accessory dwelling unit (ADU) and an ancillary shed are located to the residence's southeast

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** Single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 739 W County Line Road does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 739 W County Line Road. See Continuation Sheet.

(Sketch Map with north arrow required.)

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

***B12. References:** See Continuation Sheet.

B13. Remarks:

***B14. Evaluator:** Claire Cancilla, Dudek

***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

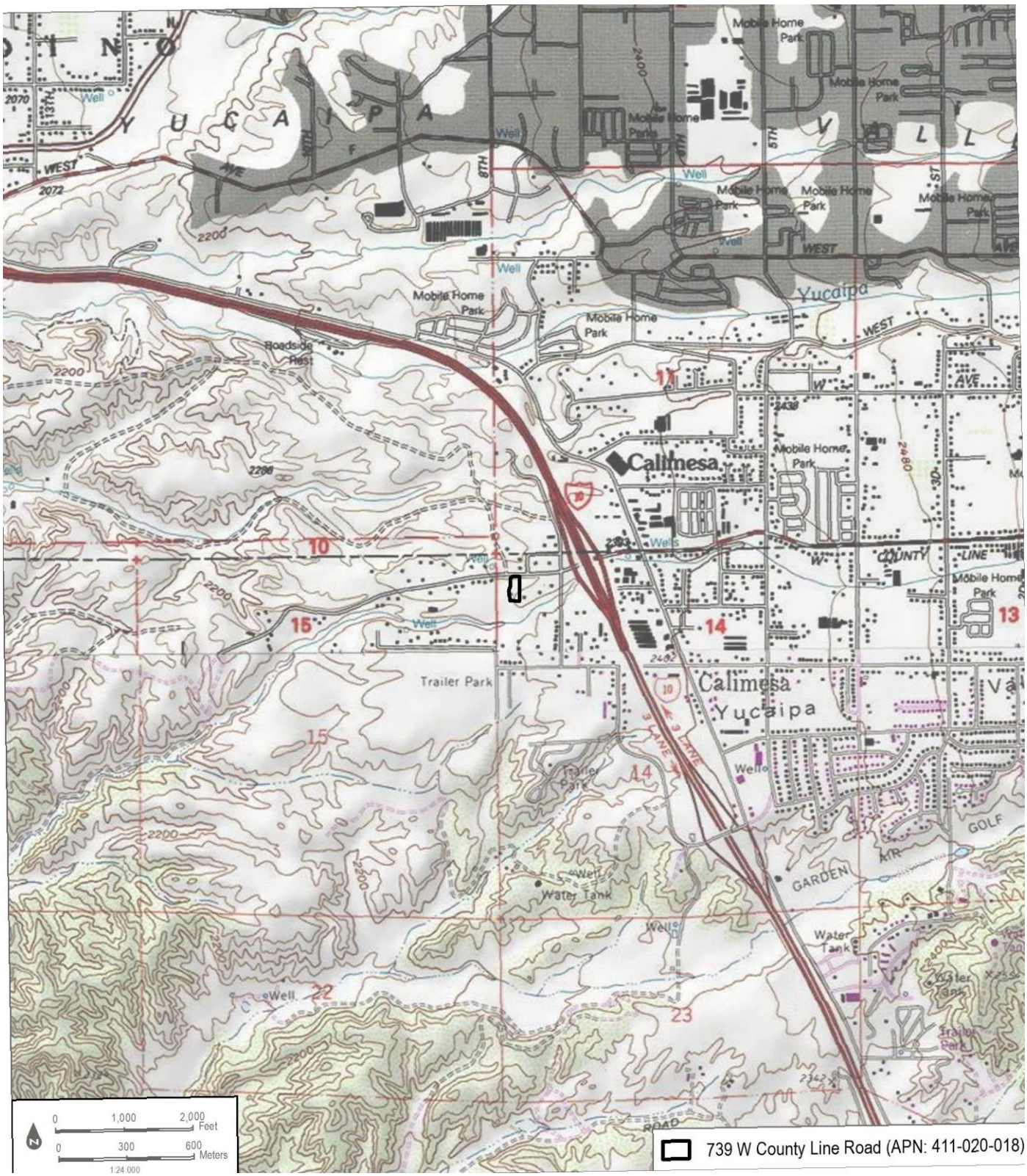
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #** (Assigned by recorder) 739 W County Line Road

***Map Name:** *Yucaipa, Calif.* ***Scale:** 1:24,000 ***Date of map:** 2021



Description (cont.)

The ADU has a rectangular footprint, flat roof, and a vinyl sliding window and single-leaf door on its primary (north) elevation.

Residence (c. 1959)

The one-story residence has an L-shape plan and low pitch cross gable roof clad in composite shingles with a chimney on its primary (north) elevation. The building is clad in wood siding, stucco, and painted brick. Fenestration consists of individual and group vinyl-frame sliding windows. It is set back from W County Line Road and accessible via a dirt vehicular driveway on the east side of the lot.

The residence reflects the Ranch style including rambling, elongated plan with a horizontal emphasis, one-story height, low-pitched cross gabled roof, general asymmetry, and cladding featuring stucco, painted brick, and wood boards.

Construction History

The following exterior alterations were identified through a review of property record research and/or during the survey:

- 1974: Addition to the rear (south) elevation of the residence (NETR 2024)
- 2001: Convert garage into an accessory dwelling unit and add addition (located southeast of residence) (NETR 2024; Permit # 2897)
- 2020: Replacement windows (Permit # 2020-1339)
- 2021: Restore converted garage back to original condition (Permit # 2021-619)
- 2021: Construct new as-built ADU of approximately 900 square feet (Permit #2021-248)

Significance (cont.)

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino

Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered “Calimesa” as the community’s name, honoring “Cali” for California and “Mesa” for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

Ranch Style (1935-1970)

Ranch-style houses in California reflect a national trend of fascination with the "Old West"

and were a building style of choice for tract housing. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset, Better Homes and Gardens,* and *House Beautiful.* Later, ranch houses were popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. (Grimes and Chiang 2009: 40-48; Horak et.al. 2015: 21-26; McAlester 2018: 695-704).

Character-defining features of the Ranch style include the following:

- rambling, elongated plans with a horizontal emphasis
- 1-2 stories in height
- low-pitched gabled or hipped roofs with overhanging, open eaves
- general asymmetry
- free-flowing interior spaces
- designed connection to the outdoors
- cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- brick or stone chimneys details
- attached garages often linked to residence by breezeways
- stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- functional and non-functional shutters details as trim around windows
- fenestration may include a picture window

Property History

There is one residential building currently on 739 W County Line Road (APN 411-020-018), which was built in 1959, and an accessory dwelling unit (ADU) and ancillary shed constructed in 2021 (ParcelQuest 2023; Permit # 2021-248). Prior to the construction of the residence, the earliest available aerial photograph of the area from 1938 shows the lot was undeveloped land (NETR 2024).

The earliest identified resident of the property was G. E. Finkenbinder, who occupied the residence in 1966. Finkenbinder was a livestock dealer who was charged with issuing insufficient fund checks in payment for 258 heads of livestock during the 1960s (SBCS 1966: 23). Building permits identified the following subsequent owners or occupants of the residence: Ronald Morris (1987); Jack Williams (2001); Juan Velasquez (2020-2021); and Janine Michelle Felipe (2024) (City of Calimesa 2024; ParcelQuest 2024). Research did not identify substantial information on these individuals.

Statement of Significance

The property located at 739 W County Line Road (APN 411-020-018) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 888 W County Line Road contains a one-story residence constructed c. 1959. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 739 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 739 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 739 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct

correlation to the who for which that person is known.

