

# JM Research and Consulting

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## MEMORANDUM

**DATE:** August 15, 2021

**TO:** Jeremy Krout  
EPD Solutions, Inc.  
2 Park Plaza, Suite 1120  
Irvine, CA Orange, CA 92614

**FROM:** Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian

**SUBJECT:** Focused Cultural Resources Survey – Historic Resources Assessment for the Slover/Alder Avenue Development Project, Bloomington, San Bernardino County, California

Dear Mr. Krout,

JM Research & Consulting (JMRC) completed a focused Cultural Resources Survey – Historic Resources Assessment (HRA) for the proposed Slover/Alder Avenue Development Project in Bloomington, a census-designated place (CDP) in San Bernardino County, which proposes the demolition of the existing site improvements and industrial construction on roughly 13 acres.

The survey was requested by EPD Solutions based on the results of initial investigation for a Phase I-level Cultural Resources study, including archaeological investigation, to be completed by Material Culture Consultants (MCC 2021), which identified five properties of historic age, none of which have been identified for demolition as part of the proposed project:

1. 17713 Slover Avenue (APN 0256-031-19-0000)
2. 17761 Slover Avenue (APN 0256-031-07-0000)
3. 17811 Slover Avenue (APN 0256-031-09-0000)
4. 17847 Slover Avenue (APN 0256-031-10-0000)
5. 10589 Alder Avenue (APN 0256-031-17-0000)

This HRA acts as a companion study to the MCC 2021 report to complete the Cultural Resources investigation as part of the environmental review process in compliance with CEQA (PRC §21000, et seq.) to evaluate the property for significance and eligibility for listing in the National Register of Historic Places (NR) or California Register of Historical Resources (CR) or for local historic designation, and to analyze potential impacts of the proposed project.

Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian, JMRC, who exceeds the Secretary of the Interior's Professional Qualifications Standards, acted as Principal Historic Consultant and both managed and completed the study, which included consultation, coordination, and compliance applicable and relevant to cultural resources planning (see resume, Attachment B). The intensive-level survey was conducted from June to August 2021 and included field survey and historic and building specific research to supplement the work performed by MCC in accordance with CEQA Guidelines. Research and review of source material included previous cultural resources studies, San Bernardino County property and assessment records, historic newspapers, historic aerial photographs and topographical maps, and the local history collection at the Bloomington Branch Library. The geographic area of Bloomington is not covered by Sanborn Maps, building permits were not accessible from San Bernardino County, and city directories were not found at local repositories.

The Bloomington area of San Bernardino County is a census-designated place (CDP) originally developed as part of the land holdings of the Semi-Tropic Land and Water Company. The local land boom that followed the coming of the railroad prompted the development of land and water in the region in the late-1880s. Formed in 1887, the Semi-Tropic Land and Water (STL&W) company acquired 28,500 acres of land plus the rights to 800 inches of water from Lytle Creek and developed the townsites of Bloomington, Rialto, Fontana, and Sanseivaine. Surveyed in April 1888, the small Bloomington townsite was bounded by Valley Boulevard on the north, Slover Avenue on the south, Larch Avenue on the east, and Linden Avenue on the west. The subject property was located west and slightly south of the original townsite. Financial difficulties in the construction of an extensive irrigation distribution system by the STL&W company led to the loss of much of its land and water holdings. The people of Bloomington organized the Citizen's Water Company in 1890 and artesian wells were sunk to provide irrigation until in 1895, the system was upgraded to a cement pipeline. The system included a steel pressure pipe and 95-foot drop with three main lines, one of which ran along Slover Avenue to deliver water to properties to the south, supporting the agricultural economy of citrus as well as olives and deciduous fruits like prunes, peaches, apricots, and grapes as well as hay, alfalfa, and some small livestock ranching. By far, citrus was the staple of the young economy, and by 1910, Bloomington boasted approximately 3,500 acres of groves separated by dense windbreaks of eucalyptus trees, planted to that purpose beginning in the early-1890s and were favored over cypress due to their height and fast growth.

Additional historic and building specific archival research under the current HRA revealed that the Project Area was developed as Lot 462, of the Semi-Tropic lands, the northerly 20 acres of an 80-acre block bounded by Slover Avenue to the north, Santa Ana Avenue to the south, Alder Avenue to the west, and Laurel Avenue to the east, as shown on the Ptn. Semi-Tropic Land & Water Co. Subdivision, M.B. 11/12. The entire 20 acres was owned by the Bloomington Fruit Company by 1895. It is unclear if this entity was the same as, or related to, the Bloomington Fruit Association, a mutual non-profit and member of the California Fruit Growers Exchange that built a packing house in Bloomington in 1908 (demolished by 1930). The 20-acre property was divided into two unequal parcels in 1911-1912 under the ownership of F.M. Borden (1910). The west 15 acres, which includes all the parcels of the Project area, was acquired by George Swing in 1913 and remained unimproved until the 1920s. Swing planted a portion of the property to citrus in 1921, and in 1923, it was acquired by Herbert H. And Elizabeth F. Fiske, who further improved, divided, or sold the property between 1927-1929, leading to further divergent development for each parcel.

17713 Slover Avenue (APN 0256-031-19-0000). Although current county records indicate the existing single-family residence was constructed in 1923, historic Assessor's records show it was constructed by Herbert H. and Elizabeth F. Fiske in 1927 at a value of \$550. The next year, in 1928, this reduced 5-acre westernmost lot of the west 15 acres was sold to Fred F. and Helen T. Smith, who owned the property until at least 1951, when historic Assessor's

records become unavailable. Further research did not reveal information about any of the owners of the property. The grove planted in the area that became this parcel by George Swing in 1921 is evident on the 1938 aerial image but was removed in 1942; a few mature eucalyptus trees from the original grove row are still extant along Alder Avenue. Fieldwork indicated the residence has been extensively altered, including the replacement of windows, stucco over original wood cladding, and enclosure of the rear porch.

17761 Slover Avenue (APN 0256-031-07-0000). The middle 5 acres of the west 15 acres remained unimproved through the ownership of George Swing and the Fiskes, as well as the subsequent ownership of R.J. and Henrietta Dunn (1925-1934) and Beatrice B. Gregor (1935-1939). Although current county records indicate the existing single-family residence, now converted commercial office, was constructed in 1953, historic Assessor's records clearly indicate it was constructed in 1942 at a value of \$1000 by Loyal P. and Jesse W. Campbell during their ownership from 1940-1946. This approximately 5-acre lot was split and sold to family members, each with a residence, in 1947. The westerly portion, the current parcel addressed as 17761 Slover Avenue was acquired by Charles W. and Ethel Campbell, who owned the property until at least 1951, when historic Assessor's records become unavailable. Further research did not reveal information about any of the owners of the property. Assessor's records and historic aerials show that this parcel was never planted to citrus, and the existing residence/commercial office has been extensively altered, including modern texture stucco, replacement of windows and board trim in modified openings, new front door and modification of the entry opening, and the addition of a second entry on the left end of the façade. The easterly portion (17793 Slover Avenue) is not included in the scope of this study as the 1947 residence is no longer extant.

17811 Slover Avenue (APN 0256-031-09-0000). This property was the westerly parcel of the east 5 acres of the west 15 acres, which was sold by the Fiskes to H. and Lodemia A. Stover in 1927. The Stovers improved the property immediately and split the parcel in two by 1929 (17811 and 17847 Slover Avenue). This resulting westerly parcel, retained what was likely a very small residence or ancillary building (1927) valued at \$60 and citrus (1929) valued at \$180. Sold to Francis M. and Alma M. Umbarger in 1930, the Umbargers retained the property until at least 1951 when historic Assessor's records become unavailable. Further research did not reveal information about any of the owners of the property. Although county records indicate the existing single-family residence was constructed in 1940, historic Assessor's records and aerial images confirm it was not constructed until 1946 by the Umbargers. Evident on 1938 aerial images, all but a handful of trees was removed by 1948. In addition, fieldwork revealed that the small 1927 building is still extant, though difficult to identify due to severe alteration, behind the residence/commercial office, which has also been extensively altered, including modern texture stucco, replacement of windows in modified openings, new front door, and added/modified front porch. A modular office, tall metal canopy, and small ca. 1927 wood shelter are also found in the rear yard.

17847 Slover Avenue (APN 0256-031-10-0000). This property was the easterly parcel of the east 5 acres of the west 15 acres sold by the Fiskes to H. and Lodemia A. Stover in 1927, who improved the property immediately with a residence and citrus and split the parcel in two by 1929 (17811 and 17847 Slover Avenue). This resulting easterly parcel retained the 1927 the single-family residence value at \$350 and citrus valued at \$190, although current county records erroneously list construction date as 1930. A large ancillary building visible on historic aerials by 1938 is no longer extant after 1966. This parcel changed hands many times over the next decades and included Eugene C. and Elizabeth M. Miller (1930-1932), Emma D. White (1933-1935), Jesse W. & C.V. Beckner (1936-1947), and Milton E. and Marion J. Apple (1948 to at least 1951). Further research did not reveal information about

any of the owners of the property. The grove, which is evident on the 1938 aerial image, was removed slowly from the 1940s to the 1960s; however, an intact original grove row of mature eucalyptus trees is still extant along the east property line. The existing residence/commercial office has been extensively altered, including the covering of all cladding, eaves, and fascia in vinyl boards, the replacement of nearly all windows, enclosure of a rear porch, and shed roof addition on the west elevation.

