

May 9, 2022

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REGARDING: HISTORIC RESOURCE EVALUATION OF 327 EAST BASELINE ROAD IN THE CITY OF SAN DIMAS, LOS ANGELES COUNTY, CALIFORNIA

L & L Environmental, Inc. (L&L) is pleased to present the attached Historic Resource Evaluation Report for your use. The attached report has been prepared to demonstrate compliance with the California Environmental Quality Act (CEQA) for built-environment resources.

Thank you for the opportunity to work with you and please feel free to contact us at 909-335-9897, should you have any questions or comments. It has been a pleasure working with you!

Sincerely,
L&L Environmental, Inc.



Leslie Nay Irish
CEO/Principal Project Manager

**HISTORIC RESOURCE EVALUATION OF 327 EAST BASELINE ROAD
IN THE CITY OF SAN DIMAS, LOS ANGELES COUNTY, CALIFORNIA**

±2 Acre Property

SAN DIMAS, CA USGS 7.5-MINUTE TOPOGRAPHIC QUADRANGLE MAP
TOWNSHIP 1 NORTH, RANGE 9 WEST, SECTION 35
AIN 8661-017-010

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MANAGEMENT SUMMARY

This Historic Resource Evaluation of 327 East Baseline Road in the City of San Dimas, Los Angeles County, California was completed at the request of Development 1 Group LLC in advance of a proposed tree removal project on the ±2-acre subject parcel (AIN 8661-017-010) (Project). The property was recorded and evaluated against California Register of Historical Resources (CRHR) criteria in compliance with the California Environmental Quality Act (CEQA). Currently, there is no local register of historical significance criteria for the City of San Dimas.

327 East Baseline Road was originally a residential property constructed in 1946 within a rural area of San Dimas, surrounded by agricultural land. As such, the property was evaluated for the CRHR as an individual resource and is not eligible under any of the CRHR criteria. No historic district was identified within which the property at 327 East Baseline Road could be a contributor. The property therefore is not a historical resource for the purposes of CEQA.

1.0) INTRODUCTION

1.1) Introduction

This Historic Resource Evaluation of 327 East Baseline Road in the City of San Dimas, Los Angeles County, California was completed at the request of Development 1 Group LLC in advance of a proposed tree removal project on the ± 2 -acre subject parcel (AIN 8661-017-010) (Project). The property was recorded and evaluated against California Register of Historical Resources (CRHR) criteria in compliance with the California Environmental Quality Act (CEQA). Currently, there is no local register of historical significance criteria for the City of San Dimas.

1.2) Project Location

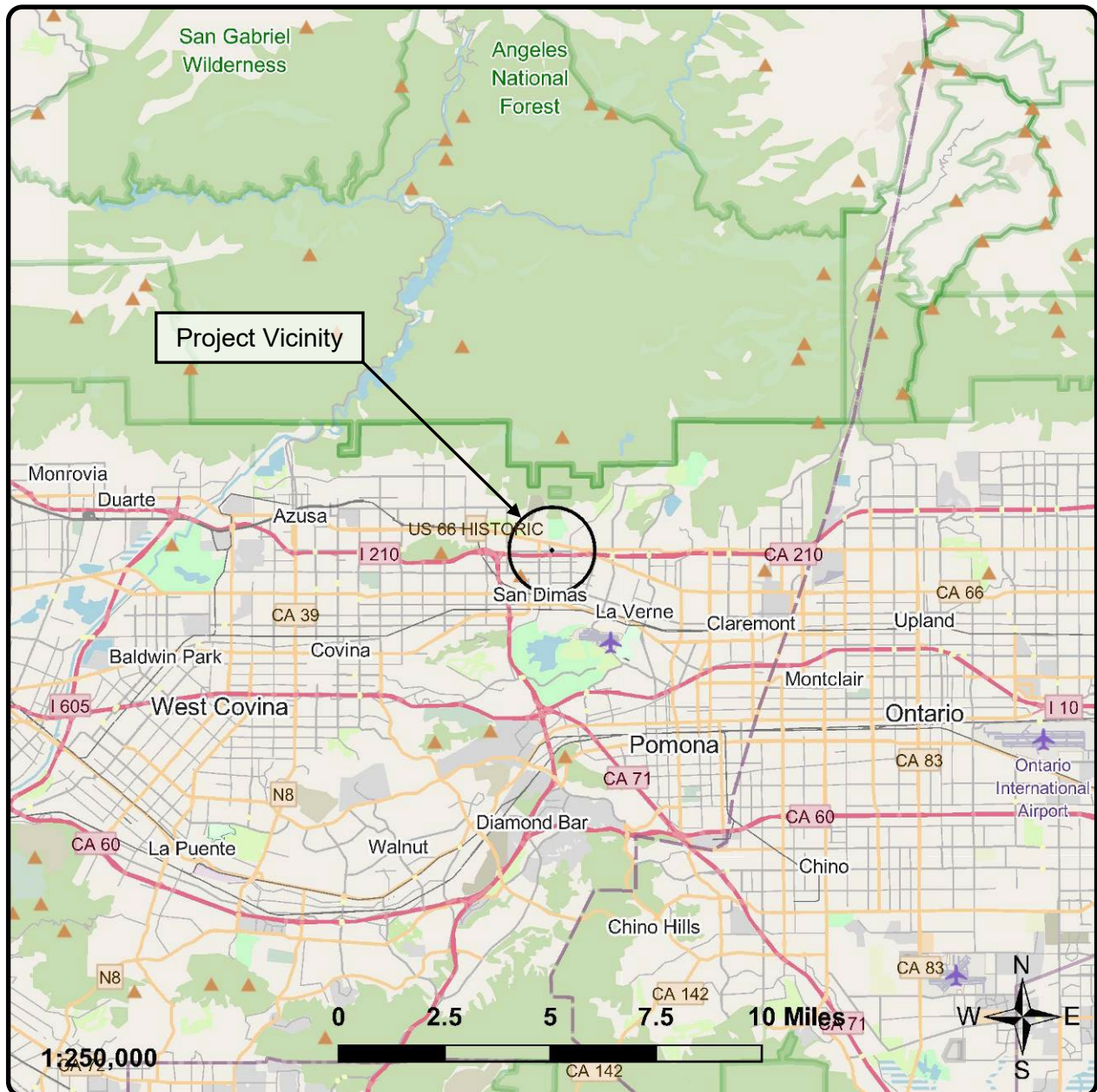
The Project is generally located in the northeast portion of Los Angeles County, California, and is situated south of the San Gabriel Mountains/Angeles National Forest and north of the San Jose and Puente Hills (Figure 1). Specifically, it can be found within Section 35 of Township 1 North, Range 9 West as shown on the USGS 7.5-minute Topographic Quadrangle of San Dimas (Figure 2). The Project is located on the northwest corner of the intersection of East Baseline Road and Cherokee Court in the northern portion of the City of San Dimas (Figure 3). The Project site includes Assessor's Identification Number (AIN) 8661-017-010.

1.3) Project Description

The Project entails the removal of trees from the ± 2 -acre subject parcel (AIN 8661-017-010).

1.4) Current Setting

The Project is currently surrounded by residential buildings. To the north of the property is a narrow vacant lot. To the east, south, and west of the property are residences constructed within the last 30 years.