The earliest identified resident of the property was G. E. Finkenbinder in 1966, who was a livestock dealer (SBCS 1966: 23). Building permits also identified the following subsequent owners or occupants of the residence: Ronald Morris (1987); Jack Williams (2001); and Juan Velasquez (2020-2021); and Janine Michelle Felipe (2024). However, archival research revealed no substantial information regarding these owners or occupants. No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 739 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and detached garage at 739 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. The property is a modest and architecturally undistinguished example of a Ranch house. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., elongated plan with a horizontal emphasis, one-story height, low-pitched cross gabled roof, general asymmetry, and cladding featuring stucco, painted brick, and wood board), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Archival research failed to identify the buildings' architect or designer, but due to the buildings' simple design and common style, it is unlikely it was the work of a master. Therefore, the property at 739 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 739 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 739 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 739 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 739 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 739 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 739 W County Line Road d does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence

constructed in 1959 and an ancillary shed and ADU constructed in 2021. While the property does display character-defining features of the Ranch style (e.g., elongated plan with a horizontal emphasis, one-story height, low-pitched cross gabled roof, general asymmetry, and cladding featuring stucco, painted brick, and wood board), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 739 W County Line Road's architect or designer. Due the residence's simple design and common style, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 739 W County Line Road is bounded by W County Line Road to the north and residential properties to the east and west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 739 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 739 W County Line Road contains a one-story residence constructed in 1959. The residence sits on a lot with a grassy front yard, small plantings, and mature trees at the rear. There is residential development on all sides. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 739 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the building does not require examination.

Summary of Evaluation Findings

The property at 739 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

References (cont.)

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

ARG. 2019. *Architectural Style Guide: Minimal Traditional*. Prepared for the City of Anaheim Planning and Building Department, July 2019. https://www.anaheim.net/DocumentCenter/View/27509/Anaheim-Architectural-Style-Guide-Minimal-Traditional#:~:text=Minimal%20Traditional%20buildings%20typically%20had,and%20may%20vary%20in%20color.&text=Minimal%20Traditional%20stucco%20is%20relatively,a%20very%20coarse%20sand%20aggregate.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties."

The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c

Caltrans. 2011. *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*. Sacramento, CA: California Department of Transportation. Accessed May 6, 2021.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/

default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California.*

NETR. 2024. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1975. "James Newcomb Graduates from AF." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 3, 1975. 4.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1966. "Stock Dealer Faces Charge." Newspapers.com: *The San Bernardino County Sun* (San Bernardino, CA). August 31, 1966. Pg. 23.

SBCS. 1967a. "Kennels Have Goal: Save Dogs." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). August 2, 1967. Pg. 27.

SBCS. 1967b. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969a. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1969b. "Student Ready to Intern as Dental Helper." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 30, 1969. Page 28.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Births." Newspapers.com: San Bernardino County Sun (San Bernardino, CA). October 18, 1977. Pg. 34.

SBCS. 1977b. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977c. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977d. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022.

https://web.archive.org/web/20210127174510mp_/
http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

Smallwood, Josh (CRM Tech). 2008. "P-33-17258: 948 7th Place." DPR 523-series forms on file at the CHRIS Eastern Information Center, University of California Riverside.

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2024. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM. (Yucaipa News Mirror). 1948. "Classified - For Sale." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 18, 1948. Page 4.

YNM. 1951. "Work Wanted - Gardening." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). March 1, 1951. Page 8.

YNM. 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa*

News-Mirror (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "Ollalie Berries." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). June 13, 1957. Page 4.

YNM. 1957c. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

YNM. 1960. "Legal Notice: Certificate of Business." Newspapers.com*: Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1960. Page 5)

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) 741 W County Line Rd

P1. Other Identifier:

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

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

c. ***b. USGS 7.5' Quad** Yucaipa, CA **Date** 2021 **T** 2S; **R** 13W; ☐ **of** ☐ **of Sec** 21; San Bernardino **B.M.**

d. Address 741 W County Line Road City Calimesa Zip 92320

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 411-020-006

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

The property sited legally on APN 411-020-006 contains a one-story Ranch style residence and ancillary building at the southwest corner constructed in 1974 (Exhibit 30). The property is bounded by W County Line Road to the north, and residential properties to the west. The residence sits on a large grassy lot with mature trees and shrubs and is enclosed by a metal chain link fence. A gravel vehicle driveway provides access. See continuation sheet.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property

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

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

P5b. Description of Photo: Photo 1, View facing south, 02/29/24

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1974 (ParcelQuest)

***P7. Owner and Address:**
Timothy and Laura Beemer
741 W County Line Road
Calimesa, CA 92320

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, Dudek
38 N. Marengo Avenue,
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde Owner LLC. August 2023.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 741 W County Line Road

B1. Historic Name:
B2. Common Name:
B3. Original Use:
B4. Present Use:
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Constructed 1974; 1992: Reroof (Permit # 0467); 1993: Addition of lattice patio (Permit # 0788); 2015: Patio cover (Permit # 2922)

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:** N/A

B9a. Architect: b. Builder:
***B10. Significance: Theme** N/A **Area:** Calimesa, CA
Period of Significance N/A **Property Type** single-family residence **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 741 W County Line Road does not meet the criteria for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) or local requirements. The property was evaluated in accordance with Section 106 of the National Historic Preservation Act (Section 106) and Section 15064.5 (a)(2)-(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code. The property is not considered a historic property for the purposes of Section 106 or a historical resource under CEQA. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 741 W County Line Road. See Continuation Sheet.

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

***B12. References:** See Continuation Sheet

B13. Remarks:

***B14. Evaluator:** Claire Cancilla, Dudek

***Date of Evaluation:** April 29, 2024

(This space reserved for official comments.)

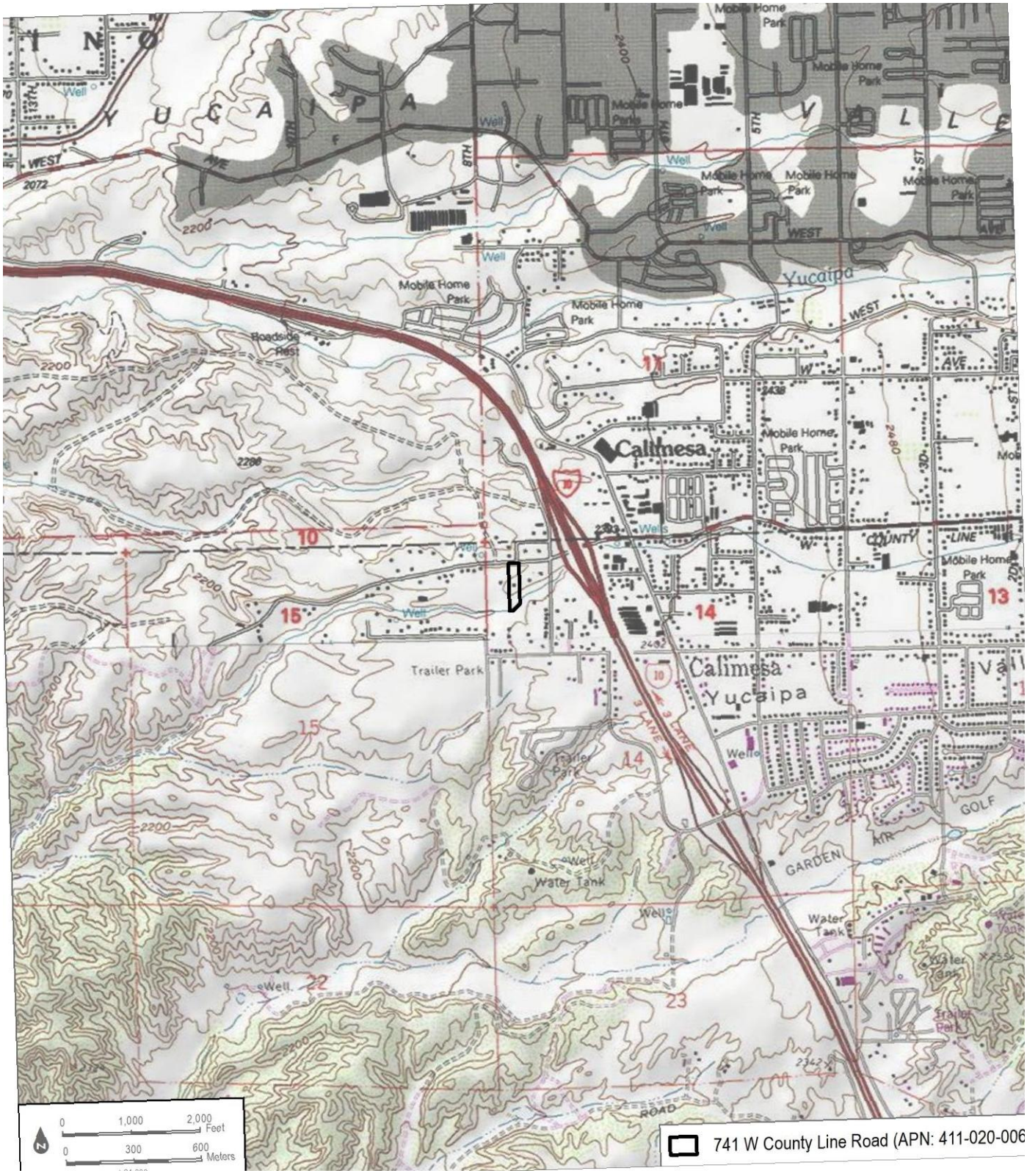
(Sketch Map with north arrow required.)

