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SAN LUIS OBISPO

## MEMORANDUM

**DATE:** November 29, 2022

**To:** Gregg Lord, Lord Constructors Inc.

**FROM:** Casey Tibbet, M.A., Associate Cultural Resources Manager/Architectural Historian

**SUBJECT:** Historic Resources Evaluation for 8531 Almond Avenue, Fontana, San Bernardino County, California (LSA Project Number LCI2204)

As part of the environmental review process for a development application, LSA Associates, Inc. (LSA) completed a historical evaluation of the property at 8531 Almond Avenue (Assessor's Parcel Number [APN] 023013101) in San Bernardino County, California. The evaluation was documented on Department of Parks and Recreation (DPR) 523A (Primary Record) and 523B (Building, Structure, and Object Record) forms and the property was identified on a DPR Location Map.

As a result of LSA's evaluation of this property, it was determined that the 1948 vernacular residence does not appear to be eligible for listing in the California Register of Historical Resources under any criteria. It is a nondescript residence that has sustained alterations including non-original windows, possibly non-original siding, and a possible breezeway enclosure, all of which make it temporally ambiguous. Although it was originally surrounded by groves, by 1959, the groves had been substantially reduced and were gone by the mid-1960s. The house was built at the beginning of the post-World War II residential boom but is not part of a residential subdivision and individually does not convey that association. Finally, no evidence was found indicating it is associated with any historically significant people.

For these reasons, the residence at 8531 Almond Avenue does not qualify as a "historical resource" as defined by the California Environmental Quality Act (CEQA) and, for purposes of this project, the City may make a finding of "no impact" with regard to historic-period built environment resources.

**Attachments:** Department of Parks and Recreation (DPR) 8531 Almond Avenue and Map

PRIMARY RECORD

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

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

Page 1 of 6

Resource Name or #: 8531 Almond 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 Location: ☐ Not for Publication ☒ Unrestricted \*a. County: San Bernardino and (P2b and P2c or P2d.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, CA Date: 1967 T1S: R6W: Section: 10; S.B.B.M.

c. Address: 8531 Almond Avenue City: Fontana Zip: 92335

d. UTM: Zone: 11; \_\_\_\_\_mE/ \_\_\_\_\_mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #): Assessor's Parcel Number (APN) 0230131010000

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

This one-story vernacular residence is on a two-acre parcel located on the southeast corner of Almond Avenue and Arrow Route and is oriented to the west. The property is undeveloped except for the residence and driveway. The residence is generally rectangular in plan and rests on a concrete slab. It has a low-pitched, cross-gable roof sheathed with composition shingles and has narrow eaves and a wide brick chimney. The exterior walls are covered with stucco and have horizontal boards in the gable ends. The west-facing, articulated façade (from north to south) includes a projecting, gable-roofed bay with a large rectangular projection that features a metal-framed, multi-paned window (screened from view by vegetation) and a south-facing window with an air conditioning unit in it. The remainder of the façade includes a wide brick chimney flanked by windows, the main entry sheltered by an extended eave supported by two pairs of wood posts, a ribbon window set in a large rectangular projection, a sliding window, a series of vertical wood slats above brick skirting where a breezeway may have been enclosed, and two more sliding windows. The south elevation has one sliding window and a trapezoidal attic vent. The east (rear) elevation (from south to north) has a garage door, a sliding glass door accented by vertical boards and concrete block, a fixed window, what appear to be three sliding glass doors (one partially covered with plywood) that access a covered patio, and three sliding windows. The north elevation has two small wall-mounted air conditioning units, two fixed windows, and a trapezoidal attic vent. Aside from the metal-framed façade window barely visible behind the bush, none of the windows appear to be original. The property includes a circular driveway and one pine tree. It is secured by chain-link fencing along the north, east, and west sides and a concrete block wall along the south side. The property and the house appear to be in fair condition, but the integrity is moderate at best.