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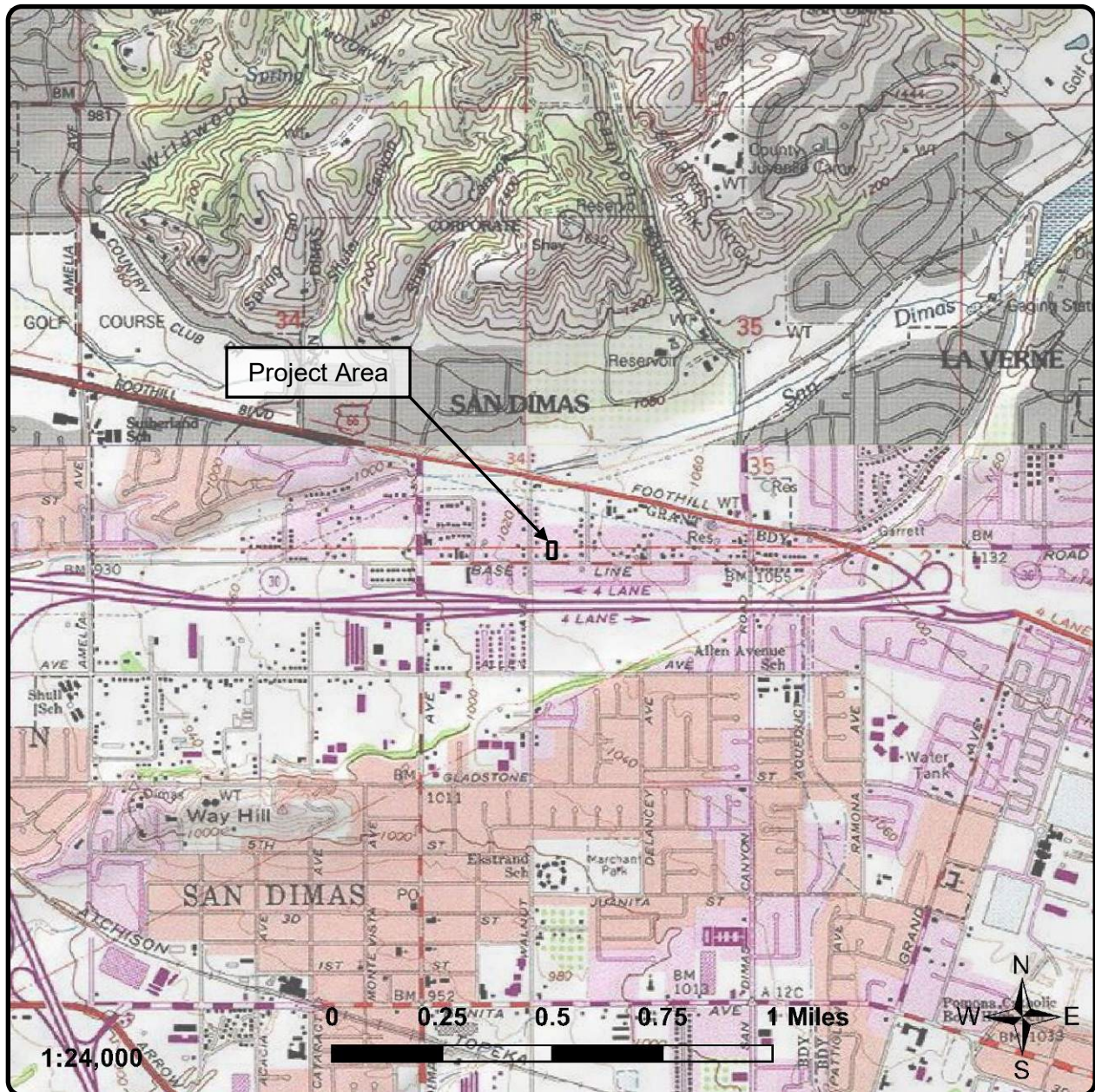
*BIOLOGICAL AND CULTURAL
INVESTIGATIONS AND MONITORING*

STF-21-832
March 2022

Figure 1

Project Vicinity Map

AIN 8661-017-010, City of San Dimas
County of Los Angeles, California



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STF-21-832
March 2022

Figure 2

Project Location Map

(USGS San Dimas [1981] quadrangle,
Section 35, Township 1 North, Range 9 West)

AIN 8661-017-010, City of San Dimas
County of Los Angeles, California



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INVESTIGATIONS AND MONITORING*

*STF-21-832
March 2022*

Figure 3

Aerial Photograph

(Aerial obtained from Google Earth, April 2021)

*AIN 8661-017-010, City of San Dimas
County of Los Angeles, California*

2.0) METHODOLOGY

2.1) Archival Research

L&L Senior Architectural Historian Jennifer Gorman, M.H.P., completed site-specific research, research on the general history and development of San Dimas. Repositories included the Los Angeles County Assessor for building records; the San Dimas Building Development Department for building records; the Los Angeles Public Library online catalog for Sanborn Fire Insurance Maps; and a general history of San Dimas.

Ms. Gorman also contacted the City of San Dimas and checked the City's website to identify any local historic register or historic preservation ordinance. The City of San Dimas does not have a historic preservation ordinance, but historic preservation is mentioned within the City's Municipal Code and General Plan (GP). The local historic register is a list of approximately 300 buildings that were surveyed throughout the City in 1991. These buildings were given "codes" to identify their level of significance, but no specific historic designation criteria have been developed by the City. Building permits and records held by the City for properties that were constructed prior to its incorporation are subject to partial or wholesale missing information, as many building records that were on file with Los Angeles County were transferred to the City after 1960. The original building permit for 327 East Baseline Road was not found but permits and records as early as 1961 were found at the City. Historic aerials showed the gradual development of the project area from citrus groves located to the south of the property to its current residential neighborhood. No Sanborn Fire Insurance Maps were found that included the subject property. Ancestry.com provided U.S. Census Bureau records, city directories, voter index records, and marriage and death records for the owners of the property. A chain of title search was also provided by First American Title.

A records search for the subject property and a 0.50-mile buffer was requested from the SCCIC, in Fullerton, in order to determine whether the building had been recorded previously and to identify any buildings, structures, or objects that had been recorded within 0.50 mile of the subject property (Appendix B). A total of seven (7) historic resources were identified within the search radius (Table 1). None of the buildings were found within the subject property.

Table 1. Historic Resources Found Within a 0.50 Mile Radius of the subject property

P-Number	Resource Address
180723	San Dimas Hotel
186097	Wildwood Ranch
187085	Mojave Road
187546	Highway Well Site
188983	LA Dept of Water and Power Boulder Lines North & South
192335	130 W. Allen
192336	Jacob L. Way House

2.2) Field Survey

L&L Archaeologist Bill Gillean completed a historical resource field survey on March 12, 2022 to document the buildings at 327 East Baseline Road. During the survey, multiple photographs were taken of the buildings to document the resources and their setting. The buildings' plans, architectural features, conditions, and historical integrity were noted. To determine whether the building might be associated with a potential historic district, particular attention was paid to the surrounding neighborhood, including a brief windshield survey. Architectural descriptions of the buildings are provided in Section 4 and photographs of the buildings are included in Appendix C. One DPR 523 Form was prepared to document this field survey and are provided in Appendix A.

3.0) HISTORIC CONTEXT

The historic period (post-contact) in southern California is commonly presented in terms of Spanish, Mexican, and American political domination. Certain themes are common to all periods, such as the development of transportation, military activities, settlement, and agriculture.

3.1) Spanish Period (1769 to 1821)

Prior to the incorporation of the modern City of San Dimas, the area was historically known as Mud Springs for a cienega that existed in the area. The cienega was exploited during the prehistoric period by various groups and later by the Juan Bautista de Anza expedition. This expedition visited the cienega in 1774, as they searched for an overland route from Sonora to coastal southern California (Rippens, et al. 2008; LAPL 2015). Also, during the latter portion of the 18th century, the Spanish sent Father Junipero Serra to Alta California to create a chain of Missions and Mission outposts. These efforts were aimed at bringing Christianity to the indigenous population and creating a foundation for colonization in the region. Between 1769 and 1823, Spanish explorers and missionaries established 21 missions, four presidios, and four pueblos between San Diego and Sonoma (Bean and Rawls 1983). Thereafter, the Missions began to expand their holdings into the interior of California, annexing acreage for pasturage.

3.2) Mexican Period (1821 to 1848)

By the beginning of the 19th century, the growth of Spanish California had come to a halt. Embroiled in the Napoleonic wars and a subsequent struggle to evade French rule, Spain was unable to effectively rule its North American colonies. In 1821, and after more than a decade of revolutionary struggle, Mexico achieved independence from Spain and California became a distant outpost of the Mexican Republic. Following Mexican Independence, the secularization of the Missions and the Mission holdings took place over the next decade and the former Mission lands were transferred to prominent Mexican families. In 1837, a 23,000-acre land grant, including the Mud Springs cienega, was awarded to Ygnacio Palomares and Ricardo Vejar by Governor Juan Bautista Alvarado. Together, the families owned the Rancho San Jose (Rippens, et al. 2008). The Rancho San Jose provided grasslands for grazing and lands for agriculture (City of San Dimas 1991).