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

LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #** (Assigned by recorder) 741 W County Line Road
***Map Name:** *Yucaipa, Calif.* ***Scale:** 1:24,000 ***Date of map:** 2021



Description (cont.)

Residence (1974)

The one-story residence is set back West County Line Road to the north. It is rectangular in plan with a low-pitched gable roof and appears to be clad in wood board siding. y. The property sits approximately 300 feet from the right-of-way and was largely obscured during the time of the survey. Mature shrubs and perennial plants line the parcel's perimeter fence and trees and mature shrubbery line the properties driveway, all of which block the property from view.

Based on available aerial imagery, it appears that the residence reflects the Ranch style, through its rambling plan with horizontal emphasis, one-story height, low-pitched gabled roof, and likely wood board siding.

Significance (cont.)

Historical Overview of Calimesa

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

Property History

There is one residential building and ancillary building currently on 741 W County Line Road (APN 411-020-006) were constructed in 1974 (ParcelQuest 2023; NETR 2024). There was originally a residence on the parcel that was constructed in 1954; aerial photographs show that this residence was demolished c. 1972 and the current residence was constructed (NETR 2024). Prior to 1954, the land on which the residence sits was undeveloped.

In 1975, the residence was owned by Mr. and Mrs. Gene E. Newcomb, who had a son who served in the air force (RDF 1975: 4). Building permits identified the following subsequent occupants: Mr. Van Penbrook (1992-2001); and Timothy and Lara Beemer (2015-present) (City of Calimesa 2024; ParcelQuest 2023). However, research did not identify substantial information on any of these occupants.

Significance Evaluation

NRHP/CRHR Statement of Significance

The property located at 741 West County Line Road (APN 411-020-006) is not eligible for listing in the NRHP or CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

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

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

Archival research did not find any associations with events that have made a special contribution to the broad patterns of our history. The property located at 741 W County Line Road contains a one-story residence and ancillary building constructed in 1974. The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. The area thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region. The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties. The City of Calimesa was incorporated on December 1, 1990, and at the time of incorporation, Calimesa's population totaled 6,659 residents.

The property at 741 W County Line Road reflects local history in general as a single-family residence constructed during a period of increased residential development in the City of Calimesa. Archival research failed to reveal that the property at 741 W County Line Road was the areas first property of this type nor the last, rather its construction followed a continuous pattern of construction within the area. Additionally, there is no indication that the property is associated with events that have made a significant contribution to broad patterns of history. Research found no association with more specific events or patterns of development that have historical significance at the local, state, or national level. For these reasons, the property at 741 W County Line Road is recommended not eligible under NRHP/CRHR Criterion A/1.

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

CRHR Criterion 2: Is associated with the lives of persons important in our past

For a property to have associative significance under NRHP/CRHR Criterion B/2 it must have a direct connection to a person who is considered historically significant and a direct correlation to the who for which that person is known. Identified occupants include: Mr. and Mrs. Gene E. Newcomb (1975) (RDF 1975: 4); Mr. Van Penbrook (1992-2001); and Timothy and Lara Beemer (2015-present). However, research did not identify substantial information on any of these occupants (City of Calimesa 2024; ParcelQuest 2023). No information was gathered that would indicate that the property has been associated with the life of a historically significant individual or the work for which they are known. None of these owners or occupants can be considered individually significant within a historic context. Therefore, the property located at 741 W County Line Road is recommended not eligible under NRHP/CRHR Criterion B/2.

NRHP Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

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

The one-story residence and ancillary building at 741 W County Line Road do not embody the distinctive characteristics of a type, period, or method of construction that would represent a significant and distinguishable entity. Although the property was largely obscured from the public right-of-way, available aerial imagery indicates that the property exhibits elements of the Ranch style. Ranch houses were typically built between 1930 and 1979, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does appear to display character-defining features of the Ranch style (e.g., its rambling plan with horizontal emphasis, one-story height, low-pitched gabled roof wood board siding), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Archival research failed to identify the buildings' architect or designer; however, it appears unlikely that it was the work of a master. During the survey, only the roof of the residence was visible from the public-right-of-way, thus it is unknown if the residence displays an architectural style. However, based on available information, the property does not appear to possess high artistic value. Therefore, the property at 741 W County Line Road is recommended not eligible under NRHP/CRHR Criterion C/3.

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

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

There is no evidence to suggest that the property at 741 W County Line Road has the potential to yield information important to state or local prehistory or history. Therefore, it is recommended not eligible under NRHP/CRHR Criterion D/4.

City of Calimesa Statement of Significance

The City of Calimesa has their own set of historic resource designation criteria. An improvement, site or area may be recommended by the City's historic resource commission for designation as an historic resource or district by the City council if it meets one of the below criteria. In consideration of the property at 741 W County Line Road's lack of significant associations, the property is also recommended ineligible as a City of Calimesa historical resource under any criteria.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 741 W County Line Road neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local development patterns in the City of Calimesa into the 1970s. Therefore, the property at 741 W County Line Road is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 741 W County Line Road is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 741 W County Line Road does not appear to embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property contains a one-story residence with an ancillary building constructed in 1974. Although the property was largely obscured from the public right-of-way, available aerial imagery indicates that the property exhibits elements of the Ranch style, including its rambling plan with horizontal emphasis, one-story height, low-pitched gabled roof wood board siding, this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property does not appear to be a unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 741 W County Line Road's architect or designer. However, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 741 W County Line Road is bounded by W County Line Road to the north, and residential properties and open land to the east and west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 741 W County Line Road has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 741 W County Line Road contains a one-story residence with an ancillary building constructed in 1974. The residence sits on a large, grassy lot with open land at the front (north) and rear (south) of the lot. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 741 W County Line Road was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the building does not require examination.

Summary of Evaluation Findings

The property at 741 W County Line Road was evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements. As a result of the evaluation, the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria due to a lack of significant associations.

References (cont.)

ARG. 2021. "21207 South Avalon Boulevard, Carson, Historical Resource Assessment." Prepared for Imperial Avalon LLC (Los Angeles, California). August 18, 2021.