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

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

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



See Continuation Sheet

P5b. Description of Photo: (View, date, accession #) Top: Façade, view to the east. Bottom: East (rear) elevation, view to the west (10/28/22).

\*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both  
1948 (County of San Bernardino n.d.)

\*P7. Owner and Address:  
Unknown

\*P8. Recorded by: (Name, affiliation, and address)  
Casey Tibbet, M.A.  
LSA Associates, Inc.  
1500 Iowa Avenue, Suite 200  
Riverside, CA 92507

\*P9. Date Recorded:  
October 28, 2022

\*P10. Survey Type: (Describe) Intensive-level CEQA compliance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None.

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

## BUILDING, STRUCTURE, AND OBJECT RECORD

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\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 8531 Almond Avenue

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

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

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

\*B5. Architectural Style: Vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
No building permits were obtained for this property, but according to the County of San Bernardino Property Information Management System Internet Site, the house was built in 1948 (County of San Bernardino n.d.). This is supported by historic aerial photographs, which show the residence in 1948 (Historicaerials.com var.).

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

\*B8. Related Features:

B9a. Architect: None found b. Builder: None found

\*B10. Significance: Theme: Post-World War II Development; Residential Architecture Area: County of San Bernardino

Period of Significance: 1948 Property Type: Single-family residence Applicable Criteria: NA

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

This 1948 vernacular residence does not meet the criteria for listing in the California Register of Historical Resources (California Register). San Bernardino County does not appear to have its own criteria for historical significance. The subject property is not a "historical resource" as defined by the California Environmental Quality Act (CEQA).

**Historic Context.** The subject property is located in unincorporated San Bernardino County approximately a quarter mile south of the Fontana city limits. The property and most of the surrounding area remained agricultural into the post-World War II (WWII) period, with Fontana being the closest residential and commercial community.

In 1851, the Lugo family sold a portion of Rancho San Bernardino (including part of what is now Fontana, San Bernardino, Rialto, and Bloomington) to a group of Mormon settlers in 1851 (Richards 1966; Anicic 2005). The Semi-Tropical Land & Water Company subsequently acquired the Fontana portion of the Rancho, where a small community of about twenty-five families had formed around the Rosena station of the Santa Fe Railroad's line to Los Angeles (completed in 1887); however, the company failed to successfully develop a townsite (Gudde 1998; Anicic 2005). *See Continuation Sheet*

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

\*B12. References:

Ancestry.com

Var. A variety of records were accessed online in October and November 2022 at: <http://home.ancestry.com/>. These include city directories, voter registration records, and United States Census Data.

Anicic, John Charles, Jr.

2005 *Images of America: Fontana*. Arcadia Publishing, San Francisco.

2006 *Images of America: Kaiser Steel Fontana*. Arcadia Publishing, San Francisco.

*See Continuation Sheet*

B13. Remarks:

\*B14. Evaluator: Casey Tippet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

\*Date of Evaluation: November 2022

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 6 \*Resource Name or #: (Assigned by recorder) 8531 Almond Avenue  
\*Recorded by LSA Associates, Inc. \*Date: November 2022 ☒ Continuation ☐ Update

**P5a. Photo** (continued from page 1)



South elevation, view north (10/28/22).



North elevation, view south (10/28/22).

**\*B10. Significance** (continued from page 2)

Development of Fontana began in earnest after the arrival of and purchase of the land by Azariel Blanchard Miller in 1905 and 1906 respectively (Anicic 2005). Miller, a visionary entrepreneur of hydroelectric power, cooperative marketing, planned community development, and irrigated agriculture, sought an alternative to aristocratic citrus colonies like Redlands. He envisioned Fontana as an unprecedented combination of the industrialized plantation (Fontana Farms) and Jeffersonian smallholdings, “an Arcadian community of small chicken ranchers and citrus growers living self-sufficiently in their electrified bungalows” (Davis 2006).