Subdivision of former Mission Rancho lands was common during the Mexican Rancho period and the Rancho San Jose lands were divided between the Palomares and Vejar families. The

Palomares took the northern portion, while the Vejar family took the southern portion. Don Ygnacio Palomares settled on the Rancho San Jose of the Pomona Valley and built his family home. This adobe is presently owned and maintained by the Historical Society of the Pomona Valley (Rippens, et al. 2008).

3.3) American Period (1848 to Present)

The Mexican Period formally ends in 1848, following the signing of the Treaty of Guadalupe Hidalgo. This event marked the end of the Mexican-American War, and ceded the northern provinces of Mexico to the United States. The following decades saw an influx of American settlers to the region, sparked by the discovery of gold, agricultural possibilities, and land speculation. In 1887, the portion of land containing the Mud Springs was purchased by the San Jose Ranch Company and the company laid out the town site of San Dimas. The name of Mud Springs was officially changed to San Dimas and the first residence was constructed within that same year. The first home within the town site was for the Ranch Company's land agent E. M. Marshall and his family (Rippens, et al. 2008; LAPL 2015).

3.3.1) The Citrus Industry and the Early Community Development of San Dimas

Populations increased as the railroad penetrated the region and numerous town sites were formed near rail stops and sidings throughout southern California. Early trains traveling through the San Dimas area included the Santa Fe and the Southern Pacific Railways. The railroad tracks in the San Dimas area were built from the east and west, with the first train arriving on April 30, 1887. The San Dimas Santa Fe Railway Station was completed in 1889 and was extant until 1933, when it burned to the ground. The second Santa Fe Railroad Station was completed in 1934 and it still exists. The Southern Pacific Railroad completed its line through San Dimas in 1895 and a station was constructed. The station remained for about 60 years, until it was destroyed by a large wildfire in the San Dimas area on September 1, 1955 (Rippens, et al. 2008). Access to the railroad insured economic opportunity and financial growth, as agricultural crops and other goods could be imported and exported from burgeoning communities. This was especially important to the development of San Dimas and the surrounding communities. The ability to transfer citrus by way of the railroad led to an economic and population explosion, resulting in the commercialization of citrus production in the region.

The San Dimas vicinity was within an area known as the citrus belt, extending along the foothills of the San Gabriel Mountains for approximately 60 miles. Early pioneers of San Dimas are credited with the beginning of its role as a town in the southern California citrus industry. These

pioneers included William Bowring, W. H. Stowell, H. E. Stowell, W. T. Michael, William Ferry, Henry Rees, Mrs. Mary Taylor, the Johnstone family, and perhaps most importantly, D. C. Teague (Polos 1990; Rippens et al. 2008). D. C. Teague was owner of the Teague Nursery, which was the largest grower of citrus trees in the world in the early 20th century. The first Teague planting consisted of 10,000 young citrus trees on a one-acre parcel in 1889. By 1892, the harvest from the citrus groves was available to ship from San Dimas. The Teague Nursery employed many of the San Dimas residents and established several permanent groves. One of the permanent groves was located at the mouth of San Dimas Canyon. The success of the citrus industry brought more people to the area and the town site centered at Bonita and San Dimas Avenues grew. The early community development of San Dimas in its downtown core is directly attributed to the boom of the citrus industry during this time.

Almost the entire area that encompassed San Dimas was planted in citrus trees, including to the east and south of the subject property. Navel oranges were planted at lower elevations and lemons were planted in the higher elevations. The first packing house in San Dimas was constructed in 1900 and was used for packing both lemons and oranges. By 1909, San Dimas was shipping out the largest number of lemons than of any other town in the southern California citrus belt (Polos 1990). The San Dimas Lemon Association (SDLA) and the San Dimas Orange Association (SDOA) also provided jobs for local townspeople who worked in their packing houses. After the first packinghouse burned down in 1910, the SDOA constructed a new packinghouse in 1911. This packinghouse served San Dimas and the surrounding communities for 42 years, before it closed operations in 1953. The building was used for other businesses until it burned down in 1966. Additional packinghouses were also constructed in San Dimas, including the Lemon Association Packinghouse. This packinghouse was built on the west side of the town site in 1908-1909 and was found along Bonita Avenue. This became the last lemon packinghouse to close in Los Angeles County in 1963 (Rippens, et al. 2008).

The citrus industry in San Dimas reached its peak in production in the late 1920s (Polos 1990). The Great Depression in the 1930s sharply cut the production of citrus grown in San Dimas as local farmers cut back on operation costs (Polos 1990). Despite this, the citrus industry continued in San Dimas. It was not uncommon that a family in the 1920s and 1930s could live off the profits from a 10-acre citrus farm in the area. Even as late as the 1960s, small farmsteads continued to harvest citrus groves in San Dimas (Polos 1990; NETR 1966, 1972; Rippens et al. 2008).

The advent of World War II shifted several cities and towns focus from the citrus industry to the

war effort. This marked the beginning of the decline of the citrus industry in San Dimas, although severe decline did not occur until after the war (Polos 1990). New housing developments were the consequence of a marked increase in southern California's post-World War II era as many of the returning soldiers settled in the region for the weather and climate (Rippens, et al. 2008; LAPL 2015). In this manner, the citrus industry eventually gave way to homes, businesses, and light industry in the San Dimas area. Incorporated as a general law City on August 4, 1960, the City of San Dimas currently boasts a small-town feeling, parks and open space, retail centers, and quiet neighborhoods (City of San Dimas 1991, 2016a). By the late 1960s, citrus groves were no longer extant (Rippens, et al. 2008; NETR 1966, 1972; Polos 1990).

4.0) ARCHITECTURAL DESCRIPTIONS

4.1) 327 East Baseline Road

The property at 327 East Baseline Road is a single-family residential property located on the northwest corner of East Baseline Road and Cherokee Court in the City of San Dimas in Los Angeles County, California. The residence was constructed in 1946 and has since been altered. The setting of the property is urban, and the property is surrounded by residential buildings constructed between the 1940s and 1990s. The subject property contains two buildings: a main house and a garage.

Main House

The main house is a single-story residential building with concrete foundation, near rectangular plan, smooth stucco siding, and an irregular roof featuring a front gable section and hipped roof types. The roof has composition shingles. The primary entrance is on the west façade of the building. A concrete walkway leads to three concrete steps with metal railings that lead to a flush wood door. This entrance is on the southern end of the west façade. To the north of the front door are three slider windows; one is metal and the other two are vinyl, each with a single wood shutter. The south façade features a brick chimney and four vinyl slider windows. The east façade features four windows: two vinyl sliders, a tripartite wood window with wood muntin, and two tripartite vinyl windows. The south façade features a front gable projection with two triangular windows located underneath the gable peak. This façade also features a corner porch that is covered with a wood pergola. The porch has a wood deck and wood steps with a wood railing. Within the porch are two metal slider windows and a large vinyl sliding door.

Landscape features include an asphalt driveway, chain link fence that has been grown over with vegetation, some trees, and small plantings around the house.

Modifications to the building include the stucco siding, replacement windows and doors. According to historic aerials, an addition was built sometime between 1972 and 1978 on the south façade. According to building permits, the fireplace was added in 1961, the kitchen was remodeled in 1999, and the sewer line repaired and the roof replaced in 2009.

Garage

The garage is a single-story ancillary building northwest of the main house. The building features a concrete slab foundation, smooth stucco siding, and a front gable roof clad in asphalt shingles. The roof features exposed rafter tails within the eaves. The primary entrance is on the south façade and features a metal roll-top garage door with partial glazing. The east façade features a single pedestrian door flanked by a sidelight. The rear (south) façade features a partial-width porch supported by wood posts and a hipped roof. Within the porch is storage equipment. There is a single pedestrian door on this façade. There are two windows located on the west façade; one that is a metal slider covered by security bars, and the other that is a fixed wood window. Modifications to the garage include the stucco siding, replacement windows and doors.

4.1.1) Building History

According to the Los Angeles County Assessor the subject property was first developed in 1946. A chain of title search indicates that the property changed hands in 1946 so the main house and garage were constructed by either Lon A. Wilkison or Lenn McAdam. Table 2 below shows the chain of title for the property since 1944.