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

City of Calimesa. 2023. Permit files for 888 W County Line Road, 867 W County Line Road, and 888 W Avenue L. Received August 11, 2023.

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Grimes, Teresa and Christina Chiang. 2009. City of Riverside Modernism Context Statement. Prepared by Christopher A. Joseph & Associates. Accessed July 9, 2019. https://riversideca.gov/cedd/sites/riversideca.gov.cedd/files/pdf/planning/historic-preservation/Modernism.pdf

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. "LOS ANGELES CITYWIDE HISTORIC CONTEXT STATEMENT; Context: Architecture and Engineering; Theme: The Ranch House, 1930-1975; Theme: Housing the Masses, 1880-1975; Sub-Theme: Ranch House Neighborhoods, 1938-1975." Prepared for City of Los Angeles, Department of City Planning, Office of Historic Resources. Accessed July 19, 2019. http://preservation.lacity.org/sites/default/files/The%20Ranch%20House%2C%201930-1975.pdf

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

LV (Lucerne Valley). 1962. "Special Notices." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). December 27, 1962.

LV. 1963. "Notice of Non-Responsibility." California Digital Newspaper Collection: *Lucerne Valley* (Lucerne Valley, CA). January 10, 1963.

McAlester, Virginia. 2018. A Field Guide to American Houses. New York: Alfred A. Knopf.

Montifolca, K. and A. Giancinto. 2022. *Section 106 National Historic Preservation Act Historic Resources Study for the Mesa Verde Permitting Project, City of Calimesa, California*.

NETR. 2023. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021. https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

OHP (California Office of Historic Preservation). 1995. *Instructions for Recording Historical Resources.* California Office of Historic Preservation. March 5, 1995. https://ohp.parks.ca.gov/pages/1054/files/manual95.pdf.

ParcelQuest 2023. "Parcel Information for APNs 413-050-014, 413-060-004, 413-060-007, 413-060-001, 411-200-001, and 411-200-018." Accessed July 31, 2023. https://pqweb.parcelquest.com/

RDF (Redlands Daily Facts). 1964. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 2, 1964.

RDF. 1965a. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 19, 1965.

RDF. 1965b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 3, 1965.

RDF. 1966a. "Walt Pyle Appointed Recreation Supervisor." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1966.

RDF. 1966b. "Calimesa Youth Hits Power Pole." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 27, 1966.

RDF. 1968. "Garden Air Women's Golf Winners Named." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 17, 1968.

RDF. 1970a. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 23, 1970.

RDF. 1970b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 29, 1970.

RDF. 1971a. "Mary Jo Ray Wins Golfmatch." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). April 20, 1971.

RDF. 1971b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). June 17, 1971.

RDF. 1972a. "About People." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 3, 1972.

RDF. 1972b. "South Mesa Mobile Home Park." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 25, 1972.

RDF. 1972c. "Golden Anniversary Reception Honors Harold F Washburns." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 4, 1972.

RDF. 1972d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). November 27, 1972.

RDF. 1972e. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). May 15, 1972.

RDF. 1973a. "Donald Yaryan Wins Awards at L.A. Fair." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 18, 1973.

RDF. 1973b. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). March 12, 1973.

RDF. 1973c. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 20, 1973.

RDF. 1973d. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). October 12, 1973.

RDF. 1973e. "Vital Records." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). December 20, 1973.

RDF. 1976. "Deaths." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 4, 1976.

RDF. 1981. "Fifteen Years Ago." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 11, 1981.

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SBCS. 1965. "Marriage Licenses Issued." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 9, 1965. Pg. 32

SBCS. 1966. "Last Tuesday's Leading Scores." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 5, 1966. Pg. 27.

SBCS. 1967. "'In Lieu' Taxes Paid." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). September 14, 1967.

SBCS. 1968. "New Calimesan Earned Fame and Ship That Saw Action on All War Fronts." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). July 7, 1968.

SBCS. 1969. "Ashley M. Cagle." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). September 27, 1969.

SBCS. 1975. "Obituaries." Newspapers.com: *Redlands Daily Facts* (Redlands, CA). August 28, 1975.

SBCS. 1977a. "Police Arrest Three in Burglary Probe." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). February 25, 1977.

SBCS. 1977b. "Obituaries." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). March 20, 1977. Pg. 32.

SBCS. 1977c. "Military Personnel." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1977.

SBCS. 1990. "Life Strikes String of Sour Chords for Epileptic Musician." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). December 29, 1990.

SCAG (Southern California Association of Governments). 2021. "Pre-Certified Local Housing Data." Prepared for the City of Calimesa. Updated April 2021. Accessed March 18, 2022. https://scag.ca.gov/sites/main/

files/file-attachments/calimesa-he-0421.pdf?msclkid=08197e3aa62b11ecb40643b020245201

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022

South Mesa Water Company. 2023. "Our History." South Mesa Water Company: Calimesa, California. Accessed August 17, 2023.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Survey LA. 2016. "Los Angeles Citywide Historic Context Statement, Context: Residential Development and Suburbanization, 1880-1980; Theme: Trailer Parks and Mobile Home Parks, 1920-1969." Department of City Planning, Office of Historic Resources (Los Angeles, California). January 2016.

UCSB (University of California, Santa Barbara). 2023. Historic Aerial Photographs of the Consumnes River Valley, Sacramento, California, dating from 1938, 1952, 1953, and 1962. Map & Imagery Laboratory (MIL) UCSB Library. Accessed July 31, 2023. http://mil.library.ucsb.edu/ap_indexes.

United States Federal Census. 1950. "Monta Imbler." Federal Census. Calimesa, Riverside, CA.

United States Public Records Index. 1950-1993. U.S. Index to Public Records. Calimesa, Riverside, CA.

United States Public Index Records. 1994-2019. U.S. Index to Public Records. Calimesa, Riverside, CA.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

YNM (Yucaipa News Mirror). 1955a. "Arrivals." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). October 2, 1955.

YNM. 1955b. "Orchid Society Meets in Calimesa with Gardeners." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). August 11, 1955.

YNM. 1957a. "The Carline." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). February 7, 1957.

YNM. 1957b. "South Mesa Mobile Homes Park." Newspapers.com: *Yucaipa News-Mirror* (Yucaipa, CA). May 9, 1957.

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

UPDATE

Primary # 33-17258
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code Reviewer Date

***Resource Name or #:** (Assigned by recorder) 948 7th Place

P1. Other Identifier: Map ID 28/946 7th Place

*__P2.__ **Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a.** **County** Riverside

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b.** **USGS 7.5' Quad** *Yucaipa, Calif.* **Date** 2021 **T** 2S; **R** 13W; ¼ **of** ¼ **of Sec** 21; San Bernardino **B.M.**

c. Address 948 7th Place City Calimesa Zip 92320

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 493858 mE/ 3762462 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 411-040-005

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

The property sited legally on APN 411-040-005 contains a one-story residence (948 7th Street) constructed in 1962. This property was previously evaluated in 2008 by Josh Smallwood of CRM Tech (Smallwood 2008), although this documentation lists the property's address 946 7th Street. Previous DPR forms are attached to this DPR form set. The property is setback from County Line Road to the south and surrounded by tall grass and fencing (Photograph 1). See Continuation Sheet.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property Choose an item. Choose an item.