10589 Alder Avenue (APN 0256-031-17-0000). Carved from the rear of the parcel addressed as 17713 Slover Avenue (APN 0256-031-19-0000), its early ownership and use history is common with the larger parent parcel, and the grove planted by George Swing in 1921 and evident on the 1938 aerial image was removed in 1942. Current county records list this existing single-family residence as constructed in 1950. The improvement, however, does not appear in historic Assessor's lot books in 1950 or 1951, the last year included in the archived set of records or on historic aerials until between 1980-1994. Modern county records show the parcel was created by 1973 and identified new construction and an improvement in 1985 valued at \$20,000 under the ownership of Susan and Lee Nelson. The property was sold five months later to Cletus and Jo Ann Keen, who owned the property, including under the Keen Living Trust, until 2020. Inconsistencies between fieldwork and historic research as well as between historic and current county records suggest the residence may have been moved to, rather than constructed on, the current site between 1950 and 1994. This may be reflected in the 1985 improvement value, or that value may represent construction of the garage or a rear addition to the house or garage, which is evident on current aerials. The architectural style, features, and materials are inconsistent with mid-1980s construction, rather they support a commonly executed Minimal Ranch design of the post-WWII period, including one-story compact massing, raised foundation, detached garage, smooth stucco, window layout (windows may have been replaced), board-clad gable ends, L-shaped façade porch, and prominent end wall façade chimney near front door.

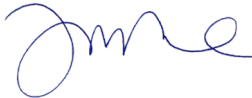
Although first owned by the Semi-Tropic Land & Water Company and the Bloomington Fruit Company, both important entities in the development of Bloomington and the region, the parcels within the Project Area are not strongly associated with them. None of the individual owners were found in the historic record and, therefore, cannot be expected to have figured prominently in history. And the original setting, which was only moderately and briefly associated with the citrus and agricultural development of the area, has been compromised by removal of the grove, subdivision, and modern development. Although the windbreak row of eucalyptus along the east property of 17847 Slover Avenue, as well as a few trees on Alder Avenue are still extant, they are unable to sufficiently convey association apart from the context of the reduced and compromised property. Therefore, the properties are not strongly associated with events that have made a significant contribution to the broad patterns of our national or state history or with significant persons in our past (NR/CR Criteria A,B/1,2). All the properties along Slover Avenue have been severely altered, with original architectural features enveloped by later alterations and additions, and the relatively unaltered property on Alder Avenue is of questionable age and common design. Therefore, the properties do not embody the distinctive characteristics of a type, period, or represent the work of a master, or possess high artistic value (NR/CR C/3). Further, given the previous development history and the results of research under this study, the properties within the Project Area have not yielded, or are likely to yield, further information important in history or prehistory (NR/CR Criteria D/4). On the local level, San Bernardino Development Code Chapter 82.12, Cultural Resources Preservation (CP) Overlay includes regulations pertaining to the identification and preservation of important archaeological and historical resources that are known or likely to be present as indicated by listing only at the state or federal level, and as a CDP, Bloomington does not have a local preservation ordinance with criteria for designation and does not maintain a local inventory.

Based on the results of the HRA, none of the properties within the scope of this study appear to be eligible for listing in the National Register of Historic Places (NR) or California Register of Historical Resources (CR) at any level, or for local designation. Each property has been assigned a California Historic Resources (CHR) code of **6Z – Found ineligible for NR, CR, or Local designation through survey evaluation** and fully documented on California Department of Parks and Recreation DPR forms (attached). The results of this focused study indicate that no further historic investigation is recommended.

The proposed Slover/Alder Development Project includes the demolition of all existing site improvements and redevelopment of the site for industrial use. As the properties within the Project Area have been found ineligible for designation, they are not considered historic resources under CEQA, and no mitigation measures are recommended. The intact windbreak row of mature eucalyptus trees found along the east property line of 17847 Slover Avenue is presumed to date at least to the citrus grove planted in 1921. It is recommended that retention of the windbreak be considered in the planning process; however, if removal of the eucalyptus trees does occur, this would not be considered a CEQA impact, and no mitigation would be required.

Please contact me should you need any clarification or further assistance.

Regards,

A handwritten signature in blue ink, appearing to read 'Jme', is positioned above the typed name.

Jennifer Mermilliod, Principal, JMRC

## **Attachment A**

### **DPR Forms**

# PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code 6Z

Other Listings

Review Code

Reviewer

Date

\*Resource Name or # (Assigned by recorder)

17713 Slover Avenue

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted \*a. County San Bernardino  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad Fontana Date \_\_\_\_\_ T 1S ; R 5W ; NW 1/4 of 28 ; S.B. B.M.  
c. Address 17713 Slover Avenue City Bloomington Zip Code 92316  
d. UTM: (give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN/  
e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 0256-031-19-0000

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

This 1923 single-family California Bungalow faces north from the southeast corner of Slover and Alder Avenues. The wood-framed, small one-story building is rectangular in plan and rests on a slightly raised concrete foundation. The low-pitched, side-gabled roof covered with gray composition shingles ends in moderate eaves with fascia over walls sheathed in stucco (date unknown) and vertical wood vents in gable ends. Original wood-framed, double-hung windows have been replaced with aluminum-framed, sliding windows (date unknown); one original window remains on the west elevation and is fitted with an air conditioning unit and Plexiglass. A centered raised entry is sheltered by a low-pitched front gable supported by two 3-piece wood columns and dentiled frieze on small stucco piers. A rear porch has been enclosed with stucco walls and Plexiglass windows (date unknown), and a detached garage is found in the rear. The property is covered with natural vegetation, and a few shrubs and mature trees surround the residence; several eucalyptus trees are found in alignment along the side property line. The residence is in fair condition, has been extensively altered, and retains little integrity.

**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.)

**P5b. Description of Photo:** (view, date,

Accession #) View to south; June 10, 2021



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

☒ Historic ☐ Prehistoric ☐ Both  
1927 (Historic Assessor's Records)

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

Duke Realty  
8711 River Crossing Blvd  
Indianapolis, IN 46240

**\*P8. Recorded by:** (Name, org., and addr.)

Jennifer Mermilliod  
JM Research & Consulting (JMRC)  
5110 Magnolia Avenue  
Riverside, CA 92506

**\*P9. Date Recorded:** June 10, 2021

**\*P10. Survey Type**

Intensive-Level

**\*P11 – Report Citation** (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2021. Historic Resources Assessment for the Slover/Alder Development Project, Bloomington, San Bernardino County, CA.

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*CHR Status Code 6Z

\*Resource Name or # (Assigned by recorder) 17713 Slover Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SFR

B4. Present Use: SFR

\*B5. Architectural Style: California Bungalow

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

1921 Citrus grove (removed 1942)

1927 Single-family residence

unknown Stucco over cladding

unknown Windows replaced

unknown Rear porch enclosed

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

\*B8. Related Features:

Detached garage

B9a. Architect: None

B9b. Builder: Unknown

\*B10. Significance: Theme Early-20<sup>th</sup> Century Agriculture/Development Area Bloomington  
Period of Significance 1920s Property Type SFR/grove home Applicable Criteria N/A

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

See Continuation Sheet.

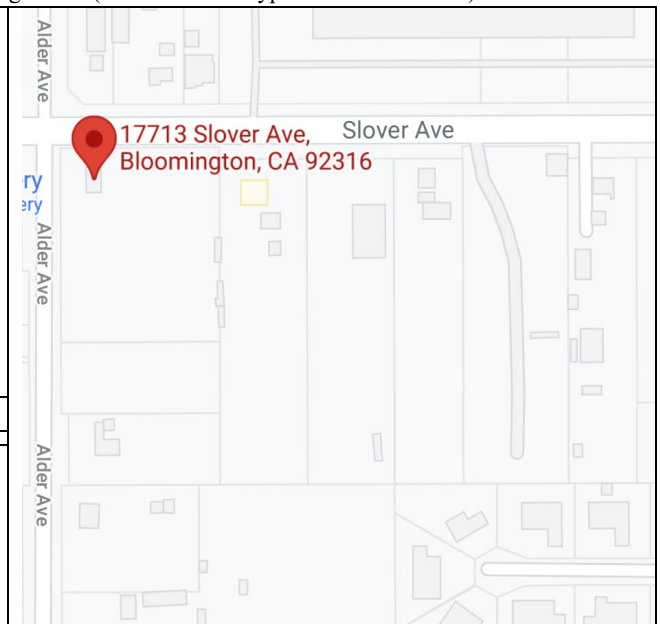
B11. Additional Resource Attributes: (List attributes and codes) HP30 – Trees/Vegetation (few extant eucalyptus windbreak trees)

\*B12. References:

First American Title Insurance Co. 2021. Preliminary Title Report.  
Loehr, Helen. 1983. *Bloomington*. SnBD County Museum Association.  
LSA. 2017. Lord Ranch Facility. WVWD Initial Study.  
NETR 1896-2018. Historic Aerials/Topo Maps. <https://netronline.com/>.  
SnBD County. 1891. Ptn. STL&W Co. Sub. M.B. 11/12.  
SnBD County. 2004. Assessor's Map. M.B. 256/03.  
SnBD County Archives. 1895-1951. Historic Assessment Lot Books.  
B13. Remarks:

\*B14. Evaluator: Jennifer Mermilliod

\*Date of Evaluation: August 5, 2021





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

Primary # \_\_\_\_\_

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

Trinomial \_\_\_\_\_

Page 3 of 4 \*Resource Name or # (Assigned by recorder) 17713 Slover Avenue

\* Recorded by Jennifer Mermilliod \*Date August 5, 2021 ☒ Continuation ☐ Update

**\*B10. Significance:**

The Bloomington area of San Bernardino County is a census-designated place (CDP) originally developed as part of the land holdings of the Semi-Tropic Land and Water Company. The local land boom that followed the coming of the railroad prompted the development of land and water in the region in the late-1880s. Formed in 1887, the Semi-Tropic Land and Water (STL&W) company acquired 28,500 acres of land plus the rights to 800 inches of water from Lytle Creek and constructed developed the townsites of Bloomington, Rialto, Fontana, and Sansevaire. Surveyed in April 1888, the small Bloomington townsite was bounded by Valley Boulevard on the north, Slover Avenue on the south, Larch Avenue on the east, and Linden Avenue on the west. The subject property was located west and slightly south of the original townsite. Financial difficulties in the construction of an extensive irrigation distribution system by the STL&W company led to the loss of much of its land and water holdings. The people of Bloomington organized the Citizen's Water Company in 1890 and artesian wells were sunk to provide irrigation until in 1895, the system was upgraded to a cement pipeline. The system included a steel pressure pipe and 95-foot drop with three main lines, one of which ran along Slover Avenue to deliver water to properties to the south, supporting the agricultural economy of citrus as well as olives and deciduous fruits like prunes, peaches, apricots, and grapes as well as hay, alfalfa, and some small livestock ranching. By far, citrus was the staple of the young economy, and by 1910, Bloomington boasted approximately 3,500 acres of groves separated by dense windbreaks of eucalyptus trees, planted to that purpose beginning in the early-1890s and were favored over cypress due to their height and fast growth.