Table 2. Chain of Title for 327 East Baseline Road

Date	Grantor	Grantee
May 1944	Frank & Marie Hubner	Lon A. & Margaret A. Wilkison
Dec. 1946	Lon A. & Margaret A. Wilkison	Lenn W. & Vera M. McAdam
Sept. 1957	Lenn W. & Vera M. McAdam	Richard A. & Helen Jane Normington
July 1999	Richard A. & Helen Jane Normington	Family Trust of Richard A. & Helen Jane Normington
Mar. 2019	Family Trust of Richard A. & Helen Jane Normington	Ramon V. Nuno

Building permits provided by the city detail that the fireplace was an addition to the house in 1961. In 1999 the kitchen was remodeled. In 2009 the roof was replaced, and a sewer line was repaired. Other alterations to the building that were not indicated through building permits include the smooth stucco siding, replacement windows, doors, and the rear addition of the house that occurred sometime between 1972 and 1978 (NETR 2022). Table 3 below shows the

building permits found at the City of San Dimas Building Department for 327 East Baseline Road (City of San Dimas 2022).

Table 3. Building Permits for 327 East Baseline Road

Date	Building Permit	Owner
Dec. 1961	Permit for fireplace addition	Richard Normington
Dec. 1999	Permit to complete a kitchen remodel	Richard Normington
June 2009	Permit to reroof	Richard Normington
October 2009	Permit to repair sewer line	Richard Normington

According to historic aerials available as early as 1948, the property was a residence surrounded by either empty lots or other residences. To the south of East Baseline Road were fields of orchards until the 1960s, when the land was cleared (NETR 2022). Residential development began in the late 1960s and continued through the 1990s and 2000s. The subject property remained the same, but the setting surrounding the property changed from primarily rural and agricultural in the 1940s and 1950s to primarily residential by the 1990s.

Of these property owners, none were mentioned in any San Dimas history books, nor were any of their names found in archival research as an important figure in early San Dimas history (Polos 1990; Rippens et al. 2008).

4.1.2) Frank & Marie Hubner

Frank Hubner and his wife Marie owned the property until 1944, when it was purchased by Lon and Margaret Wilkison. At the time of their ownership, the property was not developed.

Frank Hubner was born April 12, 1891 in the former Czechoslovakia (Findagrave 2022a). In the 1930 U.S. Census Bureau records, he is listed as a machinist for the valve manufacturing industry (U.S. Census 1930). He married Marie Krause at an undetermined time. Together they had one child, Frank Herman (U.S. Census 1930).

4.1.3) Lon A. & Margaret A. Wilkison

The Wilkinson's owned the subject property from May 1944 to the end of 1946. The property was developed sometime in 1946, according to the Los Angeles County Assessor. It is unknown if the Wilkinson's built the house and garage or if it was the subsequent owner.

A 1935 city directory lists the couple residing in Alhambra (Alhambra City Directory 1935). In 1940, a voter registration index lists Lon as a truck driver and a democrat (U.S. Voter Record 1940). No other information could be found on either Lon or Margaret.

4.1.4) Lenn W. & Vera M. McAdam

Lenn McAdam and his wife Vera owned the property from 1946 to 1957. Lenn McAdam was born June 18, 1911 in Drummond Island, Michigan. His family moved to California in 1913. While in California, he lived in Monrovia and then San Dimas before moving to Pomona in 1957 (Progress Bulletin 1975). He married Vera Mae Purcell on July 12, 1932 (California Marriage Record 1932). Together they had two children, Barbara and Richard. Lenn was a member of the Central Baptist Church in Pomona. In a 1940 census record, he is listed as a galvanizer (U.S. Census 1940). For 30 years, he worked for the Day & Night Manufacturing Company of La Puente (Progress Bulletin 1975). Lenn died July 16, 1975. His wife Vera was born on February 3, 1914 in Iowa. She came to California in 1922 and married Lenn 10 years later. After Lenn's death, Vera moved to Glendora. She died on June 9, 1976 in Pocatello, Idaho while visiting her son Richard (Progress Bulletin 1976).

4.1.5) Richard A. & Helen Jane Normington

Richard Normington and his wife Helen owned the property from 1957 to 2016. Richard Ashley Normington was born on August 8, 1925 in Long Beach, California. He served in the U.S. Marines (4th Marine Division) during World War II from 1944 to 1946 (Findagrave 2022b). In 1951, he married Helen Jane McColgan. For the first six years of their marriage they lived in Duarte, California before moving to San Dimas in 1957 (Findagrave 2022b). For the decades they owned the property in San Dimas, Richard worked as a nursery salesman at Select Nursery in Brea. From 1971-1972, he served as President of the Inland Empire Chapter of the California Association of Nurserymen (Findagrave 2022b). Helen was born October 17, 1927 in Los Angeles. She was employed at Advanco Construction, working in the accounting department. Together, Richard and Helen had five sons (Findagrave 2022c). Richard died on August 6, 2014 and is buried at Riverside National Cemetery in Riverside County, California. His wife Helen continued to own the property until her death in 2016 (Findagrave 2022c). The property then went into a family trust, which was sold to Ramon Nuno in 2019.

4.1.6) Ramon Nuno

No information could be found about Ramon Nuno, who currently owns the property.

5.0) REGULATORY FRAMEWORK AND ELIGIBILITY CRITERIA

5.1) California Register of Historical Resources Significance Criteria

The CRHR program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the national criteria established for the NRHP.

In order to be eligible for listing in the CRHR, a building must satisfy at least one of the following four criteria:

- 1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- 2) It is associated with the lives of persons important to local, California, or national history.
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Historical resources eligible for listing in the CRHR must also retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For the purposes of eligibility for the CRHR, integrity is defined 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” (OHP 2001). This definition is generally strengthened by the more specific definition offered by the NRHP—the criteria and guidelines on which the CRHR criteria and guidelines are based upon.

5.1.1) Integrity

To be eligible for listing in the NRHP and CRHR, a property must retain sufficient integrity to convey its significance. The NRHP publication *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15, establishes how to evaluate the integrity of a property: “Integrity is the ability of a property to convey its significance” (NPS 1991). The evaluation of integrity must be grounded in an understanding of a property’s physical features and how they

relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.
2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting** is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
4. **Materials** are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.
5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.
6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.
7. **Association** is the direct link between the important historic event or person and a historic property.

5.2) California Environmental Quality Act

CEQA Section 15064.5 *Determining the Significance of Impacts to Archeological and Historical Resources* requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including impacts to historical resources. Historical resources are recognized as part of the environment under CEQA. It defines historical resources as "any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."

CEQA identifies a historical resource as a property that is listed on—or eligible for listing on—the NRHP, the CRHR, or local registers. NRHP-listed properties are automatically included on the CRHR. The criteria are similar, and therefore are designated for the purposes of this report using the NRHP letter (A, B, C, and D) followed by the corresponding CRHR number (1, 2, 3, and 4). Lead agencies have a responsibility to evaluate historical resources against the CRHR criteria prior to making a finding as to a proposed project’s impacts to historical resources. Mitigation of adverse impacts is required if the proposed project will cause substantial adverse change to a historical resource. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired. While demolition and destruction are obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource’s significance. The CRHR is used in the consideration of historical resources relative to significance for purposes of CEQA. The CRHR includes resources listed in, or formally determined eligible for listing in, the NRHP, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory, may be eligible for listing in the CRHR and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

Generally, a resource is considered by the lead agency to be a “historical resource” if it:

1. Is listed in or determined to be eligible by the State Historical Resources Commission, for listing in the CRHR (PRC Section 5024.1, Title 14 CCR, Section 4850 et seq.).
2. Is included in a local register of historical resources, or is identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the PRC.
3. Is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

5.3) Local Regulations – City of San Dimas

The City of San Dimas has addressed cultural resources in the Municipal Code, and in the Conservation Element of the GP (City of San Dimas 1991).

5.3.1) City of San Dimas Historic Preservation Online

The historic preservation website provides a wide variety of information pertinent to historic structures, including design standards, tax incentives, and the results of a 1991 survey to identify significant local structures. During this study, more than 300 structures were listed as significant at the local, state, and national levels. The City of San Dimas Historic Structure List is available at the City and provides the location of historic structures and information on the significance of each structure via NR and CHR status codes. The City of San Dimas codes for Historic Structures are defined as follows:

- **LS** (Locally Significant): Structures considered important to the local historic framework and may serve as a good example of architecture or locations where important local events have occurred.
- **NS** (Nationally Significant): Structures considered eligible for the NRHP.
- **CS** (Contribution Structure): Structures that significantly contribute to the historic fabric of a neighborhood.
- **USDHD** (Upper San Dimas Avenue Historic District): This is a proposed district within the City of San Dimas that is eligible for NRHP based on its overall character.
- **LSDHD** (Lower San Dimas Avenue Historic District): This is a proposed district within the City of San Dimas that is eligible for NRHP based on its overall character.