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

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

P5b. Description of Photo: (View, date, accession #) Photo 1, Yard and north elevation of 948 7th Street, view looking southeast (03/20/2024)

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1962 (ParcelQuest)

***P7. Owner and Address:**
Zarin Reuven and Zeta Union
849 Via Alondra #3
Camarillo, CA 93012

***P8. Recorded by:** (Name, affiliation, address)
Katie Ahmanson, MHC (Dudek)
225 S Lake Ave, Suite M210
Pasadena, CA 91101

***P9. Date Recorded:**
March 20, 2024

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

Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Dudek. 2024. Mesa Verde Specific Plan Area 2 Amendment 2 / Built Environment Inventory and Evaluation Report. Prepared for Mesa Verde LLC. May 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #** (Assigned by recorder) 948 7th Place

B1. Historic Name: 948 7th Place
B2. Common Name: 948 7th Place
B3. Original Use: Single-family residence
B4. Present Use: Single-family residence
***B5. Architectural Style:** Ranch
***B6. Construction History:** (Construction date, alterations, and date of alterations) Based on available aerial imagery and the field survey, the residence does not appear to have undergone any discernable alterations since its recordation in 2008. No building permits post-2008 were provided by the City of Calimesa as a result of Dudek's public records request.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** Click here to enter a date. **Original Location:**
***B8. Related Features:** N/A

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** N/A **Area:** N/A
Period of Significance N/A **Property Type** N/A **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property located at 948 7th Street was previously evaluated in 2008 and found not eligible under NRHP/CRHR Criteria A/1, B/2, or C/3 and was assigned a status code of 6Z. The previous evaluation is in the DPR form set attached to this update. Dudek concurs with this finding. However, this recordation did not include an evaluation of the proeprty under City of La Mesa criteria. Dudek finds that the property does not meet criteria as a City of La Mesa Landmark. As such, the required an updated evaluation under City of Calimesa regulations. As such, this evaluation assigns a 6Z California Historical Resources Status Code to 948 7th Place. See Continuation Sheet.

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

***B12. References:** See Continuation Sheet

B13. Remarks:

***B14. Evaluator:** Claire Cancilla, MSHP

***Date of Evaluation:** April 30, 2024

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

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

LOCATION MAP

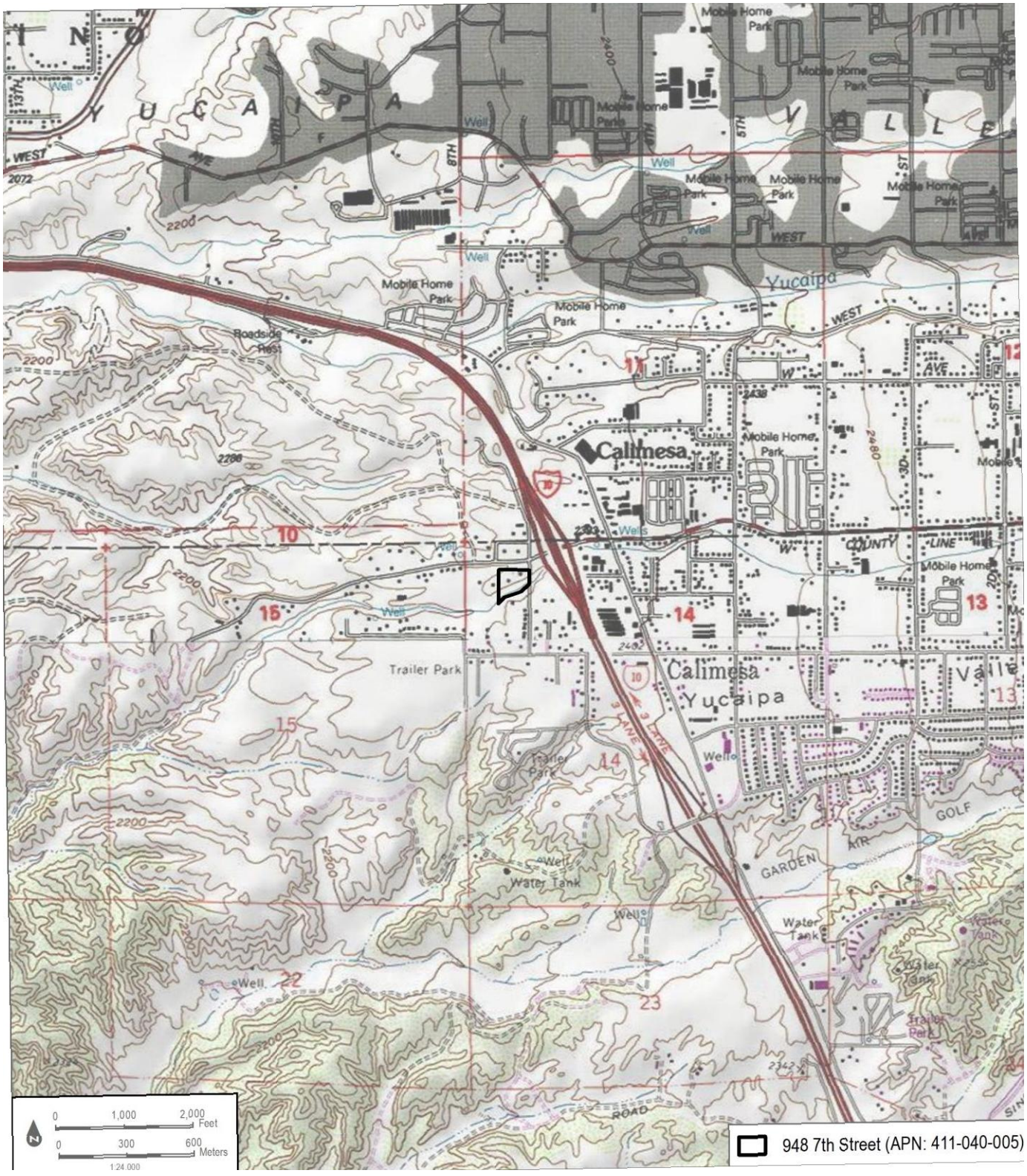
Primary # 33-17258
HRI#
Trinomial

***Resource Name or #** (Assigned by recorder) 948 7th Place

***Map Name:**

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

***Date of map:** 2021



Description (cont.)

The 2008 DPR form provides a detailed description of the property. Based on available aerial imagery and the field survey, the residence does not appear to have undergone any discernable alterations since its recordation in 2008.

Significance (cont.)

Historical Overview of Mesa Verde

During the Spanish and Mexican eras, the unbound cattle pastures that comprised the APE were located directly north of the "Rancho San Jacinto y San Gorgonio," also referred to as the singular "San Timoteo Rancho," or "Rancho Yucaipa," which was granted to James (Santiago) Johnson in 1842 (Hoffman 1862: 516). Johnson sold the property to "Louis Roubideau" [sic] in 1845 (LSA Associates Inc. 2006: 2; California State Lands Commissions 1982: 165). This claimant is likely Louis Rubidoux, a claimant of several Riverside-area ranchos and namesake of Mount Rubidoux (Johnson 2005: 13). In 1848, the Mexican American War ended with the Treaty of Guadalupe Hidalgo, transferring California to the United States (Starr 1981: 103; GLO 1871).

The APE is located just south of the present-day border of Riverside and San Bernardino Counties. At the start of the American period, the APE was part of San Diego County, a region supported by the regional ranching and gold-mining industries (Lech 2019a; Yucaipa Valley Historical Society 2006). In 1849, the study area was transferred to Los Angeles County before, in 1853, being incorporated into the newly-created San Bernardino County. In 1858, various mail routes through San Gorgonio Pass were established along Bradshaw Road. These routes were used through the 1870s. Eventually, a stage stop at the terminus of Singleton Road was added along a route from Redlands south to Cherry Valley (City of Calimesa 2014: 6-6; Lech 2019b; Lech 2019c).

In 1876, the Southern Pacific Railroad completed its route to Los Angeles via the San Gorgonio Pass and San Timoteo Canyon, just 2 miles southeast of the present-day subject property. The Yucaipa Valley and surrounding area prospered, retaining its rancho roots with continuing agricultural practices and growing to prominence for hog-raising, barley, and apples. The increased rail presence in the area spurred agricultural development as well, with easy access to urban markets through the rail lines. In 1893, the subject property and future community of Calimesa was included within the new boundaries of Riverside County, while Yucaipa was included in San Bernardino County (City of Calimesa 2014: 6-6; The Guardian 1868: 2; Lech 2019b; Lech 2019c).