Additional historic and building specific archival research revealed that the property was part of Lot 462, of the Semi-Tropic lands, the northerly 20 acres of an 80-acre block bounded by Slover Avenue to the north, Santa Ana Avenue to the south, Alder Avenue to the west, and Laurel Avenue to the east, as shown on the Ptn. Semi-Tropic Land & Water Co. Subdivision, M.B. 11/12. The entire 20 acres was owned by the Bloomington Fruit Company by 1895. It is unclear if this entity was the same as, or related to, the Bloomington Fruit Association, a mutual non-profit and member of the California Fruit Growers Exchange that built a packing house in Bloomington in 1908 (demolished by 1930). The 20-acre property was divided into two unequal parcels in 1911-1912 under the ownership of F.M. Borden (1910). The west 15 acres, which includes this property, was acquired by George Swing in 1913 and remained unimproved until the 1920s. Swing planted a portion of the property to citrus in 1921, and in 1923, it was acquired by Herbert H. And Elizabeth F. Fiske, who further improved, divided, or sold the property between 1927-1929.

Although current county records indicate the existing single-family residence was constructed in 1923, historic Assessor's records show it was constructed by Herbert H. and Elizabeth F. Fiske in 1927 at a value of \$550. The next year, in 1928, this reduced 5-acre westernmost lot of the west 15 acres was sold to Fred F. and Helen T. Smith, who owned the property until at least 1951, when historic Assessor's records become unavailable. Further research did not reveal information about any of the owners of the property. The grove planted in the area that became this parcel by George Swing in 1921 is evident on the 1938 aerial image but was removed in 1942; a few mature eucalyptus trees from the original grove row are still extant along Alder Avenue. Fieldwork indicated the residence has been extensively altered, including the replacement of windows, stucco over original wood cladding, and enclosure of the rear porch.

Although first owned by the Semi-Tropic Land & Water Company and the Bloomington Fruit Company, both important entities in the development of Bloomington and the region, the property is not strongly associated with them. None of the individual owners were found in the historic record and, therefore, cannot be expected to have figured prominently in history. The original setting, which was only moderately and briefly associated with the citrus and agricultural development of the area, has been compromised by removal of the grove, subdivision, and modern development, and the handful of windbreak eucalyptus trees on Alder Avenue are unable to sufficiently convey association. Therefore, the property is not strongly associated with events that have made a significant contribution to the broad patterns of our national or state history or with significant persons in our past (NR/CR Criteria A,B/1,2). The commonly designed residence has been severely altered and does not embody the distinctive characteristics of a type, period, or represent the work of a master, or possess high artistic value (NR/CR C/3). Further, given the previous development history and the results of research under this study, it has not yielded, and is unlikely to yield, further information important in history or prehistory (NR/CR Criteria D/4). On the local level, San Bernardino Development Code Chapter 82.12, Cultural Resources Preservation (CP) Overlay includes regulations pertaining only to archaeological and historical resources designated at the state or federal level, and as a CDP, Bloomington does not have a local preservation ordinance with criteria for designation and does not maintain a local inventory. Therefore, the property has been assigned a California Historic Resources (CHR) code of **6Z – Found ineligible for NR, CR, or Local designation through survey evaluation.**

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

Primary # \_\_\_\_\_

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

Trinomial \_\_\_\_\_

Page 4 of 4 \*Resource Name or # (Assigned by recorder) 17713 Slover Avenue

\* Recorded by Jennifer Mermilliod \*Date August 5, 2021 ☒ Continuation ☐ Update

**P5b. Additional Photographs:**



Side elevation with enclosed rear porch and garage, view E



Side elevation, view S/SW



West elevation and detached garage, view S



Former grove land, view SE

# PRIMARY RECORD

Primary #	
HRI#	
Trinomial	
CHR Status Code	6Z
Other Listings	
Review Code	
Reviewer	
Date	

\*Resource Name or # (Assigned by recorder) 17761 Slover Avenue

**P1. Other Identifier:**

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

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

\*b. USGS 7.5' Quad Fontana Date T 1S ; R 5W ; NW ¼ of ¼ of Sec 28 ; S.B. B.M.

c. Address 17761 Slover Avenue City Bloomington Zip Code 92316

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

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 0256-031-07-0000

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

This 1953 single-family Ranch style residence and converted office faces north along Slover Avenue. The wood-framed, one-story rectangular building rests on a slightly raised concrete foundation. The low-pitched, side-gabled roof covered with gray composition shingles ends in wide eaves with exposed rafters covered with fascia over walls sheathed in new stucco. Original windows have been replaced with aluminum-framed, multi-paned, sliding windows in new openings surrounded by shaped stuccoed architectural foam; one tripartite window is found on the asymmetrical façade. A new elaborate wood entry door with sidelights is raised by a small stoop and sheltered beneath the roof eave. A side gable with raised entry has been added at the east end of the façade, and solar panels have been added to the rear eave. A detached garage has been converted to office space with the addition of stucco, windows, and west entry with wraparound porch. The east vehicular door is filled, and board-n-batten is visible on a small portion. A small wood-framed shed and a large corrugated metal shed are found in the rear, and a equipment yard beyond is separated by a concrete block wall. The property is covered with turf, mature trees, and natural vegetation. The property is in good condition, has been extensively altered, and retains little integrity.

**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.)

**P5b. Description of Photo:** (view, date, Accession #) View southwest; June 10, 2021



**\*P6. Date Constructed / Age and Sources:**  
☒ Historic ☐ Prehistoric ☐ Both  
1942 (Historic Assessor's Records)

**\*P7. Owner and Address:**  
Duke Realty  
8711 River Crossing Blvd  
Indianapolis, IN 46240

**\*P8. Recorded by:** (Name, org., and addr.)  
Jennifer Mermilliod  
JM Research & Consulting (JMRC)  
5110 Magnolia Avenue  
Riverside, CA 92506

**\*P9. Date Recorded:** June 10, 2021

**\*P10. Survey Type**  
Intensive-Level

**\*P11 – Report Citation** (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2021. Historic Resources Assessment for the Slover/Alder Development Project, Bloomington, San Bernardino County, CA.

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



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*CHR Status Code 6Z

\*Resource Name or # (Assigned by recorder) 17761 Slover Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SFR

B4. Present Use: SFR/Office

\*B5. Architectural Style: Minimal Traditional (altered)

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

1942 Single-family residence

unknown office conversion

unknown restucco with modern texture

unknown replacement of windows and modification of openings

unknown modification of front entry, new front door, second entry added on left façade

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

\*B8. Related Features:

Detached garage/office & shed

B9a. Architect: None

B9b. Builder: Unknown

*B10. Significance: Theme	<u>Early-20<sup>th</sup> Century Development</u>	Area	<u>Bloomington</u>
Period of Significance	<u>1942</u>	Property Type	<u>SFR</u>
		Applicable Criteria	<u>N/A</u>

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

See Continuation Sheet.

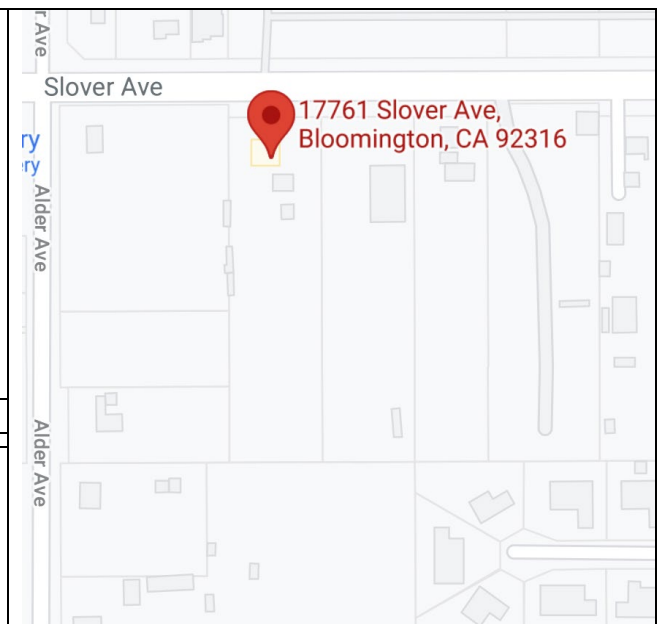
B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

First American Title Insurance Co. 2021. Preliminary Title Report.  
Loehr, Helen. 1983. *Bloomington*. SnBD County Museum Association.  
LSA. 2017. Lord Ranch Facility. WVWD Initial Study.  
NETR 1896-2018. Historic Aerials/Topo Maps. <https://netronline.com/>.  
SnBD County. 1891. Ptn. STL&W Co. Sub. M.B. 11/12.  
SnBD County. 2004. Assessor's Map. M.B. 256/03.  
SnBD County Archives. 1895-1951. Historic Assessment Lot Books.  
B13. Remarks:

\*B14. Evaluator: Jennifer Mermilliod

\*Date of Evaluation: August 5, 2021



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

Primary # \_\_\_\_\_

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

Trinomial \_\_\_\_\_

Page 3 of 4 \*Resource Name or # (Assigned by recorder) 17847 Slover Avenue

\* Recorded by Jennifer Mermilliod \*Date August 5, 2021 ☒ Continuation ☐ Update

**\*B10. Significance:**

The Bloomington area of San Bernardino County is a census-designated place (CDP) originally developed as part of the land holdings of the Semi-Tropic Land and Water Company. The local land boom that followed the coming of the railroad prompted the development of land and water in the region in the late-1880s. Formed in 1887, the Semi-Tropic Land and Water (STL&W) company acquired 28,500 acres of land plus the rights to 800 inches of water from Lytle Creek and constructed developed the townsites of Bloomington, Rialto, Fontana, and Sansevaire. Surveyed in April 1888, the small Bloomington townsite was bounded by Valley Boulevard on the north, Slover Avenue on the south, Larch Avenue on the east, and Linden Avenue on the west. The subject property was located west and slightly south of the original townsite. Financial difficulties in the construction of an extensive irrigation distribution system by the STL&W company led to the loss of much of its land and water holdings. The people of Bloomington organized the Citizen's Water Company in 1890 and artesian wells were sunk to provide irrigation until in 1895, the system was upgraded to a cement pipeline. The system included a steel pressure pipe and 95-foot drop with three main lines, one of which ran along Slover Avenue to deliver water to properties to the south, supporting the agricultural economy of citrus as well as olives and deciduous fruits like prunes, peaches, apricots, and grapes as well as hay, alfalfa, and some small livestock ranching. By far, citrus was the staple of the young economy, and by 1910, Bloomington boasted approximately 3,500 acres of groves separated by dense windbreaks of eucalyptus trees, planted to that purpose beginning in the early-1890s and were favored over cypress due to their height and fast growth.

Additional historic and building specific archival research revealed that the property was part of Lot 462, of the Semi-Tropic lands, the northerly 20 acres of an 80-acre block bounded by Slover Avenue to the north, Santa Ana Avenue to the south, Alder Avenue to the west, and Laurel Avenue to the east, as shown on the Ptn. Semi-Tropic Land & Water Co. Subdivision, M.B. 11/12. The entire 20 acres was owned by the Bloomington Fruit Company by 1895. It is unclear if this entity was the same as, or related to, the Bloomington Fruit Association, a mutual non-profit and member of the California Fruit Growers Exchange that built a packing house in Bloomington in 1908 (demolished by 1930). The 20-acre property was divided into two unequal parcels in 1911-1912 under the ownership of F.M. Borden (1910). The west 15 acres, which includes this property, was acquired by George Swing in 1913 and remained unimproved until the 1920s. Swing planted a portion of the property to citrus in 1921, and in 1923, it was acquired by Herbert H. And Elizabeth F. Fiske, who further improved, divided, or sold the property between 1927-1929.

This property was the easterly parcel of the east 5 acres of the west 15 acres sold by the Fiskes to H. and Lodemia A. Stover in 1927, who improved the property immediately with a residence and citrus and split the parcel in two by 1929 (17811 and 17847 Slover Avenue). This resulting easterly parcel retained the 1927 the single-family residence value at \$350 and citrus valued at \$190, although current county records erroneously list construction date as 1930. A large ancillary building visible on historic aerials by 1938 is no longer extant after 1966. This parcel changed hands many times over the next decades and included Eugene C. and Elizabeth M. Miller (1930-1932), Emma D. White (1933-1935), Jesse W. & C.V. Beckner (1936-1947), and Milton E. and Marion J. Apple (1948 to at least 1951). Further research did not reveal information about any of the owners of the property. The grove, which is evident on the 1938 aerial image, was removed slowly from the 1940s to the 1960s; however, an intact original grove row of mature eucalyptus trees is still extant along the east property line. The existing residence/commercial office has been extensively altered, including the covering of all cladding, eaves, and fascia in vinyl boards, the replacement of nearly all windows, and the enclosure of a rear porch.

Although first owned by the Semi-Tropic Land & Water Company and the Bloomington Fruit Company, both important entities in the development of Bloomington and the region, the property is not strongly associated with them or the early agricultural economy. None of the individual owners were found in the historic record and, therefore, cannot be expected to have figured prominently in history. The original setting, which was only moderately and briefly associated with the citrus and agricultural development of the area, has been compromised by removal of the grove. Although the windbreak row of eucalyptus along the east property line is still extant, it is unable to sufficiently convey association. Therefore, the property is not strongly associated with events that have made a significant contribution to the broad patterns of our national or state history or with significant persons in our past (NR/CR Criteria A,B/1,2). The commonly designed residence has been severely altered and does not embody the distinctive characteristics of a type, period, or represent the work of a master, or possess high artistic value (NR/CR C/3). Further, given the previous development history and the results of research under this study, it has not yielded, and is unlikely to yield, further information important in history or prehistory (NR/CR Criteria D/4). On the local level, San Bernardino Development Code Chapter 82.12, Cultural Resources Preservation (CP) Overlay includes regulations pertaining only to archaeological and historical resources designated at the state or federal level, and as a CDP, Bloomington does not have a local preservation ordinance with criteria for designation and does not maintain a local inventory. Therefore, the property has been assigned a California Historic Resources (CHR) code of **6Z – Found ineligible for NR, CR, or Local designation through survey evaluation.**

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

Primary # \_\_\_\_\_

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

Trinomial \_\_\_\_\_

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

17847 Slover Avenue

\* Recorded by Jennifer Mermilliod

\*Date August 5, 2021

☒ Continuation

☐ Update

**P5b. Additional Photographs:**



West elevation with shed roof addition, view E



Rear elevation with porch enclosure, view N



Storage yard beyond, view S



Eucalyptus windbreak row on E property line, view S



East elevation with original windows & chimney, view W



Detail showing vinyl siding and eaves



# PRIMARY RECORD

Primary #		
HRI#		
Trinomial		
CHR Status Code	6Z	
Other Listings		
Review Code	Reviewer	Date

\*Resource Name or # (Assigned by recorder) 17811 Slover Avenue

**P1. Other Identifier:**

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

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

\*b. USGS 7.5' Quad Fontana Date T 1S ; R 5W ; NW ¼ of ¼ of Sec 28 ; S.B. B.M.

c. Address 17811 Slover Avenue City Bloomington Zip Code 92316

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

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 0256-031-09-0000

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

This 1940 single-family residence faces north along Slover Avenue. The wood-framed, one-story rectangular building rests on a slightly raised concrete foundation. The medium-pitched, front-gabled roof covered with brown composition shingles ends in moderate eaves with exposed rafters covered with fascia over walls sheathed in new stucco (date unknown). Original windows have been replaced with aluminum-framed, multi-paned, sliding windows (date unknown) in likely new openings trimmed with thick boards. A new elaborate wood entry door (date unknown) is sheltered by an added dropped shed roof porch with front-gabled center supported by four thick, stuccoed and battered columns upon straight, heavy piers (date unknown). Exaggerated wood rafters and knee braces support the entry gable and a thin wood balustrade surrounds the porch. A large detached rear workshop sided with plywood may have been an original ancillary building or small residence. A large, tall metal canopy is attached to the rear of the workshop, and an equipment yard with modular office and ca. 1927 wood shelter beyond is separated from the residence by a split-faced concrete block wall. The property is covered with natural vegetation and a few mature trees. The residence is in good condition, has been extensively altered, and retains little integrity.

**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.)

**P5b. Description of Photo:** (view, date, Accession #) View to southeast; June 10, 2021



**\*P6. Date Constructed / Age and Sources:**  
☒ Historic ☐ Prehistoric ☐ Both  
1940 (Historic Assessors Records & Aerials)

**\*P7. Owner and Address:**  
Duke Realty  
8711 River Crossing Blvd  
Indianapolis, IN 46240

**\*P8. Recorded by:** (Name, org., and addr.)  
Jennifer Mermilliod  
JM Research & Consulting (JMRC)  
5110 Magnolia Avenue  
Riverside, CA 92506

**\*P9. Date Recorded:** June 10, 2021

**\*P10. Survey Type**  
Intensive-Level

**\*P11 – Report Citation** (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2021. Historic Resources Assessment for the Slover/Alder Development Project, Bloomington, San Bernardino County, CA.

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*CHR Status Code 6Z

\*Resource Name or # (Assigned by recorder) 17811 Slover Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SFR B4. Present Use: SFR/Office

\*B5. Architectural Style: California Bungalow (altered)

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

1921 Citrus grove (removed by 1948)

1927 Ancillary building (now rear shop/office)

1940 Single-family residence

unknown Modern texture stucco, replacement of windows in modified openings

unknown New front door, and added/modified front porch

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

\*B8. Related Features:

Detached garage/office

B9a. Architect: none

B9b. Builder: unknown

\*B10. Significance: Theme Early-20<sup>th</sup> Century Agriculture/Development Area Bloomington  
Period of Significance 1920s-1940s Property Type SFR/grove home Applicable Criteria N/A

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

See Continuation Sheet.