5.3.2) City of San Dimas Municipal Code

The Municipal Code addresses some issues relating to cultural significance and preservation, especially with regard to signage within the City. Examples include providing design standards in the historic downtown area (18.152.150) and providing exemptions from standards for signs that contribute to the preservation of the history or culture of the past (18.152.250).

5.3.3) City of San Dimas General Plan

The GP discusses the conservation of cultural resources in the Conservation Element and addresses paleontological, archaeological, and historic resources. Important archaeological

resources are identified as sites of value associated with the Gabrieliño and are located at or near Cienega Springs, San Dimas Canyon, Walnut Creek, and Way Hill. Historic structures identified as culturally and historically important are noted in areas to the north and south of Bonita Avenue, and between Cataract Avenue and San Dimas Avenue, and historic neighborhoods were also identified for future protection. Further, historic structures and orchards associated with the agricultural development of the City were identified as important, and the desire for delineating an agricultural heritage park within the City is noted. To ensure the preservation of the abovementioned cultural resources, the City has established the following Goal, Objective, Policies, Plan Proposal, and Implementation Measures:

Goal Statement CN-2: Conserve the Historical and Cultural Resources of San Dimas.

Objective 2.1. Promote the conservation of historical and cultural resources through programs and policies to identify and protect these resources.

Policy 2.1.1. Preserve significant paleontological and archaeological sites. Evaluate the significance of each site on a case by case basis.

Policy 2.1.2. Preserve significant historical resources within the City of San Dimas. Evaluate each historical structure, place, and site on a case by case basis.

Plan Proposal A: Retain the following areas as conservation overlay areas (as presented on Exhibit II-4 of the GP):

1. U.S. Forest Service Land;
2. Puddingstone Reservoir;
3. Bonelli Regional Park;
4. San Dimas Canyon;
5. Walnut Creek;
6. Cinnamon Creek;
7. Wildwood Canyon;
8. Sycamore Canyon;

9. Northern Foothills; and

10. Puddingstone Hills.

Implementation Measure g: The City shall develop a Historical Preservation Plan.

Implementation Measure h: The City shall encourage development of a Heritage Citrus Grove Park to preserve San Dimas' agricultural heritage.

Implementation Measure j: The City shall seek a corporate sponsor to assist in the development and promotion of a Heritage Citrus Grove Park.

6.0) EVALUATION OF ELIGIBILITY

6.1) 327 East Baseline Road

L&L carefully considered whether 327 East Baseline Road is individually eligible under any CRHR criteria. While the property is broadly related to the historic theme of Community Planning and Development as a residential property in the City of San Dimas, this property does not have a significant association with that theme. Further, the property has undergone such significant alterations including the replacement stucco siding, replacement windows and doors on the main house and garage. According to historic aerials, the main house was added onto sometime between 1972 and 1978 on the south façade including the rear porch. According to building permits, the fireplace was added in 1961, the kitchen was remodeled in 1999, and the sewer line was repaired, and the roof was replaced in 2009. The property has therefore lost integrity of materials, workmanship, design, and feeling. The property does not have a significant association. Therefore, the property has lost integrity. As such, it is not recommended eligible under CRHR Criterion 1.

No significant individuals were found associated with the property. Therefore, the building at 327 East Baseline Road is not recommended eligible under CRHR Criterion 2.

The property has lost integrity of materials, workmanship, and design- the three most important aspects of integrity that a resource must retain to be eligible under Criterion C. While no original building record has been found for the property, it is unlikely that it was constructed by a master. As such, the property is recommended not eligible under CRHR Criterion 3.

327 East Baseline Road does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, 327 East Baseline Road is not recommended individually eligible under CRHR Criterion 4.

327 East Baseline Road is not recommended eligible for the CRHR under any of the criteria. No historic district was identified within which 327 East Baseline Road would be a contributor.

7.0) ANALYSIS OF IMPACTS

As the property at 327 East Baseline Road is not recommended eligible for the CRHR, and is not considered a historic resource under CEQA, the proposed Project will have no adverse impact on historic resources within the project area. As such, no mitigation is required.

8.0) CONCLUSION

After documentation and evaluation of the history of 327 East Baseline Road, and careful consideration of the ability of the resource to reflect the historic contexts with which it may be associated, 327 East Baseline Road is not recommended eligible for the CRHR under any criteria and are therefore not considered to be a historic resource under CEQA. As such, L&L recommends that the Project will not result in an adverse impact to historic resources.

9.0) REFERENCES

Alhambra City Directory

1935 Lon Wilkison, City Directory Listing for the City of Alhambra. Accessed through ancestry.com, March 2022.

Bean, W. and J. J. Rawls

1983 California: An Interpretive History, 4th ed. New York: McGraw Hill.

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City of San Dimas

1991 City of San Dimas General Plan. Website accessed March 2022.
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2022 Building Records for 327 East Baseline Road, San Dimas. Obtained February 2022.

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2022a Frank Hubner, Findagrave.com, <https://www.findagrave.com/memorial/160430655/frank-carl-hubner>, accessed March 2022.

2022b Richard Normington, Findagrave.com, <https://www.findagrave.com/memorial/134573281/richard-ashley-normington>, accessed March 2022.

2022c Helen J. Normington, Findagrave.com, <https://www.findagrave.com/memorial/172158051/helen-j-normington>, accessed March 2022.

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2015 Community History in Words and Pictures: San Dimas Community History. Website accessed July 2015. <http://www.colapublib.org/history/sandimas/>

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1991 How to Apply the National Register Criteria for Evaluation. National Register Bulletin 15. Washington, D.C.: National Park Service.

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2022 Historic Aerials and Topographic Maps of 327 East Baseline Road, San Dimas, Los Angeles County, California. <http://www.historicaerials.com>

Office of Historic Preservation (OHP)

2001 Instructions on Recording Historic Resources.

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Polos, N. C.

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Rippens, P. and the San Dimas Historical Society

- 2008 Images of America: San Dimas. Charleston, SC: Arcadia Press.

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1940 Lenn McAdam, accessed through ancestry.com, March 2022.

United States Voter Record (U.S. Voter Record)

- 1940 Lon Wilkison, accessed through ancestry.com, March 2022.

APPENDICES

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APPENDIX A

DPR 523 Form

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 8 *Resource Name or #: 327 East Baseline Road

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Dimas, CA Date 1981 T 1N; R 9W; Sec 35; S.B.B. M.

c. Address 327 East Baseline Road City San Dimas Zip 91773

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 426061 mE/ 3775916 mN (NAD83)

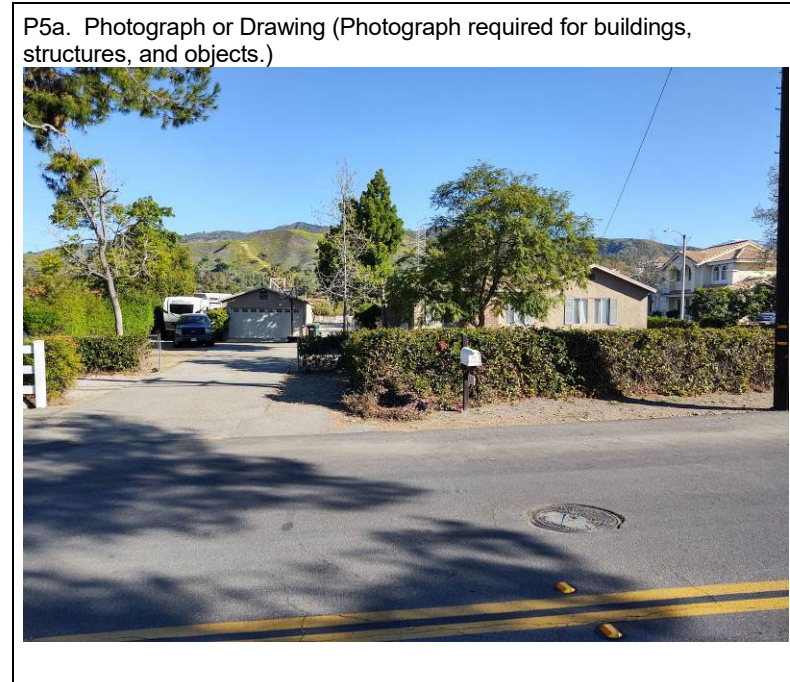
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 AIN 8661-017-010.