During the remainder of the nineteenth century, the future town of Calimesa was a rural, sparsely populated collection of ranches that sold agricultural products to the nearby settlements of Banning, Beaumont, and Cherry Valley in the San Gorgonio Pass area (GLO 1871, 1880, 1897). Further to the south, the San Gorgonio Pass and San Timoteo Canyon provided

access to the region first with stage roads in the 1850s along older Native American paths, and later with the construction of the Southern Pacific Railroad through San Timoteo Canyon, just 2 miles south of the Project area. The San Gorgonio Pass, ideal for travel between the Inland Empire to the west and the Mojave Desert to the east, eventually was included in the route of U.S. Route 99, the Ocean-to-Ocean Highway, and paved in 1925 (Holtzclaw and the San Gorgonio Pass Historical Society 2008 8; Ballard 2021).

The Calimesa area was considered part of Yucaipa until the 1920s. In 1929, approximately 200 residents in South Yucaipa, applied for their own post office and registered "Calimesa" as the community's name, honoring "Cali" for California and "Mesa" for the table-like landscape. The new town of Calimesa organized a Chamber of Commerce, which applied for the post office to be located along the Ocean-to-Ocean Highway, later called the Pacific Highway and U.S. Highway 99. The town received its post office in early 1930 and developed a small commercial core at the intersection of County Line Road and Highway 99, with stores, a gas station, and the post office. In the twentieth century, Riverside County had emerged as an influential agricultural producer in southern California, developing vast irrigation networks, fruit and vine orchards, and livestock cultivation centers (Brown Jr. and Boyd 1922: Vol. 1, 363; Wilson, Mills, and Huntington 1893: map).

The Calimesa region thrived agriculturally during the twentieth century, with orchard crops, vineyards, and livestock flourishing in the region (Yucaipa Chamber of Commerce 1957: 7; Holtzclaw and Chong 2008: 49). When Calimesa was founded in 1929, orchard crops, including cherries, apples, and maelum (an apple cider product) were the area's main agricultural export until the 1935 King's Laboratory fire. King's Laboratory, located just outside of Calimesa, produced juice concentrate and soft drink products from locally produced apples, and had been one of the major apple purchasers for the region. Its abrupt closure caused many orchards to lose income for the year and turn to other crops.

In the 1940s, poultry ranching grew in popularity, as various diseases affected orchard products (SBCS 1928: 12; SBCS 1931: 10; SBCS 1933: 15; SBCS 1935: 15; SBCS 1940: 13). The town's population grew slowly during the mid-twentieth century as ranchers purchased pastures at the Calimesa community's edge and developed agricultural properties (UCSB 2023; NETR 2023).

In 1951, US Highway 99 was upgraded to Interstate 10, bypassing the main commercial core of Calimesa, and the defunct Highway 99 segment in Calimesa became Calimesa Boulevard. In 1956, Interstate 10 was constructed through Calimesa and less than 1 mile from the subject property, linking the agriculturally driven town to regional, national, and global markets. The new transportation network also spurred residential and commercial development in the late twentieth century, which expanded Calimesa's core settlement area expanded. In 1960, the Calimesa Improvement Association was reorganized into the Calimesa Chamber of Commerce, which jointly promotes the town, develops neighborhood programs and public spaces, maintains town resources, and cultivates community cohesion (Ballard 2021; NETR 2023 SGPHS 2021; Calimesa

Chamber of Commerce 2022; UCSB 2023).

Though Calimesa received a post office in 1930, the town did not officially incorporate until the 1990s (Calimesa Chamber of Commerce 2022; Los Angeles Times 1929: 8; NETR 2023; SBCS 1929: 12; SBCS 1930: 15; SGPHS 2021). In 1989 and 1990, when the unincorporated communities of Yucaipa and Calimesa were incorporated as cities, a California state law prohibited municipalities from annexing territories in neighboring counties. To abide by the law, the City of Yucaipa's new southern boundary extended into the community of Calimesa, absorbing Calimesa Park and Calimesa Elementary School. The City of Calimesa was incorporated on December 1, 1990, and absorbed areas, including the subject property into Calimesa City limits. At the time of incorporation, Calimesa's population totaled 6,659 residents. In the twenty-first century, the City of Calimesa's population has grown to 9,160 residents and, although agriculture continues to be a component of Calimesa's economy, the construction and retail industries are currently the predominant industries in the City (Calimesa Chamber of Commerce 2022; Bunting 1985; SCAG 2021).

History of 948 7th Place

Prior to the development of the property, the area was part of the Redlands and Yucaipa Land Company until the mid-1940s, and the subject lot was undeveloped. The lot was purchased in 1946, and a residence was constructed. This residence was demolished in 1962 for the construction of the currently extant property (Summer 2008-2-3). The evaluation identified Flourney and Louise O. Matlock, who purchased the property in 1960 and likely built the present residence (Summer 2008: 3). The evaluation identified additional individuals who owned the property prior to the construction of the subject property. Dudek's research did not identify any additional owners or occupants of the property.

Statement of Significance

The property located at 948 7th Street was previously evaluated in 2008 and found not eligible under NRHP/CRHR Criteria A/1, B/2, or C/3 and was assigned a status code of 6Z. The previous evaluation is in the DPR form set attached to this update. Dudek concurs with this finding.

City of Calimesa Criterion 1: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or archaeological history.

Extensive research indicates that the property at 948 7th Street neither exemplifies nor reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, paleontological, or architectural history. The property's construction merely followed local residential development trends that gradually and steadily proliferated through Calimesa from the 1930s through the 1970s. Therefore, the property at 888 W County Line Road is recommended not eligible as a City of Calimesa

historical resource under this criterion.

City of Calimesa Criterion 2: It is identified with persons or events significant in local, state or national history.

Archival research indicates that the property at 948 7th Street is not identified with persons or events significant in local, state, or national history. No information revealed that any of the known owners or occupants achieved a level of significance within the identified historic contexts. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 3: It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The property at 948 7th Street does not embody distinctive characteristics of a style, type, period, or method of construction, nor is it a valuable example of the use of indigenous materials or craftsmanship. The property is a modest and architecturally undistinguished example of a Ranch house. Due to its simple form and easy replicability with often prefabricated components, the Ranch style was widely applied to houses in the post-World War II decades. While the property does display character-defining features of the Ranch style (e.g., its horizontal emphasis and one-story height), this is a common style applied to residences throughout the neighborhood, Calimesa, and California at large and the property is an unremarkable example of this ubiquitous style. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 4: It is representative of the notable work of a builder, designer or architect.

Archival research failed to identify the property at 948 7th Street's architect or designer. Due the residence and garage's simple design, it is unlikely to be the work of a builder, designer, or architect. Additionally, research failed to indicate that the property would be considered notable within a body of work due to the lack of association with a known builder, designer, or architect. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 5: It is a unique location or has singular physical characteristics representing an established and familiar visual feature of the city.

The property at 888 W County Line Road is bounded by W County Line Road to the south, 7th Street to the east, and vacant lots to the east and west. There is no indication that the single-family residence is a unique location within the City or has singular physical characteristics representing an established and familiar visual feature of the City.

Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 6: It has the potential of yielding significant information of archeological interest.

There is no evidence to suggest that the property at 948 7th Street has the potential to yield significant information of archival interest. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

City of Calimesa Criterion 7: Its integrity as a natural environment strongly contributes to the wellbeing of the people of the city.