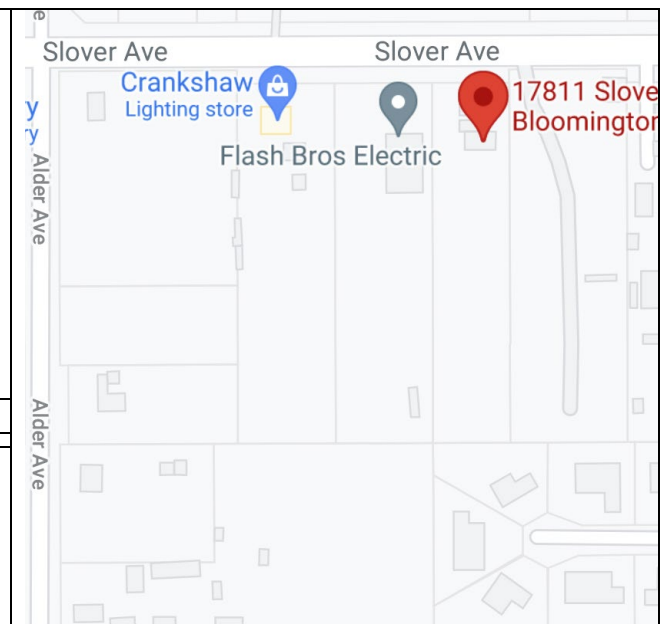
B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

First American Title Insurance Co. 2021. Preliminary Title Report.  
Loehr, Helen. 1983. *Bloomington*. SnBD County Museum Association.  
LSA. 2017. Lord Ranch Facility. WVWD Initial Study.  
NETR 1896-2018. Historic Aerials/Topo Maps. <https://netronline.com/>.  
SnBD County. 1891. Ptn. STL&W Co. Sub. M.B. 11/12.  
SnBD County. 2004. Assessor's Map. M.B. 256/03.  
SnBD County Archives. 1895-1951. Historic Assessment Lot Books.  
B13. Remarks:

\*B14. Evaluator: Jennifer Mermilliod

\*Date of Evaluation: August 5, 2021





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

Primary # \_\_\_\_\_

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

Trinomial \_\_\_\_\_

Page 3 of 4 \*Resource Name or # (Assigned by recorder) 17811 Slover Avenue

\* Recorded by Jennifer Mermilliod \*Date August 5, 2021 ☒ Continuation ☐ Update

**\*B10. Significance:**

The Bloomington area of San Bernardino County is a census-designated place (CDP) originally developed as part of the land holdings of the Semi-Tropic Land and Water Company. The local land boom that followed the coming of the railroad prompted the development of land and water in the region in the late-1880s. Formed in 1887, the Semi-Tropic Land and Water (STL&W) company acquired 28,500 acres of land plus the rights to 800 inches of water from Lytle Creek and constructed developed the townsites of Bloomington, Rialto, Fontana, and Sansevaïne. Surveyed in April 1888, the small Bloomington townsite was bounded by Valley Boulevard on the north, Slover Avenue on the south, Larch Avenue on the east, and Linden Avenue on the west. The subject property was located west and slightly south of the original townsite. Financial difficulties in the construction of an extensive irrigation distribution system by the STL&W company led to the loss of much of its land and water holdings. The people of Bloomington organized the Citizen's Water Company in 1890 and artesian wells were sunk to provide irrigation until in 1895, the system was upgraded to a cement pipeline. The system included a steel pressure pipe and 95-foot drop with three main lines, one of which ran along Slover Avenue to deliver water to properties to the south, supporting the agricultural economy of citrus as well as olives and deciduous fruits like prunes, peaches, apricots, and grapes as well as hay, alfalfa, and some small livestock ranching. By far, citrus was the staple of the young economy, and by 1910, Bloomington boasted approximately 3,500 acres of groves separated by dense windbreaks of eucalyptus trees, planted to that purpose beginning in the early-1890s and were favored over cypress due to their height and fast growth.

Additional historic and building specific archival research revealed that the property was part of Lot 462, of the Semi-Tropic lands, the northerly 20 acres of an 80-acre block bounded by Slover Avenue to the north, Santa Ana Avenue to the south, Alder Avenue to the west, and Laurel Avenue to the east, as shown on the Ptn. Semi-Tropic Land & Water Co. Subdivision, M.B. 11/12. The entire 20 acres was owned by the Bloomington Fruit Company by 1895. It is unclear if this entity was the same as, or related to, the Bloomington Fruit Association, a mutual non-profit and member of the California Fruit Growers Exchange that built a packing house in Bloomington in 1908 (demolished by 1930). The 20-acre property was divided into two unequal parcels in 1911-1912 under the ownership of F.M. Borden (1910). The west 15 acres, which includes this property, was acquired by George Swing in 1913 and remained unimproved until the 1920s. Swing planted a portion of the property to citrus in 1921, and in 1923, it was acquired by Herbert H. And Elizabeth F. Fiske, who further improved, divided, or sold the property between 1927-1929.

This property was the westerly parcel of the east 5 acres of the west 15 acres, which was sold by the Fiskes to H. and Lodemia A. Stover in 1927. The Stovers improved the property immediately and split the parcel in two by 1929 (17811 and 17847 Slover Avenue). This resulting westerly parcel, retained what was likely a very small residence or ancillary building (1927) valued at \$60 and citrus (1929) valued at \$180. Sold to Francis M. and Alma M. Umbarger in 1930, the Umbargers retained the property until at least 1951 when historic Assessor's records become unavailable. Further research did not reveal information about any of the owners of the property. Although county records indicate the existing single-family residence was constructed in 1940, historic Assessor's records and aerial images confirm it was not constructed until 1946 by the Umbargers. Evident on 1938 aerial images, all but a handful of trees was removed by 1948. In addition, fieldwork revealed that the small 1927 building is still extant, though difficult to identify due to severe alteration, behind the residence/commercial office, which has also been extensively altered, including modern texture stucco, replacement of windows in modified openings, new front door, and added/modified front porch.

Although first owned by the Semi-Tropic Land & Water Company and the Bloomington Fruit Company, both important entities in the development of Bloomington and the region, the property is not strongly associated with them or the early agricultural economy. None of the individual owners were found in the historic record and, therefore, cannot be expected to have figured prominently in history. The original setting, which was only moderately and briefly associated with the citrus and agricultural development of the area, has been compromised by removal of the grove. Therefore, the property is not strongly associated with events that have made a significant contribution to the broad patterns of our national or state history or with significant persons in our past (NR/CR Criteria A,B/1,2). The commonly designed residence has been severely altered and does not embody the distinctive characteristics of a type, period, or represent the work of a master, or possess high artistic value (NR/CR C/3). Further, given the previous development history and the results of research under this study, it has not yielded, and is unlikely to yield, further information important in history or prehistory (NR/CR Criteria D/4). On the local level, San Bernardino Development Code Chapter 82.12, Cultural Resources Preservation (CP) Overlay includes regulations pertaining only to archaeological and historical resources designated at the state or federal level, and as a CDP, Bloomington does not have a local preservation ordinance with criteria for designation and does not maintain a local inventory. Therefore, the property has been assigned a California Historic Resources (CHR) code of **6Z – Found ineligible for NR, CR, or Local designation through survey evaluation.**

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

Primary # \_\_\_\_\_

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

Trinomial \_\_\_\_\_

Page 4 of 4 \*Resource Name or # (Assigned by recorder) 17811 Slover Avenue

\* Recorded by Jennifer Mermilliod \*Date August 5, 2021 ☒ Continuation ☐ Update

**P5b. Additional Photographs:**



Rear modified 1927 ancillary building, view NE



Modular office, view NW



Wood shelter (ca. 1927) & metal canopy, view N



Rear work/storage yard, view S

# PRIMARY RECORD

Primary #	
HRI#	
Trinomial	
CHR Status Code	6Z
Other Listings	
Review Code	
Reviewer	
Date	

\*Resource Name or # (Assigned by recorder) 17847 Slover Avenue

**P1. Other Identifier:**

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

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

\*b. USGS 7.5' Quad Fontana Date T 1S ; R 5W ; NW ¼ of ¼ of Sec 28 ; S.B. B.M.

c. Address 17847 Slover Avenue City Bloomington Zip Code 92316

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

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 0256-031-10-0000

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

This 1930 single-family California Bungalow faces north along Slover Avenue. The wood-framed, small one-story building is L-shaped in plan and rests on a slightly raised concrete foundation. The low-pitched, side-gabled roof ends in moderate eaves that have been boxed with vinyl boards over walls clad in horizontal vinyl boards (date unknown). All but two original wood-framed, double-hung windows have been replaced with aluminum-framed, double-hung and sliding windows (date unknown). A small, centered, raised entry is sheltered by a low-pitched front gable supported by two 4x4 posts and concrete block wall. The rear mass appears to be an enclosed porch (date unknown), a battered stuccoed chimney and second entry with stoop are found on the east, and a shed roof mass has been added to the west elevation. The property is covered with natural vegetation and asphalt, and a mature eucalyptus trees line the east property boundary. The residence is in fair condition, has been extensively altered, and retains little integrity.

**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.)

**P5b. Description of Photo:** (view, date, Accession #) View southwest; June 10, 2021



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

☒ Historic ☐ Prehistoric ☐ Both

1927 (Historic Assessors Records)

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

Duke Realty

8711 River Crossing Blvd

Indianapolis, IN 46240

**\*P8. Recorded by:** (Name, org., and addr.)

Jennifer Mermilliod

JM Research & Consulting (JMRC)

5110 Magnolia Avenue

Riverside, CA 92506

**\*P9. Date Recorded:** June 10, 2021

**\*P10. Survey Type**

Intensive-Level

**\*P11 – Report Citation** (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2021. Historic Resources Assessment for the Slover/Alder Development Project, Bloomington, San Bernardino County, CA.

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

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

☐ Artifact Record ☐ Photograph Record ☐ Other Other (List)

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*CHR Status Code 6Z

\*Resource Name or # (Assigned by recorder) 17847 Slover Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SFR

B4. Present Use: SFR/Office

\*B5. Architectural Style: California Bungalow (altered)

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

1921 Citrus grove (removed 1940s-1960s) & eucalyptus windbreak  
1927 Single-family residence & large ancillary building (ca 1927; removed after 1966)  
unknown Cladding, eaves, and fascia covered with vinyl siding  
unknown Replacement of windows  
unknown Rear porch enclosure

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

\*B8. Related Features:

None

B9a. Architect: None

B9b. Builder: Unknown

\*B10. Significance: Theme Early-20<sup>th</sup> Century Agriculture/Development Area Bloomington  
Period of Significance 1920s Property Type SFR/grove home Applicable Criteria N/A

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

See Continuation Sheet.