When he arrived in 1905, Miller brought with him 200 head of horses, mules, plows, scrapers, and mess and sleeping tents, the remnants of a grading outfit he had used to build irrigation ditches in Imperial County (Davis 2006). With this equipment, he began clearing the 20,000 acres of land administered by the Fontana Development Company. Development focused first on the establishment of the water system, designed by William Starks, former superintendent of the San Bernardino Water Department, followed by the planting of 500 miles of eucalyptus-tree windbreaks and thousands of acres of citrus and deciduous orchards (Davis 2006). “By 1913, [Miller’s] Fontana Company was ready to begin laying out a townsite between Foothill Boulevard (an old wagon road soon to become part of famous US 66) and the Santa Fe tracks,” (approximately 3.25 miles east of the subject property) subdividing the land into idyllic, model small farms for “would-be rural escapists” of nearby urban Los Angeles (Davis 2006:380-381). As Mike Davis recalls:

Miller’s dream sold well, even through the early years of the Depression. By 1930 the Fontana Company had subdivided more than three thousand homesteads, half occupied by full-time settlers, some of them immigrants from Hungary, Yugoslavia, and Italy. The ten pioneer poultry plants of 1919 had grown to nine hundred, making the district the premier poultry center of the West. Fontana Farms, meanwhile, had expanded to a full-time workforce of five hundred Mexican and Japanese laborers—comparable to the largest cotton plantations in the Mississippi Delta (Davis 2006:382).

However, the “modernized Jeffersonian idyll,” was abruptly and radically transformed during World War II when Henry J. Kaiser built one of only two steel mills west of the Mississippi River outside the city limits, less than half a mile south of the subject property (Davis 2006:376). Suddenly “reshaped to accommodate the dream of a Rooseveltian industrial in the West,” Fontana was soon Southern California’s leading producer of steel and related products (Davis 2006:376; Goodwin 2003). Much of the downtown area was transformed by a rush development of single-family homes and apartments commissioned by Kaiser Steel with federal permission to use war materials to house the influx of new plant workers (Anicic 2006). To provide for the plant workers’ health needs, Henry J. Kaiser also constructed the Fontana Kaiser Permanente medical facility approximately 3.75 miles southeast of the subject property (Fontana Chamber of Commerce 2014). As a result of this population explosion, the City of Fontana was incorporated in 1952 with a population of 13,695 (Goodwin 2003).

As with much of the Southern California region, Fontana experienced a postwar population boom that resulted in a surge of suburban residential development. Vast housing tracts and single-home in-fill began to replace the agricultural lands and groves for which Fontana was once celebrated. The steel industry continued to dominate the City’s economy until the late 1970s, when Kaiser Steel began to reduce production and manpower, finally closing the mill in 1983 (Goodwin 2003). *See Continuation Sheet*

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 6 \*Resource Name or #: (Assigned by recorder) 8531 Almond Avenue  
\*Recorded by LSA Associates, Inc. \*Date: November 2022 X Continuation \_\_\_\_\_ Update

**\*B10. Significance** (continued from page 3)

In 1995, California Speedway (now Auto Club Speedway) was built on a portion of the former steel plant grounds. The plate steel and rolling mill plant (south of the speedway) was subsequently acquired by California Steel Company (now California Steel Industries), which continues to produce steel products.

As of 2020, the population was estimated to have reached 208,810 (United States Census var.). This rapid expansion had much to do with the numerous large, new residential developments in the almost totally undeveloped northern part of the city, as well as the city's aggressive (and highly successful) campaign to annex several unincorporated, but developed, San Bernardino County island areas in 2006–2007 (Wikipedia 2017). The city's growth continues to impact the surrounding unincorporated areas, which in the last decade or so have seen an influx of large distribution centers and warehouses, such as the one adjacent to the south of the subject property.