The property at 948 7th Street contains a one-story residence constructed in 1962. There is no indication that the property retains integrity as a natural environment and archival research failed to indicate that it contributes to the wellbeing of the people of the City. Therefore, the property is recommended not eligible as a City of Calimesa historical resource under this criterion.

Integrity Discussion

To be eligible for listing in the NRHP or CRHR, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997). To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. As the property located at 948 7th Street was not found significant under any NRHP, CRHR, or local criteria, it does not have a period of significance and the integrity of the buildings does not require examination.

Summary of Evaluation Findings

The property at 948 7th Street was previously evaluated in consideration of NRHP, CRHR, and City of Calimesa criteria and integrity requirements in 2008. This evaluation found the property ineligible under all criteria and assigned it a status code of 6Z. Dudek concurs with this finding and the property is recommended not eligible for inclusion in the NRHP, CRHR, and as a City of Calimesa historical resource under all designation criteria.

References (cont.)

Ballard, Michael. 2021. "Highway 99 Through the San Gorgonio Pass." Presentation to Historic Highway 99 Association of California, July 2021 meeting. Accessed March 29, 2022. https://www.youtube.com/watch?v=72G5HyMrNiQ

Brown Jr., John and James Boyd. 1922. "History of San Bernardino and Riverside Counties." The Western Historical Association, Chicago, Illinois: 1922. Volume I of III.

Bunting, Kenneth F. 1985. "Legislature Again Tackles Pesky Cross-County Annexation Issue." Los Angeles Times, November 6, 1985. Accessed March 18, 2022. https://www.latimes.com/archives/la-xpm-1985-11-06-me-4679-story.html?msclkid=a2efc48ea61a11ec8db6a113ce2dd606

California State Lands Commissions. 1982. "Grants of Land in California Made by Spanish of Mexican authorities." State of California. January 1, 1982. https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/

Calimesa Chamber of Commerce. 2022. "History of Calimesa." Accessed March 16, 2022. https://www.calimesachamber.com/history-of-calimesa-1?msclkid=90c8a02aa55711eca4d84a06 3a6be50c.

City of Calimesa. 2014. "2014 General Plan." Prepared by the City of Calimesa General Plan Advisory Committee and PMC. Adopted August 4, 2014. Accessed April 1, 2022. http://www.cityofcalimesa.net/Forms/Calimesa%20General%20Plan.pdf

GLO (Government Land Office). 1871. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1880. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. April 26, 1880. Accessed March 16, 2022. https://glorecords.blm.gov/results/default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

GLO. 1897. "Original Survey: 002.02S – 002.0W." United States Department of the Interior, 2022. February 3, 1897. Accessed March 16, 2022. https://glorecords.blm.gov/results/

default.aspx?searchCriteria=type=survey|st=CA|cty=065|twp_nr=002|twp_dir=S|rng_nr=002|rng_dir=W|m=27#resultsTabIndex=0

Guardian, The. 1868. "Description of San Bernardino County." Newspapers.com: *The Guardian* (San Bernardino, CA). June 6, 1868, pg. 2.

Hoffman, Ogden. 1862. "Reports of Land Cases Determined in the United States District Court for the Northern District of California." Numa Hubert, San Francisco. Accessed March 24, 2022. https://digitalcommons.csumb.edu/hornbeck_usa_3_d/16/.

Holtzclaw, Kenneth and Tom Chong. 2008. "Images of America: Cherry Valley." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Holtzclaw, Kenneth and the San Gorgonio Pass Historical Society. 2008. "Images of America: San Gorgonio Pass." Arcadia Publishing, Chicago, Illinois. Held by the Tomás Rivera Library at University of California Riverside.

Johnson, Kim. 2005. "Images of America: Jurupa." San Francisco, California: Arcadia Publishing.

Lech, Steve. 2019a. "San Diego County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sandiego/

Lech, Steve. 2019b. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/riverside/

Lech, Steve. 2019c. "Riverside County History." CAGenWeb Project, January 27, 2019. Accessed March 15, 2022. https://www.cagenweb.org/sanbernardino/

Los Angeles Times. 1929. "South Yucaipa Now Calimesa." Newspapers.com: *The Los Angeles Times* (Los Angeles, CA). June 12, 1929, pg. 8.

LSA Associates Inc. 2006. "P-33-15004." DPR 523-series forms on file at the CHRIS Southern San Joaquin Valley Information Center, California State University, Bakersfield.

NETR. 2023. Historical Aerial Photographs of the APE, Calimesa, Riverside County, California, dating from 1938, 1959, 1966, 1967, 1968, 1969, 1972, 1978, 1980, 1985, 1995, 1996, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, and 2020. Accessed July 31, 2023. https: www.historicaerials.com/viewer.

NPS (National Park Service). 1997. Bulletin 15, How to Apply the NR Criteria for Evaluation. U.S. Department of the Interior, NPS. Accessed August 23, 2021.

https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

ParcelQuest 2023. "Parcel Information." Accessed July 31, 2023. https://pqweb.parcelquest.com/

SBCS (San Bernardino County Sun). 1928. "40 Men to be Employed at Malum Plant." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 23, 1928, pg.12.

SBCS. 1929. "Calimesa New Name of Area." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). June 11, 1929, pg. 12.

SBCS. 1930. "New Calimesa Service Begun." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). January 4, 1930, pg. 15.

SBCS. 1931. "Yucaipa and Calimesa – Good Wishes for Neighbors and Enterprising People." Advertisement. Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). October 22, 1931, pg. 10.

SBCS. 1933. "Producers of Maelum Chief Apple Buyers." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). November 10, 1933, pg. 15.

SBCS. 1935. "Loss of $125,000 Estimated in Calimesa Apple Products Plant Fire." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 2, 1935, pg. 15.

SBCS. 1940. "Poultry Session at Calimesa Planned." Newspapers.com: *San Bernardino County Sun* (San Bernardino, CA). April 27, 1940, pg. 13.

SGPHS (San Gorgonio Pass Historical Society). 2021. "Cabazon/Calimesa." Webpage. Published January 27, 2021, accessed March 3, 2022. https://web.archive.org/web/20210127174510mp_/http://sgphs.org/cabazoncalimCalimesa Chamber of Commerce 2022.

Starr, Kevin. 1981. "California, A History." *Modern Library Chronicles*. January 1, 1981.

Wilson, G.H., W.H. Mills, and H.E. Huntington. 1893. "Supplement to the Irrigation Age." The Huntington Library, Art Museum, and Botanical Gardens, 2022. Accessed March 24, 2022. https://hdl.huntington.org/digital/collection/p15150coll4/id/4083/rec/3

Yucaipa Chamber of Commerce. 1957. "The Story of the Yucaipa Valley." Yucaipa First National Bank and the Yucaipa Chamber of Commerce.

Yucaipa Valley Historical Society. 2006. "Gold Mining in the Crafton Hills."