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

The property at 327 East Baseline Road is a single-family residential property located on the northwest corner of East Baseline Road and Cherokee Court in the city of San Dimas in Los Angeles County, California. The property was constructed in 1946 and has since been altered. The setting of the property is urban and the property is surrounded by residential buildings constructed between the 1940s and 1990s. The site consists of two buildings: a main house and a garage. See Continuation Sheet.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Residence

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



P5b. Description of Photo: (view, date, accession #) View looking north at the property. Photo taken on March 12, 2022.

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
 1946, Los Angeles County Assessor

*P7. Owner and Address:

Ramon Nuno
2011 E. Financial Way, Ste. 203
Glendora, CA 91741

*P8. Recorded by: (Name, affiliation, and address) Jennifer Gorman, M.H.P.

L&L Environmental, Inc.
721 Nevada Street, Suite 307
Redlands, CA 92373

*P9. Date Recorded: March 28, 2022

*P10. Survey Type: (Describe) Intensive Pedestrian

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") L&L Environmental, Inc. (J. Gorman), 2022. Historic Resource Evaluation Report of 327 East Baseline Road in the City of San Dimas, Los Angeles County, California.

*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
LOCATION MAP

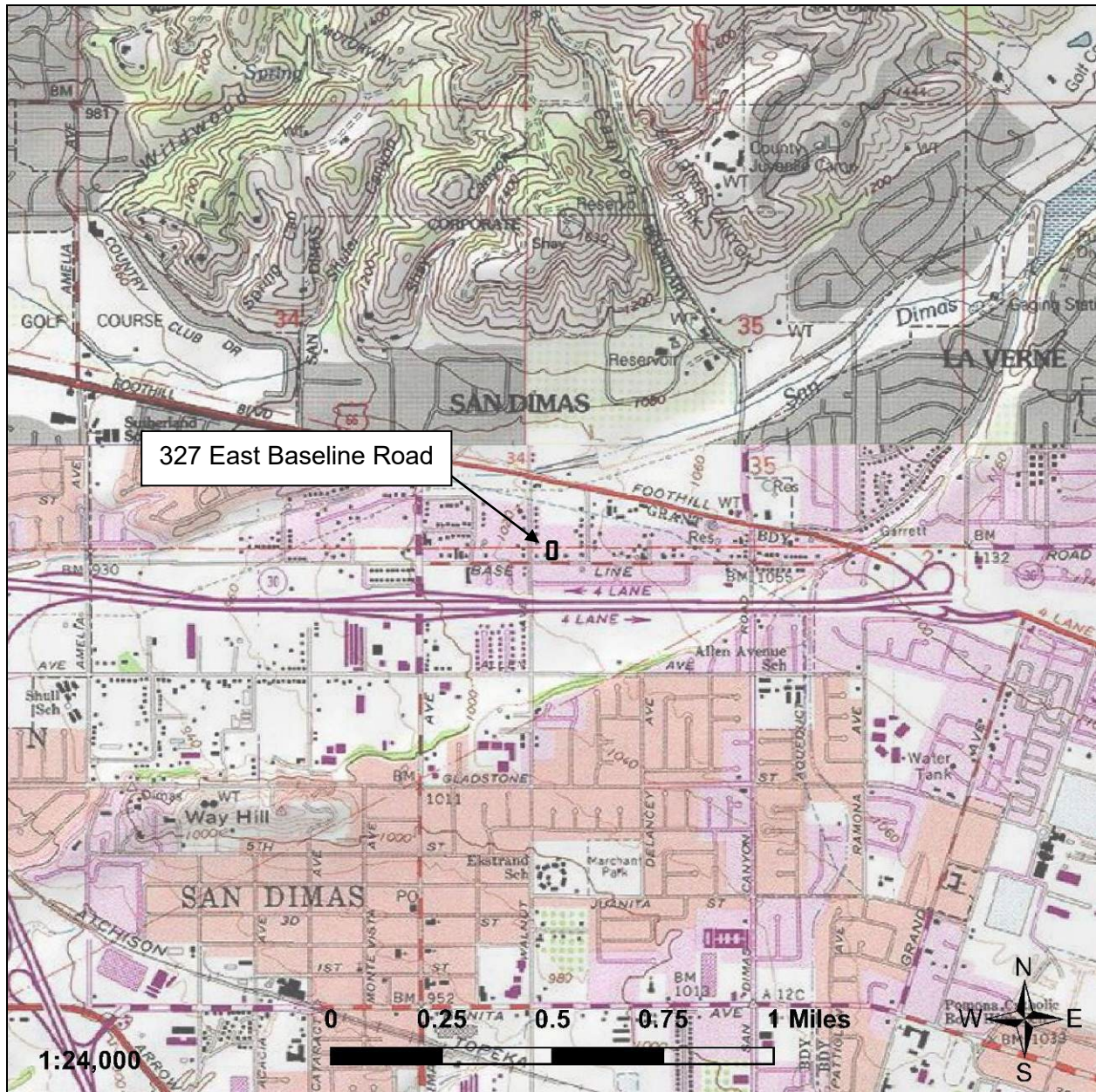
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*Resource Name or # (Assigned by recorder) 327 East Baseline Road

*Map Name: San Dimas, CA

*Scale: 1:24,000 *Date of map: 1981



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* Required information

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD	Primary # _____ HRI # _____
---	--

Page 3 of 8 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 327 East Baseline Road

- B1. Historic Name: None
- B2. Common Name: None
- B3. Original Use: Residence
- B4. Present Use: Residence

*B5. Architectural Style: No Style

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

The building was constructed in 1946.

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

*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Community Planning & Development Area San Dimas

Period of Significance 1946 Property Type Residence Applicable Criteria None

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

327 East Baseline Road is not recommended eligible for the NRHP under any of the criteria. No historic district was identified within which 327 East Baseline Road would be a contributor. L&L carefully considered whether or not 327 East Baseline Road is individually eligible under any CRHR criteria. While the property is broadly related to the historic theme of Community Planning and Development as a residential property in the city of San Dimas, this property does not have a significant association with that theme. Further, the property has undergone such significant alterations including the replacement stucco siding, replacement windows and doors on the main house and garage. According to historic aerials, the main house was added onto sometime between 1972 and 1978 on the south façade to including the rear porch. According to building permits, the fireplace was added in 1961, the kitchen was remodeled in 1999, and the sewer line was repaired and the roof was replaced in 2009. The property has therefore lost integrity of materials, workmanship, design, and feeling. The property does not have a significant association. Therefore, the property has lost integrity. As such, it is not recommended eligible under CRHR Criterion 1.

See Continuation Sheet.

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

*B12. References: See report as listed in *P11. Report Citation.

B13. Remarks: None.

*B14. Evaluator: Jennifer Gorman

*Date of Evaluation: March 2022

Sketch Map with north arrow required.



Red outline indicates subject property. Map courtesy of Google Earth.

(This space reserved for official comments.)

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

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***P3a. Description:**

Main House

The main house is a single-story residential building that features a concrete foundation, near rectangular plan, smooth stucco siding, and an irregular roof featuring a front gable section and hipped roof types. The roof has composition shingles. The primary entrance is located on the west façade of the building. A concrete walkway leads to three concrete steps with metal railings that lead to a flush wood door. This entrance is located on the southern end of the west façade. To the north of the front door are three slider windows; one is metal and the other two are vinyl, each with a single wood shutter. The south façade features a brick chimney and four vinyl slider windows. The east façade features four windows: two vinyl sliders, a tripartite wood window with wood muntin, and two tripartite vinyl windows. The south façade features a front gable projection with two triangular windows located underneath the gable peak. This façade also features a corner porch that is covered with a wood pergola. The porch has a wood deck and wood steps with a wood railing. Within the porch are two metal slider windows and a large vinyl sliding door. Landscape features include an asphalt driveway, chain link fence that has been grown over with vegetation, some trees, and small plantings around the house.