**People Associated with this Property.** The earliest residents found for this property were Glenn and Gladys Marie Haugner in 1950 (Ancestry.com var.). At that time, the address appears to have been 135 South Almond (Ibid.). Glenn A. Haugner was born in Oregon and Gladys Marie Strida was born in Texas, and they were married in 1945 (Ibid.). The 1950 U.S. Census indicates that Glenn was an A & E Mechanic (aviation) and that they were living on a farm at 135 South Almond in the Fontana area (Ibid.). The Haugners are listed at 135 South Almond and later 8531 Almond until 2009 (Ibid.). No additional relevant information was found for the Haugners.

**Significance Evaluation.** This property is being evaluated under the California Register for CEQA compliance. No San Bernardino County criteria for historical significance was found.

**California Register Criterion 1 - 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.**

Although the residence was built at the beginning of the post-WWII boom, it was not part of a post-WWII subdivision and its appearance is temporally ambiguous thanks to its lack of architectural style, non-original windows, and stucco siding. Therefore, it does not convey an association with the post-WWII period. Originally, the house was surrounded by groves, but by 1959, the groves on the property and in the surrounding area had been greatly reduced and were gone by 1966 (Historicaerials.com var.). Therefore, the residence does not convey an association with the agricultural history of the area. The residence is not significant under this criterion.

**California Register Criterion 2 - Associated with the lives of persons important to local, California or national history.**

As discussed above, research did not identify any historically significant person(s) associated with this residence. The residence is not significant under this criterion.

**California Register Criterion 3 - 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.**

This residence does not embody the distinctive characteristics of any particular architectural style and is a common property type utilizing common construction methods and materials. There is no indication that it is the work of a master and it does not possess high artistic values. Furthermore, it has sustained alterations (windows and possibly siding and removal of a breezeway) and does not retain a high level of integrity from its period of significance. It is not significant under this criterion.

**California Register Criterion 4 - Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.** This residence was built in 1948 using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation. It is not significant under this criterion.

**\*B12. References:** (continued from page 2)

County of San Bernardino

n.d. Information for APN 0230131010000, accessed online in November 2022 at:  
[http://www.sbcounty.gov/assessor/pims/\(S\(tx1ez2nojmyewpsgcptztrg1\)\)/PIMSINTERFACE.ASPX](http://www.sbcounty.gov/assessor/pims/(S(tx1ez2nojmyewpsgcptztrg1))/PIMSINTERFACE.ASPX)

Davis, Mike

2006 City of Quartz. Second Edition. Published by Verso, the imprint of New Left Books. New York and London.

Goodwin, Riordan

2003 Cultural and Paleontological Resources Assessment, J.W. Mitchell Specific Plan, City of Fontana, San Bernardino County, California. Unpublished report on file at the AIC.

See Continuation Sheet

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 5 of 6      \*Resource Name or #: (Assigned by recorder) 8531 Almond Avenue  
\*Recorded by LSA Associates, Inc.      \*Date: November 2022      X Continuation      \_\_\_\_\_ Update

**\*B12. References:** (continued from page 4)

Gudde, Erwin G.

1998      *California Place Names: The Origin and Etymology of Current Geographical Names*. Fourth edition, revised and enlarged by William Bright. Berkeley and Los Angeles: University of California Press.

Historicaerials.com

Var.      Accessed online in October and November 2022 at: <https://www.historicaerials.com/viewer>.

Richards, Elizabeth W.

1966      Guideposts to History: Concerning Origins of Place and Street Names in San Bernardino County. Santa Fe Federal Savings.

United States Census

var.      Population and other census information for the City of Fontana. Accessed January 2017 at: <https://www.census.gov>.

Wikipedia

2017      City of Fontana. [https://en.wikipedia.org/wiki/Fontana,\\_California](https://en.wikipedia.org/wiki/Fontana,_California). Accessed December 2, 2015.