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

PRIMARY RECORD

Primary # 33-17258
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

*Resource Name or # (Assigned by recorder) CRM TECH 2267-1

P1. Other Identifier: 946 7th Place

*P2. Location: ____Not for Publication √ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Riverside

*b. USGS 7.5' Quad Yucaipa, Calif. Date 1996
T2S; R2W; NW 1/4 of NW 1/4 of Sec 14 ; S.B.B.M.
Elevation: Approximately 2,360 feet above mean sea level

c. Address 946 7th Place City Calimesa Zip 92320

d. UTM: (Give more than one for large and/or linear resources) Zone 11; 493,940 mE/ 3,762,250 mN
UTM Derivation: √ USGS Quad ____ GPS

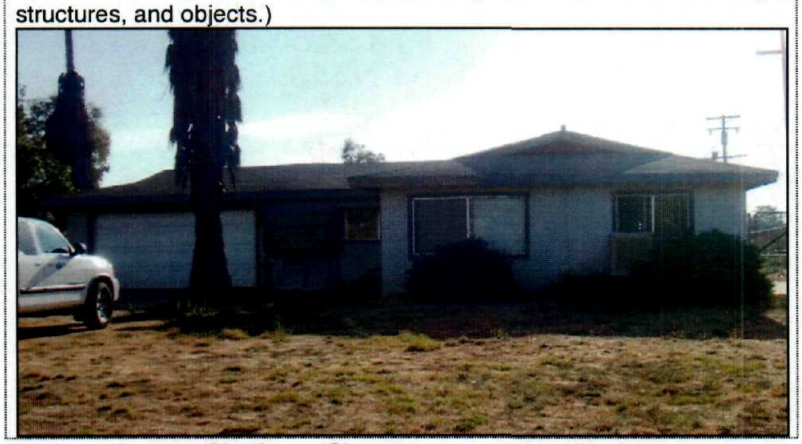
e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) The building is located within APN 411-0440-005, near the southwest corner of County Line Road and 7th Place.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The residence at 946 7th Place sits on a knoll overlooking 7th Place to the east and a deep erosional gorge to the south. It is a modest one-story Ranch-style residence of wood-frame construction, and appears to date to the early post-WWII era. The L-shaped building rests on a concrete slab-type foundation and has floor vents along the exterior walls of the garage. Its low-pitched gable-on-hip roof is covered with gray composition shingles. The roof ends with wide, open eaves with exposed rafters, and the fascia boards are painted blue to match the trim around the windows. The exterior walls are clad with coarse-textured stucco painted light gray. *(Continued on page 3)*

*P3b. Resource Attributes: (List attributes and codes) HP2—single family property

*P4. Resources Present: √ Building ____ Structure ____ Object ____ Site ____ District ____ Element of District
Other (isolates, etc.)

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



P5b. Description of Photo: (view, date, accession #) Photo taken on August 12, 2008; view to the west

*P6. Date Constructed/Age of Sources:
√ Historic ____ Prehistoric ____ Both
1946-1962 (estimated; see Items B6 and B12 for details)

*P7. Owner and Address:
Unknown

*P8. Recorded by: (Name, affiliation, and address)
Josh Smallwood, CRM TECH, 1016 E. Cooley Drive, Suite A/B, Colton, CA 92324

*P9. Date Recorded: August 12, 2008

*P10. Survey Type: Intensive-level survey for CEQA compliance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Josh Smallwood, Terri Jacquemain, and Laura Hensley Shaker (2008): Historical/Archaeological Resources Survey Report: County Line Service Station, APNs 411-040-003, -004, and -005, City of Calimesa, Riverside County, California. On file, Eastern Information Center, University of California, Riverside.

*Attachments: ____None ____Location Map √ Continuation Sheet √ Building, Structure, and Object Record
____Archaeological Record ____District Record ____Linear Resource Record ____Milling Station Record
____Rock Art Record ____Artifact Record ____Photograph Record ____Other (List):

RECEIVED IN
OCT 07 2008
EIC

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

Primary # 33-17258
HRI #

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z
*Resource Name or # (Assigned by recorder) CRM TECH 2267-1

B1. Historic Name: None
B2. Common Name: None
B3. Original Use: Residential
B4. Present Use: Residential
*B5. **Architectural Style:** Ranch
*B6. **Construction History:** (Construction date, alterations, and date of alterations) According to archival records of the County of Riverside, the project area remained in the hands of the Redlands and Yucaipa Land Company until the mid-1940s, and no improvement was reported on the property. After two short-time owners, the property was acquired by Donald H. and Verna T. Anderson around 1946, when the first

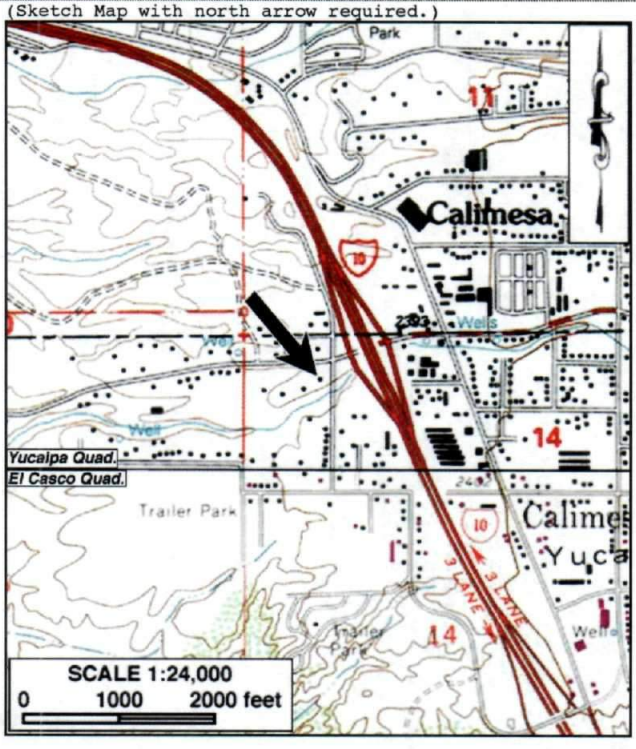
(Continued on page 3)

*B7. **Moved?** √ No ___ Yes ___ Unknown **Date:** _____ **Original Location:** _____
*B8. **Related Features:** None.
B9a. Architect: Unknown
b. Builder: Unknown
*B10. **Significance:** **Theme** Mid-20th century rural residential development
Area Calimesa
Period of Significance Post-WWII
Property Type Single-family residence
Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) There is no evidence that this building is associated with any persons or events of recognized historic significance; represents the work of a prominent architect, designer, or builder; or qualifies as "an important example" of its style, type, period, region, or method of construction. Therefore, it does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

B11. Additional Resource Attributes: (List attributes and codes) _____
*B12. **References:** City of Calimesa building safety records; Riverside County Assessor's real property tax assessment records; Riverside County building safety records; USGS topographic maps, 1901 (Redlands quadrangle, 1:62,500) and 1954 (Yucaipa quadrangle, 1:24,000).

B13. Remarks: Slated for demolition and redevelopment
*B14. **Evaluator:** Bai "Tom" Tang and Josh Smallwood
***Date of Evaluation:** August 2008

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

*Required information

*P3a. **Description** (continued): The primary façade, facing east, features a recessed main entryway set into the corner of the L-shaped plan, with a garage entry directly across on the opposite side. A aluminum-framed sliding window is placed on either side of the front door, and two more are located on the street-facing portion of the north wing. A two-car garage is attached to the southern end of the building. Fenestration on the rest of the building also consists of aluminum-framed sliding windows of various sizes. A sliding glass door has recently been added to the north side of the building, which is the only noticeable alteration. A small back-yard area is enclosed with a chain-link fence.

*B6. **Construction History** (continued): improvement was assessed on the parcel. The Andersons retained title to the property until around 1960, when Flourney (?) and Louise O. Matlock obtained ownership. Riverside County Assessor's electronic database lists the construction date of the residence at 946 7th Place as 1962.

Despite extensive research, no further information was obtained on the any of the property owners identified in archival records. Building permit records on file at the County of Riverside and the City of Calimesa reveal very little about the construction history of the residence, yielding only a few permits for minor improvements and maintenance, such as electrical work. No major alterations to the building were noted in the archival sources consulted for this study.

Based on the results of the research, the residence at 946 7th Place evidently dates to sometime between 1946 and 1962. It is almost certain that a house was present at this location by 1946, but the existing residence, as configured today, was completed in the early 1960s, either as an expansion or as a replacement of the earlier structure. The design, layout, construction method, and overall appearance of the residence, featuring a "sprawling" profile, aluminum-framed windows, and a prominent two-car garage, are certainly consistent with popular Ranch-style homes built in large numbers throughout the U.S. during the late 1950s and the early 1960s.