Modifications to the building include the stucco siding, replacement windows and doors. According to historic aerials, the building was added onto sometime between 1972 and 1978 on the south façade to including the rear porch. According to building permits, the fireplace was added in 1961, the kitchen was remodeled in 1999, and the sewer line was repaired and the roof was replaced in 2009.

Garage

The garage is a single-story ancillary building located northwest of the main house. The building features a concrete slab foundation, smooth stucco siding, and a front gable roof clad in asphalt shingles. The roof features exposed rafter tails within the eaves. The primary entrance is located on the south façade and features a metal roll-top garage door with partial glazing. The east façade features a single pedestrian door flanked by a sidelight. The rear (south) façade features a partial-width porch supported by wood posts and a hipped roof. Within the porch is storage equipment. There is a single pedestrian door on this façade. There are two windows located on the west façade; one that is a metal slider covered by security bars, and the other that is a fixed wood window. Modifications to the garage include the stucco siding, replacement windows and doors.

Building History

According to the Los Angeles County Assessor the property was first developed in 1946. A chain of title search indicates that the property changed hands in 1946 so the main house and garage were constructed by either Lon A. Wilkison or Lenn McAdam. Table 1 below shows the chain of title for the property since 1944.

Table 1. Chain of Title for 327 East Baseline Road

Date	Grantor	Grantee
May 1944	Frank & Marie Hubner	Lon A. & Margaret A. Wilkison
Dec. 1946	Lon A. & Margaret A. Wilkison	Lenn W. & Vera M. McAdam
Sept. 1957	Lenn W. & Vera M. McAdam	Richard A. & Helen Jane Normington
July 1999	Richard A. & Helen Jane Normington	Family Trust of Richard A. & Helen Jane Normington
Mar. 2019	Family Trust of Richard A. & Helen Jane Normington	Ramon V. Nuno

Building permits provided by the city detail that the fireplace was an addition to the house in 1961. In 1999 the kitchen was remodeled. In 2009 the roof was replaced and a sewer line was repaired. Other alterations to the building that were not indicated through building permits include the smooth stucco siding, replacement windows, doors, and the rear addition of the house that occurred sometime between 1972 and 1978 (NETR 2022).

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State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET	Primary # HRI# Trinomial
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Property Name: 327 East Baseline Road
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***P3a. Description:**

Table 3 below shows the building permits found at the City of San Dimas Building Department for 327 East Baseline Road (City of San Dimas 2022).

Table 3. Building Permits for 327 East Baseline Road

Date	Building Permit	Owner
Dec. 1961	Permit for fireplace addition	Richard Normington
Dec. 1999	Permit to complete a kitchen remodel	Richard Normington
June 2009	Permit to reroof	Richard Normington
October 2009	Permit to repair sewer line	Richard Normington

According to historic aerials available as early as 1948, the property was a residence surrounded by either empty lots or other residences. To the south of East Baseline Road were fields of orchards until the 1960s, when the land was cleared (NETR 2022). Residential development began in the late 1960s and continued through the 1990s and 2000s. The property remained the same, but the setting surrounding the property changed from primarily rural and agricultural in the 1940s and 1950s to primarily residential by the 1990s.

Frank & Marie Hubner

Frank Hubner and his wife Marie owned the property until 1944, when it was purchased by Lon and Margaret Wilkison. At the time of their ownership, the property was not developed.

Frank Hubner was born April 12, 1891 in the former Czechoslovakia (Findagrave 2022a). In the 1930 U.S. Census Bureau records, he is listed as a machinist for the valve manufacturing industry (U.S. Census 1930). He married Marie Krause at an undetermined time. Together they had one child, Frank Herman (U.S. Census 1930).

Lon A. & Margaret A. Wilkison

The Wilkisons owned the property from May 1944 to the end of 1946. The property was developed sometime in 1946, according to the Los Angeles County Assessor. It is unknown if the Wilkisons built the house and garage or if it was the subsequent owner.

A 1935 city directory lists the couple residing in Alhambra (Alhambra City Directory 1935). In 1940, a voter registration index lists Lon as a truck driver and a democrat (U.S. Voter Record 1940). No other information could be found on either Lon or Margaret.

Lenn W. & Vera M. McAdam

The McAdams owned the property from December 1946 to September 1957.

Lenn McAdam and his wife Vera owned the property from 1946 to 1957. Lenn McAdam was born June 18, 1911 in Drummond Island, Michigan. His family moved to California in 1913. While in California, he lived in Monrovia and then San Dimas before moving to Pomona in 1957 (Progress Bulletin 1975). He married Vera Mae Purcell on July 12, 1932 (California Marriage Record 1932). Together they had two children, Barbara and Richard. Lenn was a member of the Central Baptist Church in Pomona. In a 1940 census record, he is listed as a galvanizer" (U.S. Census 1940). For 30 years, he worked for the Day & Night Manufacturing Company of La Puente (Progress Bulletin 1975). Lenn died July 16, 1975. His wife Vera was born on February 3, 1914 in Iowa. She came to California in 1922 and married Lenn 10 years later. After Lenn's death, Vera moved to Glendora. She died on June 9, 1976 in Pocatello, Idaho while visiting her son Richard (Progress Bulletin 1976).

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Richard A. & Helen Jane Normington

The Normingtons owned the property from September 1957 to 2016, after the death of Vera.

Richard Normington and his wife Helen owned the property from 1957 to 2016. Richard Ashley Normington was born on August 8, 1925 in Long Beach, California. He served in the U.S. Marines (4th Marine Division) during World War II from 1944 to 1946 (Findagrave 2022b). In 1951, he married Helen Jane McColgan. For the first six years of their marriage they lived in Duarte, California before moving to San Dimas in 1957 (Findagrave 2022b). For the decades they owned the property in San Dimas, Richard worked as a nursery salesman at Select Nursery in Brea. From 1971-1972, he served as President of the Inland Empire Chapter of the California Association of Nurserymen (Findagrave 2022b). Helen was born October 17, 1927 in Los Angeles. She was employed at Advanco Construction, working in the accounting department. Together, Richard and Helen had five sons (Findagrave 2022c). Richard died on August 6, 2014 and is buried at Riverside National Cemetery in Riverside County, California. His wife Helen continued to own the property until her death in 2016 (Findagrave 2022c). The property then went into a family trust, which was sold to Ramon Nuno in 2019.

Ramon Nuno

No information could be found about Ramon Nuno, who currently owns the property.

Of these property owners, none were mentioned in any San Dimas history books, nor were any of their names found in archival research as an important figure in early San Dimas history (Polos 1990; Rippens et al. 2008).

***B10. Significance:** No significant individuals were found associated with the property. Therefore, the building at 327 East Baseline Road is not recommended eligible under CRHR Criterion 2.

The property has lost integrity of materials, workmanship, and design- the three most important aspects of integrity that a resource must retain in order to be eligible under Criterion C. While no original building record has been found for the property, it is unlikely that it was constructed by a master. As such, the property is recommended not eligible under CRHR Criterion 3.

327 East Baseline Road does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, 327 East Baseline Road is not recommended individually eligible under CRHR Criterion 4.

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View of the southwest oblique and primary entrance of the main house looking northeast.



View of the south façade of the main house looking north.

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PHOTOGRAPH RECORD

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View of the south façade of the garage looking north.



View of the southeast oblique of the garage looking northwest.