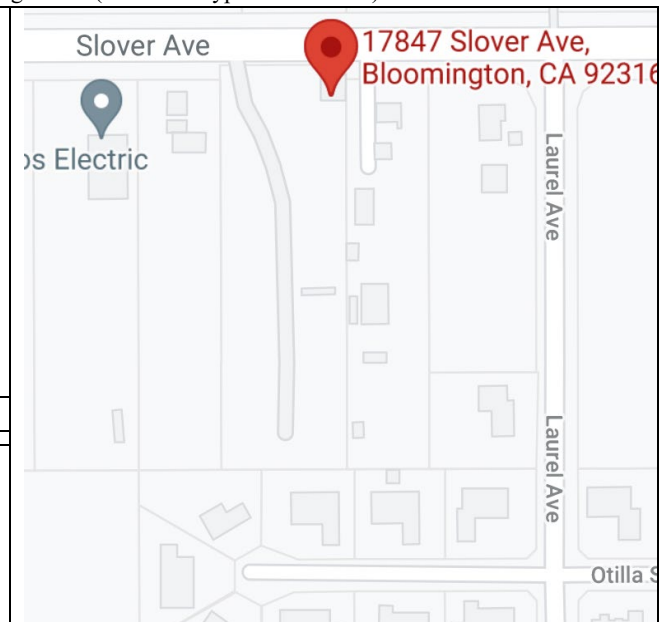
B11. Additional Resource Attributes: (List attributes and codes) HP30 – Trees/Vegetation (intact eucalyptus windbreak)

\*B12. References:

First American Title Insurance Co. 2021. Preliminary Title Report.  
Loehr, Helen. 1983. *Bloomington*. SnBD County Museum Association.  
LSA. 2017. Lord Ranch Facility. WVWD Initial Study.  
NETR 1896-2018. Historic Aerials/Topo Maps. <https://netronline.com/>.  
SnBD County. 1891. Ptn. STL&W Co. Sub. M.B. 11/12.  
SnBD County. 2004. Assessor's Map. M.B. 256/03.  
SnBD County Archives. 1895-1951. Historic Assessment Lot Books.  
B13. Remarks:

\*B14. Evaluator: Jennifer Mermilliod

\*Date of Evaluation: August 5, 2021





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

Primary # \_\_\_\_\_

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

Trinomial \_\_\_\_\_

Page 3 of 4 \*Resource Name or # (Assigned by recorder) 17847 Slover Avenue

\* Recorded by Jennifer Mermilliod \*Date August 5, 2021 ☒ Continuation ☐ Update

**\*B10. Significance:**

The Bloomington area of San Bernardino County is a census-designated place (CDP) originally developed as part of the land holdings of the Semi-Tropic Land and Water Company. The local land boom that followed the coming of the railroad prompted the development of land and water in the region in the late-1880s. Formed in 1887, the Semi-Tropic Land and Water (STL&W) company acquired 28,500 acres of land plus the rights to 800 inches of water from Lytle Creek and constructed developed the townsites of Bloomington, Rialto, Fontana, and Sansevaire. Surveyed in April 1888, the small Bloomington townsite was bounded by Valley Boulevard on the north, Slover Avenue on the south, Larch Avenue on the east, and Linden Avenue on the west. The subject property was located west and slightly south of the original townsite. Financial difficulties in the construction of an extensive irrigation distribution system by the STL&W company led to the loss of much of its land and water holdings. The people of Bloomington organized the Citizen's Water Company in 1890 and artesian wells were sunk to provide irrigation until in 1895, the system was upgraded to a cement pipeline. The system included a steel pressure pipe and 95-foot drop with three main lines, one of which ran along Slover Avenue to deliver water to properties to the south, supporting the agricultural economy of citrus as well as olives and deciduous fruits like prunes, peaches, apricots, and grapes as well as hay, alfalfa, and some small livestock ranching. By far, citrus was the staple of the young economy, and by 1910, Bloomington boasted approximately 3,500 acres of groves separated by dense windbreaks of eucalyptus trees, planted to that purpose beginning in the early-1890s and were favored over cypress due to their height and fast growth.

Additional historic and building specific archival research revealed that the property was part of Lot 462, of the Semi-Tropic lands, the northerly 20 acres of an 80-acre block bounded by Slover Avenue to the north, Santa Ana Avenue to the south, Alder Avenue to the west, and Laurel Avenue to the east, as shown on the Ptn. Semi-Tropic Land & Water Co. Subdivision, M.B. 11/12. The entire 20 acres was owned by the Bloomington Fruit Company by 1895. It is unclear if this entity was the same as, or related to, the Bloomington Fruit Association, a mutual non-profit and member of the California Fruit Growers Exchange that built a packing house in Bloomington in 1908 (demolished by 1930). The 20-acre property was divided into two unequal parcels in 1911-1912 under the ownership of F.M. Borden (1910). The west 15 acres, which includes this property, was acquired by George Swing in 1913 and remained unimproved until the 1920s. Swing planted a portion of the property to citrus in 1921, and in 1923, it was acquired by Herbert H. And Elizabeth F. Fiske, who further improved, divided, or sold the property between 1927-1929.

This property was the easterly parcel of the east 5 acres of the west 15 acres sold by the Fiskes to H. and Lodemia A. Stover in 1927, who improved the property immediately with a residence and citrus and split the parcel in two by 1929 (17811 and 17847 Slover Avenue). This resulting easterly parcel retained the 1927 the single-family residence value at \$350 and citrus valued at \$190, although current county records erroneously list construction date as 1930. A large ancillary building visible on historic aerials by 1938 is no longer extant after 1966. This parcel changed hands many times over the next decades and included Eugene C. and Elizabeth M. Miller (1930-1932), Emma D. White (1933-1935), Jesse W. & C.V. Beckner (1936-1947), and Milton E. and Marion J. Apple (1948 to at least 1951). Further research did not reveal information about any of the owners of the property. The grove, which is evident on the 1938 aerial image, was removed slowly from the 1940s to the 1960s; however, an intact original grove row of mature eucalyptus trees is still extant along the east property line. The existing residence/commercial office has been extensively altered, including the covering of all cladding, eaves, and fascia in vinyl boards, the replacement of nearly all windows, and the enclosure of a rear porch.

Although first owned by the Semi-Tropic Land & Water Company and the Bloomington Fruit Company, both important entities in the development of Bloomington and the region, the property is not strongly associated with them or the early agricultural economy. None of the individual owners were found in the historic record and, therefore, cannot be expected to have figured prominently in history. The original setting, which was only moderately and briefly associated with the citrus and agricultural development of the area, has been compromised by removal of the grove. Although the windbreak row of eucalyptus along the east property line is still extant, it is unable to sufficiently convey association. Therefore, the property is not strongly associated with events that have made a significant contribution to the broad patterns of our national or state history or with significant persons in our past (NR/CR Criteria A,B/1,2). The commonly designed residence has been severely altered and does not embody the distinctive characteristics of a type, period, or represent the work of a master, or possess high artistic value (NR/CR C/3). Further, given the previous development history and the results of research under this study, it has not yielded, and is unlikely to yield, further information important in history or prehistory (NR/CR Criteria D/4). On the local level, San Bernardino Development Code Chapter 82.12, Cultural Resources Preservation (CP) Overlay includes regulations pertaining only to archaeological and historical resources designated at the state or federal level, and as a CDP, Bloomington does not have a local preservation ordinance with criteria for designation and does not maintain a local inventory. Therefore, the property has been assigned a California Historic Resources (CHR) code of **6Z – Found ineligible for NR, CR, or Local designation through survey evaluation.**

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

Primary # \_\_\_\_\_

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

Trinomial \_\_\_\_\_

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

17847 Slover Avenue

\* Recorded by Jennifer Mermilliod

\*Date August 5, 2021

☒ Continuation

☐ Update

**P5b. Additional Photographs:**



West elevation with shed roof addition, view E



Rear elevation with porch enclosure, view N



Storage yard beyond, view S



Eucalyptus windbreak row on E property line, view S



East elevation with original windows & chimney, view W



Detail showing vinyl siding and eaves



# PRIMARY RECORD

Primary #	
HRI#	
Trinomial	
CHR Status Code	6Z
Other Listings	
Review Code	
Reviewer	
Date	

\*Resource Name or # (Assigned by recorder) 10589 Alder Avenue

**P1. Other Identifier:**

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

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

\*b. USGS 7.5' Quad Fontana Date T 1S ; R 5W ; NW ¼ of ¼ of Sec 28 ; S.B. B.M.

c. Address 10589 Alder Avenue City Bloomington Zip Code 92316

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

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 0256-031-17-0000

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

This 1950 single-family Minimal Ranch style house faces west from the east side of Alder Avenue. The wood-framed, one-story building is rectangular in plan and rests on a raised foundation. The low-pitched, cross-gabled roof covered with brown composition shingles ends in narrow to moderate boxed eaves with fascia over walls sheathed in smooth stucco and horizontal wood boards in gable ends. Fenestration includes aluminum-framed windows. The left façade window may have been replaced, and a small tripartite assemblage that may be wood-framed is found on the right façade with decorative shutters. A flat roof extension of the side-gable eave supported by six square 4x4 wood posts shelters a raised, concrete, recessed porch with wood railing. The entry door is roughly centered within the offset porch, and a prominent stuccoed end-wall chimney dominates the façade. A detached double garage with swinging wood vehicular doors is in common setback and connected by two wood beams at the height of the eaves. The property is covered with natural vegetation, a few shrubs, and mature trees with a circular drive bordered by railroad ties. The commonly designed residence is in fair condition with some rear additions, and windows may have been replaced.