State of California - Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
LOCATION MAP

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

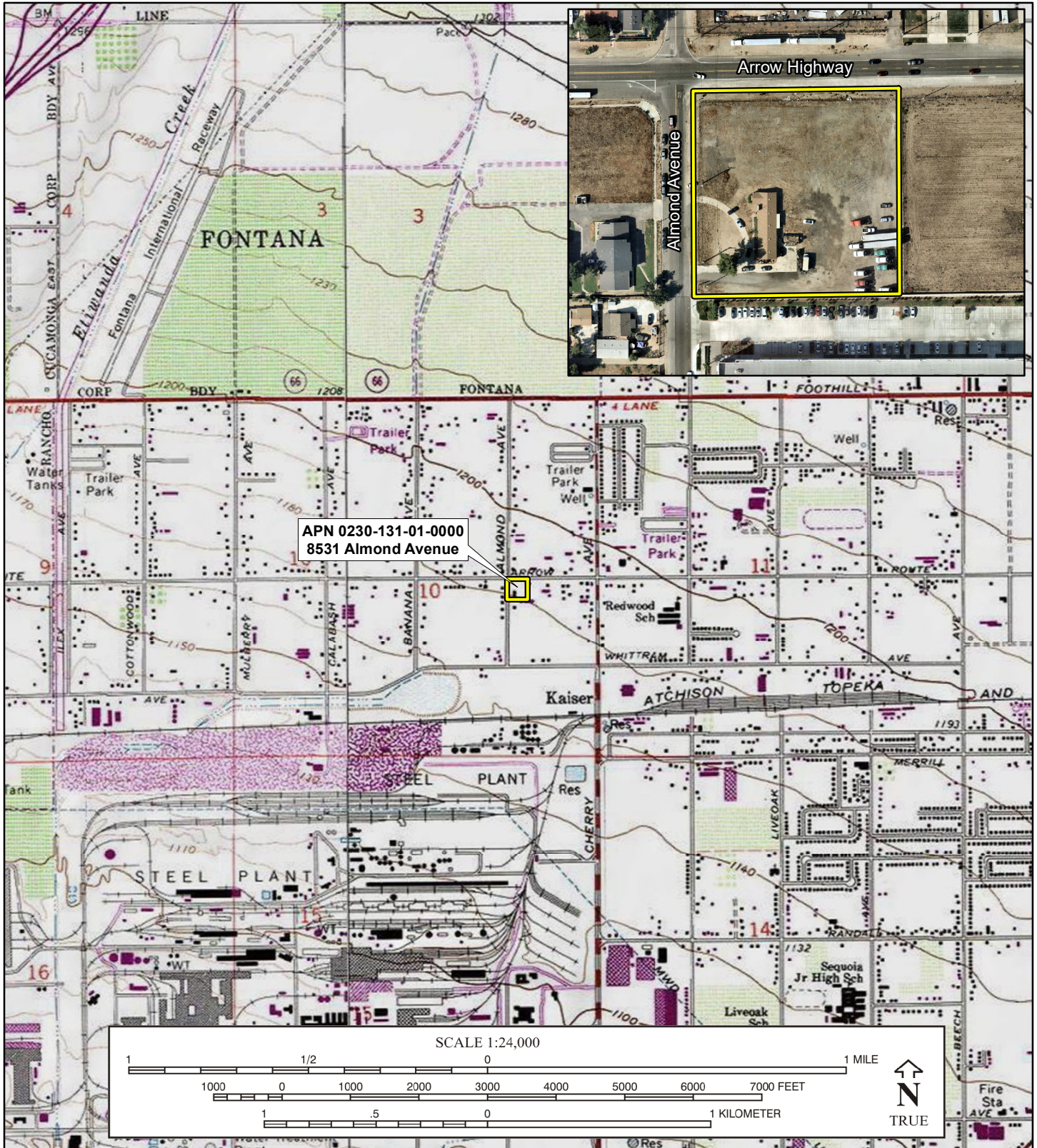
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\*Resource Name or 8531 Almond Avenue

\*Map Name: USGS 7.5' Quad, Guasti, Fontana; Nearmap

\*Scale: 1:24000

\*Date of Map: 1981, 1980, 2022



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DPR 523J (1/95)

\*Required Information