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APPENDIX B

SCCIC Records Search Results

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542
sccic@fullerton.edu

California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

4/15/2022

Records Search File No.: 23615.9702

William (Bill) Gillean
L&L Environmental, Inc.
721 Nevada St. Suite #307
Redlands CA 92373

Re: Records Search Results for the KHF-21-841.ARS (Rancho Tierra) Project

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the San Dimas and Glendora, CA USGS 7.5' quadrangles. Due to the COVID-19 emergency, we have temporarily implemented new records search protocols. With the exception of some reports that have not yet been scanned, we are operationally digital for Los Angeles, Orange, and Ventura Counties. See attached document for your reference on what data is available in this format. The following reflects the results of the records search for the project area and a 1-mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format: custom GIS maps shape files hand drawn maps

Resources within project area: 0	None
Resources within 1-mile radius: 9	SEE ATTACHED LIST
Reports within project area: 0	None
Reports within 1-mile radius: 13	SEE ATTACHED LIST

Resource Database Printout (list): enclosed not requested nothing listed
Resource Database Printout (details): enclosed not requested nothing listed
Resource Digital Database (spreadsheet): enclosed not requested nothing listed
Report Database Printout (list): enclosed not requested nothing listed
Report Database Printout (details): enclosed not requested nothing listed
Report Digital Database (spreadsheet): enclosed not requested nothing listed
Resource Record Copies: enclosed not requested nothing listed
Report Copies: enclosed not requested nothing listed
OHP Built Environment Resources Directory (BERD) 2019: available online; please go to
https://ohp.parks.ca.gov/?page_id=30338
Archaeo Determinations of Eligibility 2012: enclosed not requested nothing listed

- Los Angeles Historic-Cultural Monuments** enclosed not requested nothing listed
- Historical Maps:** enclosed not requested nothing listed
- Ethnographic Information:** not available at SCCIC
- Historical Literature:** not available at SCCIC
- GLO and/or Rancho Plat Maps:** not available at SCCIC
- Caltrans Bridge Survey:** not available at SCCIC; please go to
<http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>
- Shipwreck Inventory:** not available at SCCIC; please go to
http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp
- Soil Survey Maps: (see below)** not available at SCCIC; please go to
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

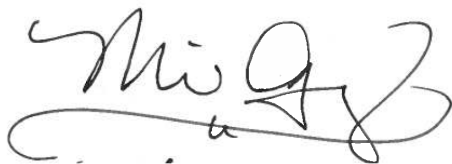
Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the [California Historical Resources Information System](#),



Digitally signed by Michelle Galaz Cornforth
Date: 2022.04.15 15:08:09 -07'00'

Michelle Galaz Cornforth
Assistant Coordinator

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-01136		1981	Weisbord, Jill	Draft Environmental Impact Report: San Dimas Country Village	LSA Associates, Inc.	
LA-01138		1982	Dillon, Brian D.	An Archaeological Resource Survey and Impact Assessment of a Portion of Lots 16 and 18 of Addition San Jose, 325 Gladstone Ave. San Dimas, Los Angeles County, Ca.		
LA-01858		1989	Sutton, Paula A.	Archaeological Survey Report for the Proposed Foothill Freeway Los Angeles and San Bernardino Counties, California	Caltrans	19-000402
LA-04425		1987	Romani, John F.	Negative Archaeological Survey Report: Improvement of Baseline Road (route 30) From Foothill Boulevard in the City of La Verne and Benson Avenue in the City of Claremont	Caltrans	
LA-04724	Paleo -	1999	Maxon, Patrick O.	Cultural Resources Reconnaissance for the Canyon Oaks Development, Glendora, Los Angeles County, California	RMW Paleo Associates, Inc.	19-100327, 19-100328, 19-100329, 19-186095, 19-186096, 19-186097, 19-186098, 19-186099, 19-186100, 19-186101, 19-186102, 19-186103, 19-186104, 19-186105, 19-186106
LA-04884		2000	Storey, Noelle	Caltrans Is Proposing an Overlay 25mm of Nova Chip A/c Over Existing Pavement Along the Mainline in Both Directions on Route 66, Los Angeles County	Caltrans District 7	
LA-06257		1989	Gualtineri, Kathryn	Historic Property Survey Report (hpsr) for the Proposed Widening of State Route 30 (baseline Road) From Foothill Blvd. in Los Angeles County to Benson Avenue in San Bernardino County	Unknown	
LA-07315		2003	Bonner, Wayne H.	Records Search Results and Site Visit for Cingular Telecommunications Facility Sb-234-01 (Horsechief Canyon) 301 Horsechief Canyon Road, San Dimas, Los Angeles County, California	Michael Brandman Associates	
LA-09341		2008	Bonner, Wayne H.	Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate IE04234A (Mod) (Horsechief Canyon), 301 Horsechief Canyon Road, San Dimas, Los Angeles County, California	Environmental Assessment Specialists, Inc.	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-10626		2010	Sanka, Jennifer M.	Cultural Resources Assessment, Brasada Project, City of San Dimas, Los Angeles County, California	PBS&J	19-000339, 19-100113, 19-100327, 19-100328, 19-100329, 19-100804, 19-186095, 19-186096, 19-186097, 19-186098, 19-186099, 19-186100, 19-186101, 19-186102, 19-186103, 19-186104, 19-186105, 19-186106, 19-187815, 19-187829, 19-188769
LA-11202	Cellular -	2010	Loftus, Shannon	Cultural Zresource Records Search and Site Survey, Anthem Telecom Public Storage San Dimas, 211 West Allen Avenue San Dimas, Los Angeles County, California	ACE Environmental	
LA-12623		1999	Maxon, Patrick O.	Review of Cultural Resources for Draft and Final Environmental Impact Reports for the Northern Foothills Implementation Program, City of San Dimas, California	RMW Paleo Associates	19-000825, 19-002054
LA-12818		2016	Gorman, Jennifer, Jennifer M. Sanka, and Leslie Nay Irish	Historic Resource Evaluation Report for the Oak Valley Development Project in the City of San Dimas, Los Angeles County, California	L & L Environmental Corporation	19-192335, 19-192336

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-19-004646	CA-LAN-004646H	Resource Name - Site STF-15-486-001 (Historic Refuse Scatter)	Site	Historic	AH04	2015 (T. Bauley and J. Sanka, L&L Environmental)	LA-10626
P-19-100804		Resource Name - Brasada Isolate 001	Other	Historic	AH04	2010 (JM Sanka and M. Aislin-Kay, PBS&J)	LA-10626
P-19-180723		OHP Property Number - 034761; Resource Name - San Dimas Hotel; PHILLAN-003; Voided - 19-186581	Building	Historic	HP05	1971 (B. Henderson, City of San Dimas)	
P-19-186097		Resource Name - Wildwood Ranch	District	Historic	HP33	1999 (T. Gregory); 2010 (J. Sanka and M. Aislin-Kay, PBS&J)	LA-04724, LA-10626
P-19-187085		Resource Name - The Mojave Rd;	Structure, Other	Historic	HP37	1989 (S. Elder); 2014 (Marc Beherec, AECOM)	LA-12788, LA-12808, LA-13259
P-19-187546		Resource Name - Highway Well Site	Structure	Historic	HP22	2006 (S. Underbrink, Chambers Group)	
P-19-188983		Resource Name - L. A. Dept of Water & Power Boulder Lines North & South; Other - LADWP Boulder Lines 1 & 2; Other - Boulder Dam-Los Angeles 287.5 kV Transmission Line	Structure, Element of district	Historic	HP09; HP11	1999 (Stephen Van Wormer, KEA); 2008 (Noah M. Stewart, Caltrans District 7); 2013 (Heather Gibson and Marc Beherec, AECOM); 2018 (Jessica B. Feldman, ICF); 2020 (A. Canoff, SRI)	LA-10883, LA-11400, LA-11746, LA-12041, LA-12096, LA-12103, LA-12133, LA-12296, LA-12306, LA-12465, LA-12756, LA-13259
P-19-192335		Resource Name - 130 W Allen Ave	Building	Historic	HP02	2016 (Jennifer Gorman, L&L Environmental)	LA-12818
P-19-192336		Resource Name - Jacob L. Way Residence	Building	Historic	HP02	2016 (Jennifer Gorman, L&L Environmental)	LA-12818

APPENDIX C

Photographs



1. Overview of 327 East Baseline Road looking north.



4. Southeast oblique of the main house looking northwest.



2. View of the southwest oblique of the main house looking northeast.



5. East façade of the main house looking west.



3. South façade of the main house looking north.



6. Northeast oblique of the main house looking southwest.



7. North façade of the main house looking south.



10. West façade of the main house looking east.



8. Northwest oblique of the rear porch of the main house looking southeast.



11. South façade of the garage looking north.



9. Detail of the rear porch of the main house of the south and west facades.



12. Southeast oblique of the garage looking northwest.



13. Northeast oblique of the garage looking southwest.



16. Detail of the roof on the garage.



14. North façade of the garage looking south.



17. West façade of the garage looking southeast.



15. Northwest oblique of the garage looking east.



18. Southwest oblique of the garage looking northeast.