**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.)

**P5b. Description of Photo:** (view, date, Accession #) View northeast; June 10, 2021



**\*P6. Date Constructed / Age and Sources:**  
☒ Historic ☐ Prehistoric ☐ Both  
1950 (Current Assessor's Records)

**\*P7. Owner and Address:**  
Duke Realty  
8711 River Crossing Blvd  
Indianapolis, IN 46240

**\*P8. Recorded by:** (Name, org., and addr.)  
Jennifer Mermilliod  
JM Research & Consulting (JMRC)  
5110 Magnolia Avenue  
Riverside, CA 92506

**\*P9. Date Recorded:** June 10, 2021

**\*P10. Survey Type**  
Intensive-Level

**\*P11 – Report Citation** (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2021. Historic Resources Assessment for the Slover/Alder Development Project, Bloomington, San Bernardino County, CA.

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

\*CHR Status Code 6Z

\*Resource Name or # (Assigned by recorder) 10589 Alder Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SFR

B4. Present Use: SFR

\*B5. Architectural Style: Minimal Ranch

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

1921 Citrus grove (removed 1942)  
1950 Single-family residence (possibly relocated)  
1985 Unidentified improvement (valued at \$20,000)  
unknown Possible window replacement

\*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: 1950-1994 Original Location: Unknown

\*B8. Related Features:

Detached garage

B9a. Architect: none

B9b. Builder: unknown

\*B10. Significance: Theme 20<sup>th</sup> Century Agriculture/Development Area Bloomington  
Period of Significance 1920s-1950s Property Type SFR Applicable Criteria N/A

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

See Continuation Sheet.

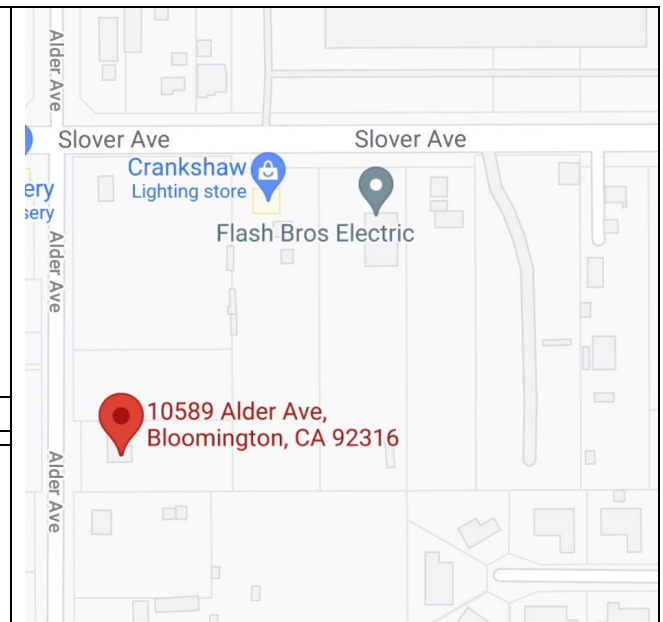
B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

First American Title Insurance Co. 2021. Preliminary Title Report.  
Loehr, Helen. 1983. *Bloomington*. SnBD County Museum Association.  
LSA. 2017. Lord Ranch Facility. WVWD Initial Study.  
NETR 1896-2018. Historic Aerials/Topo Maps. <https://netronline.com/>.  
SnBD County. 1891. Ptn. STL&W Co. Sub. M.B. 11/12.  
SnBD County. 2004. Assessor's Map. M.B. 256/03.  
SnBD County Archives. 1895-1951. Historic Assessment Lot Books.  
B13. Remarks:

\*B14. Evaluator: Jennifer Mermilliod

\*Date of Evaluation: August 5, 2021





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

Primary # \_\_\_\_\_

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

Trinomial \_\_\_\_\_

Page 3 of 4 \*Resource Name or # (Assigned by recorder) 10589 Alder Avenue

\* Recorded by Jennifer Mermilliod \*Date August 5, 2021 ☒ Continuation ☐ Update

**\*B10. Significance:**

The Bloomington area of San Bernardino County is a census-designated place (CDP) originally developed as part of the land holdings of the Semi-Tropic Land and Water Company. The local land boom that followed the coming of the railroad prompted the development of land and water in the region in the late-1880s. Formed in 1887, the Semi-Tropic Land and Water (STL&W) company acquired 28,500 acres of land plus the rights to 800 inches of water from Lytle Creek and constructed developed the townsites of Bloomington, Rialto, Fontana, and Sansevaire. Surveyed in April 1888, the small Bloomington townsite was bounded by Valley Boulevard on the north, Slover Avenue on the south, Larch Avenue on the east, and Linden Avenue on the west. The subject property was located west and slightly south of the original townsite. Financial difficulties in the construction of an extensive irrigation distribution system by the STL&W company led to the loss of much of its land and water holdings. The people of Bloomington organized the Citizen's Water Company in 1890 and artesian wells were sunk to provide irrigation until in 1895, the system was upgraded to a cement pipeline. The system included a steel pressure pipe and 95-foot drop with three main lines, one of which ran along Slover Avenue to deliver water to properties to the south, supporting the agricultural economy of citrus as well as olives and deciduous fruits like prunes, peaches, apricots, and grapes as well as hay, alfalfa, and some small livestock ranching. By far, citrus was the staple of the young economy, and by 1910, Bloomington boasted approximately 3,500 acres of groves separated by dense windbreaks of eucalyptus trees, planted to that purpose beginning in the early-1890s and were favored over cypress due to their height and fast growth.

Additional historic and building specific archival research revealed that the property was part of Lot 462, of the Semi-Tropic lands, the northerly 20 acres of an 80-acre block bounded by Slover Avenue to the north, Santa Ana Avenue to the south, Alder Avenue to the west, and Laurel Avenue to the east, as shown on the Ptn. Semi-Tropic Land & Water Co. Subdivision, M.B. 11/12. The entire 20 acres was owned by the Bloomington Fruit Company by 1895. It is unclear if this entity was the same as, or related to, the Bloomington Fruit Association, a mutual non-profit and member of the California Fruit Growers Exchange that built a packing house in Bloomington in 1908 (demolished by 1930). The 20-acre property was divided into two unequal parcels in 1911-1912 under the ownership of F.M. Borden (1910). The west 15 acres, which includes this property, was acquired by George Swing in 1913 and remained unimproved until the 1920s. Swing planted a portion of the property to citrus in 1921, and in 1923, it was acquired by Herbert H. And Elizabeth F. Fiske, who further improved, divided, or sold the property between 1927-1929.

Carved from the rear of the parcel addressed as 17713 Slover Avenue (APN 0256-031-19-0000), its early ownership and use history is common with the larger parent parcel, and the grove planted by George Swing in 1921 and evident on the 1938 aerial image was removed in 1942. Current county records list this existing single-family residence as constructed in 1950. The improvement, however, does not appear in historic Assessor's lot books in 1950 or 1951, the last year included in the archived set of records or on historic aerials until between 1980-1994. Modern county records show the parcel was created by 1973 and identified new construction and an improvement in 1985 valued at \$20,000 under the ownership of Susan and Lee Nelson. The property was sold five months later to Cletus and Jo Ann Keen, who owned the property, including under the Keen Living Trust, until 2020. Inconsistencies between fieldwork and historic research as well as between historic and current county records suggest the residence may have been moved to, rather than constructed on, the current site between 1950 and 1994. This may be reflected in the 1985 improvement value, or that value may represent construction of the garage or a rear addition to the house or garage, which is evident on current aerials. The architectural style, features, and materials are inconsistent with mid-1980s construction, rather they support a commonly executed modest Ranch design of the 1950s, including one-story compact massing, raised foundation, detached garage, smooth stucco, window layout (windows appear to have been replaced), board-clad gable ends, L-shaped façade porch, and prominent end wall façade chimney near front door.

Although first owned by the Semi-Tropic Land & Water Company and the Bloomington Fruit Company, both important entities in the development of Bloomington and the region, the property is not strongly associated with them or the early agricultural economy. None of the individual owners were found in the historic record and, therefore, cannot be expected to have figured prominently in history. The original setting, which was only moderately and briefly associated with the citrus and agricultural development of the area, has been compromised by removal of the grove. Therefore, the property is not strongly associated with events that have made a significant contribution to the broad patterns of our national or state history or with significant persons in our past (NR/CR Criteria A,B/1,2). The relatively unaltered property is of questionable age and common design and does not embody the distinctive characteristics of a type, period, or represent the work of a master, or possess high artistic value (NR/CR C/3). Further, given the previous development history and the results of research under this study, it has not yielded, and is unlikely to yield, further information important in history or prehistory (NR/CR Criteria D/4). On the local level, San Bernardino Development Code Chapter 82.12, Cultural Resources Preservation (CP) Overlay includes regulations pertaining only to archaeological and historical resources designated at the state or federal level, and as a CDP, Bloomington does not have a local preservation ordinance with criteria for designation and does not maintain a local inventory. Therefore, the property has been assigned a California Historic Resources (CHR) code of **6Z – Found ineligible for NR, CR, or Local designation through survey evaluation.**

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

Primary # \_\_\_\_\_

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

Trinomial \_\_\_\_\_

Page 4 of 4 \*Resource Name or # (Assigned by recorder) 10589 Alder Avenue

\* Recorded by Jennifer Mermilliod \*Date August 5, 2021 ☒ Continuation ☐ Update

**P5b. Additional Photographs:**



Setback, façade and south elevation, view NE



Façade and detached garage, view E



Façade, garage, & north elevation, view E/SE

**Attachment B**

**Professional Resume**



## Jennifer Mermilliod, M.A.

### JM Research & Consulting

4049 Almond Street, Suite 201

Riverside, CA 92501

951-233-6897

[jennifer@jmrc.biz](mailto:jennifer@jmrc.biz)

### Statement of Qualifications & Expertise

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Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian exceeds the Secretary of the Interior's Professional Qualifications Standards for History and Architectural History.

*Project Design, Entitlement & Consultation*

*Regulatory Compliance – Section 106 & CEQA*

*Survey, Evaluation & Context Development*

*Design Review, Case Planning, & Plan Check*

*Historic Preservation Planning, Policy & Programs*

*Cultural Resources Treatment & Management*

*National Register, California Register, & Local Registration*

*Presentation, Public Relations, & Outreach*

### Education

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*UC, Riverside, M.A., History, specialization in Historic Preservation, 2001*

*UC, Riverside, B.A., History, 2000*

### Professional Experience

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*Cultural Resources/Historic Consultant, JM Research & Consulting, since 2001*

*Reviewing Official under SHPO MOU, March Joint Powers Authority, since 2012*

*Contract Historic Preservation Senior Planner, City of Riverside, since 2016*

*Historic Consultant and On-film Historian, HGTV & DIY Network, Restored Show, Seasons 1-6, since 2016*

### Selected Projects

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#### Preservation Planning, Policy & Programs

*Determination of Eligibility, 550 E. Chapman Avenue, Orange, 2021*

*Mission Heritage Plaza Substantial Compliance Analysis, Wakeland Housing & Development, Riverside, 2020*

*National Register Nomination: Evergreen Cemetery, Riverside, 2020-2021*

*First American Title Company, 4<sup>th</sup> & Main Apartment Project, City of Santa Ana, 2020-2021*

*National Register Nomination: Bumann Ranch, Encinitas, 2020*

*San Jacinto General Plan Update, City of San Jacinto, 2019*

*Landmark Nomination: Bigelow's Bungalow, Riverside, 2018*

*Historic Interpretive Entry Design & Plaque: Marywood Retreat Center, Orange, 2017*

*San Jacinto Downtown Specific Plan, City of San Jacinto, 2017*

*National Register Nomination: Jefferson Elementary School, Corona, 2017*

*Citywide Streetlight LED Conversion Project, City of Riverside, 2017*

*City of Riverside North Park Pergola Collapse – Salvage & Documentation Program, City of Riverside, 2017*

*Landmark Plaque: The Patsy O'Toole House, Riverside, 2016*

*Landmark Plaque: The Nielson Pool House, Riverside, 2016*

*Landmark Nomination and Plaque: Camp Anza Officers Club, Riverside, 2016*

*History Room Design & Interpretive Display: Camp Anza Officers Club, Riverside, 2016*

*City of Redlands Certified Local Government Program Development, 2015*

*Chicago/Linden Strategic Plan, City of Riverside, 2013*

*National Register Nomination: Huntington Beach Public Library on Triangle Park, Huntington Beach, 2013*

*California Baptist University Specific Plan, Riverside, 2012*

*Landmark Nomination and Plaque: The Walter C. Banks Residence, Riverside, 2012*

*Historic District Nomination: Segment of State Route 18, Corona, 2012*

*Landmark Nomination and Plaque: The A.C.E. Hawthorne House and Tree, Riverside, 2012*

*National Register Nomination: Grand Boulevard, Corona, 2011*

*California Register Nomination: The Jackson Building, Riverside, 2009*

*Landmark Nomination and Plaque: The Jackson Building, Riverside, 2008*

*California Point of Historical Resources Nomination: Camarillo Ranch House, Camarillo, 2005*

*National Register Multiple Property Nomination: Architecture of the Arts and Crafts Movement, Pasadena, 2004*

*Structure of Merit Nomination: House at 3855-59 11<sup>th</sup> Street, Riverside, 2003*

*National Register Nomination: Camarillo Ranch House, Camarillo, 2003*

## **CEQA Compliance**

*VitaPakt, Trumark Homes, Covina, 2021*  
*Covina Bowl, Covina, 2020*  
*La Atalaya, Altura Credit Union Member House, Riverside, 2019*  
*Entrada, Wakeland Housing & Development, Riverside, 2019*  
*Main Library, City of Riverside, 2018*  
*Redlands YMCA Properties, Redlands, 2017*  
*Marywood Retreat Center, Orange, 2013-2017*  
*Mission Inn La Trattoria Pergola & Wine Tasting Room, Riverside, 2016*  
*Rhunau, Rhunau, Clark Building, Riverside, 2016*  
*Arlington Plaza, Riverside, 2016*  
*Mission Lofts, Riverside, 2015*  
*Lakeside Temescal Valley Project Lake Corona, Corona, CA*  
*Harris Farm Townhomes, Riverside, 2015*  
*Dhammakaya Retreat, Azusa, 2013*  
*Riverside Plaza Harris' Department Store, Riverside, 2012*  
*Old Town Plaza, San Jacinto, 2011*  
*Pfennighausen Ranch, Pedley, County of Riverside, 2010*  
*March Field Historic District Garage Building #113, March Joint Powers Authority, 2009*  
*Five Points Realignment, City of Riverside, 2008*  
*Fox Block, City of Riverside, 2007*

## **Section 106 & CEQA Compliance**

*Prado Dam & Reservoir Improvement Project, Santa Ana River, 2017-present*  
*Home Front at Camp Anza - Camp Anza Officers Club, City of Riverside, 2013-2017*  
*HRRR, Colton Undergrade & C Street Crossing Seismic Retrofit Projects, City of Colton, Caltrans District 8, 2014*  
*HPSR & FOE, University Avenue Streetscape Project, City of Riverside, Caltrans District 8, 2005*  
*HPSR & FOE, Victoria Avenue Streetscape & Parkway Restoration Project, City of Riverside, Caltrans District 8, 2004*  
*HPSR, Jurupa Avenue Underpass / Mountain Avenue Crossing Closure Project, City of Riverside, Caltrans District 8, 2001*

## **Section 106 Compliance**

*Entrada, Wakeland Housing & Development, Riverside, 2019*  
*Mission Heritage Plaza & Civil Rights Museum, Wakeland Housing & Development, Riverside, 2017*  
*HPSR, Inglewood Avenue Corridor Widening Project, City of Lawndale, Caltrans District 7, 2013*  
*Van Buren Improvement Project, March Joint Powers Authority, County of Riverside, EDA, 2013*  
*Wattstar Cinema and Education, Los Angeles, 2010*  
*County of San Bernardino Lead Abatement Program, Highland, Redlands, & San Bernardino, 2003*

## **Professional Activities**

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### **Publications**

*The New Home Company Announces Marywood Hills, a Historic Collection of Luxury Residences with Unobstructed Views of the City of Orange.* Press Release co-authored for immediate release by The New Home Company. April 2018.

*The Grandest Boulevard.* Riverside County Historical Commission and the Riverside County Regional Park and Open-Space District, *The Riverside County Chronicles*, Issue No. 5. Fall 2011.

*Riverside Project Wins Governor's Award for Historic Preservation: 'Home Front at Camp Anza' Brings New Life to Old Officers Club.* Press Release authored for immediate release by City of Riverside. October 4, 2016.

*Historic Resources Inventory Database Web site: Instructions for Online Navigation.* Historic Resources Database Web site User's Manual prepared for the City of Riverside. September 2002.

*Historic Resources Inventory: Instructions for Recording and Viewing.* Historic Resources Database User's Manual prepared for the City of Riverside. September 2001.

### **Awards**

*California Preservation Foundation Award – Latino Context, City of Riverside. 2019.*

*Governor's Award for Historic Preservation – Homefront at Camp Anza. 2016.*

*California Preservation Foundation Best Restoration Award – Homefront at Camp Anza. 2017.*

*IE Economic Partnership Award for Best Real Estate Development and Reuse – Homefront at Camp Anza. 2016.*

*Golden Nugget Award - Best Renovated, Restored, Adaptive Re-Use Residential Project – Homefront at Camp Anza. 2016.*

*Golden Nugget Award -Best Affordable Housing Community Under 30du/acre – Homefront at Camp Anza. 2016.*

### **Presentations, Speaking Engagements, and Instruction**

*City of Riverside Cultural Heritage Board Continuing Education Program TBD 2021*

*Creating Space for Women: Julia Morgan, Architect, and the Riverside YWCA.* Women In Tandem (WIT). COVID HOLD.

*The History of the Automobile in Riverside,* Riverside Historical Society Four-Part Lecture Series. 2018-2021.

*Part 1. The Automobile Comes to Town: The Birth of the Automobile Industry in Riverside, 1902-1913.* 2018.

*Part 2. From Agriculture to Automobile: The Internalization of a New Economy, 1913-1928.* 2019.

*Part 3. COVID HOLD – Tentatively rescheduled April 11, 2021.*

*Part 4. COVID HOLD.*

*Historic Preservation: The Field of Public History.* Notre Dame High School Career Day. September 2018.

*Historic Preservation: The Field of Public History.* Riverside East Rotary Club. July 2018.

*Historic Preservation: The Field of Public History.* Riverside Uptown Kiwanis. December 2017.

*Architecture: Form, Function, and Ornamentation.* Architecture Series. Diocese of San Bernardino, OLPH. October 2011.

*How to Research Your Historic Home.* City of Riverside Public Workshop. October 2010.

*Riverside's Hidden Histories: The Gems Among Us – Nava Tires.* Mission Inn Foundation and Museum. June 17, 2010.

*The Art of the Survey.* Riverside County Historical Commission 5<sup>th</sup> Annual Symposium. October 26, 2007.

*The Field of Public History.* California State University, Fullerton. Dr. Wendy Elliott Scheinberg. November 14, 2006.

*Arlington Heights, the Realization and Preservation of a California Dream.* CPF Conference. May 14, 2005.

*How to Research Your Historic Home.* Riverside County Historical Commission History Workshop. April 16, 2004.

#### **Affiliations & Service**

*National Trust for Historic Preservation, General Member #58551599.*

*California Preservation Foundation, General Member #21244.*

*Old Riverside Foundation, General Member; Board of Directors (2003-2005) – facilitated mission advancement through planning and direction of annual home tour, awards program, facilities maintenance, and historic preservation advocacy.*

*Riverside Historic Society, Lifetime Member*