

United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: San Antonio Heights Grove House **DRAFT**

Other names/site number: 425 E 24th St

Name of related multiple property listing:

 (Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 425 E 24th St

City or town: San Antonio Heights State: CA County: San Bernardino

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following

level(s) of significance: ___ national ___ statewide x local

Applicable National Register Criteria:

x A ___ B x C ___ D

_____ Signature of certifying official/Title:	_____ Date
_____ State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____ Signature of commenting official:	_____ Date
_____ Title :	
_____ State or Federal agency/bureau or Tribal Government	

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u> </u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

AGRICULTURE/agricultural field

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th AND 20th CENTURY AMERICAN MOVEMENTS

Bungalow/Craftsman

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Wood, stone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The property in question contains two contributing buildings- one house and one garage. It sits on the corner of East 24th Street and Belleview Road. Its APN number is 1003091320000. The lot is squarely shaped, but rounded off at the street corners. The lot is roughly .78 acres. It is zoned as residential.

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Narrative Description



Figure 1. Main house as it appears from the street looking NE

The house's primary facade faces west. It is located in the center of its lot. Surrounding the building is a whole variety of brush and vegetation in some ways highlighting the House's former use as a fruit grove residence. Two driveways box the house in from the north and east. On the same lot, there is a 1-story shed and a 1-story garage. Both have gable roofs. The brick shed lies directly north behind the house, their roofs conjoined slightly. The garage is a wood structure that shows many layers of use, and lies to the northwest of the house on the same lot. Trees and sparse vegetation lie beyond the driveways and the garage until the walls off its north facade that separate San Antonio Heights Grove House from its neighbors. In terms of the rest of the neighborhood surroundings, hourglass and semicircular streets cordon off many other single-family Houses, many also in the craftsman style.

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Figure 4. House rear with view of street and brick shed looking NW

Building: House

The two-story house occupies 1,629 square feet of space. It used to be a “grove” house, but is currently residential in terms of use. The gable roof is made out of wood with composite shingles and contains a dormer off the reference north facade. It has a number of overhanging and cantilevered eaves across the structure. Both the wall and roof material is wood, and showcases the Craftsman style.

Exterior

The west facade showcases much of the craftsman styling that defines the house. Starting from the bottom and moving up, the building has a full-width porch complete with complete with an exposed stone foundation and columns. There are six columns that divide the porch. Four, the outer most columns, are pure exposed stone, while the two interior columns have exposed stone bases and tapered wooden shafts. An exposed stone masonry foundation lines the bottom of the house along all facades. Above the stone masonry there is a wood railing that connects the front parts of the porch together. Breaking up the railing is a set of front stairs that permit guests and residents to walk up to the front door. The wooden front door is marked on both sides by three-pane sidelites windows. The windows on the reference north facade are picture windows. Along

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the bottom of the porch runs a simple squared railing that stops only for the north facade entry stairs. The exterior of all facades is clad in wooden lap siding. The moderate pitch gable roof is replete with composite shingles, with a gabled dormer appearing on the north facade. Extended exposed rafters line the roof.



Figure 5. West facade and porch with stone and wood tapered piers, view east

The south facade showcases the extended full-width porch extends beyond the width of the house (only on this facade—the porch does not extend past the north facade like it does the south facade). Moving to the north of the extended porch are some one-over-one vinyl windows followed by a bay window with wood sashes with diamond-patterned glazing in the upper sashes. Above these features is a cantilevered roof section with exposed and extended rafter tails. Above this is a wood horizontal pane window on the second level. Above this is the full gable with exposed beams underneath.

Windows characterize the east facade. There is a simple double sash window on the western portion of the east facade (see figure 4). Proceeding east, this is followed by a larger double-hung window. Next is a door that reads as a horizontal window. Next is a small square window, followed by a window ribbon that continues seamlessly onto the south facade. These are horizontal sliding windows.

The north facade, starting from east to west, the building has one square window that makes up the last window in the ribbon mentioned on the west facade. Then there is a green door sat in the middle of another square window. Moving to the center of the facade, there are two double-hung

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windows in a bump-out with exposed rafter tails. Moving up to the attic level are two double-hung windows. Above those is a wood vent that provides an entry for air into the attic. To the west of that are two small one-over-one vinyl windows. The rest of the facade is the porch. The exposed beams can be seen again beneath the gables.



Figure 6. North facade, looking southwest

Interior

The interior of the structure at San Antonio Heights Grove House is characterized by an extensive mid 1970's remodel. Wallpaper covers many interior rooms, and carpet lines almost the whole building. Interestingly, the carpet, wallpapers, and tile are all different colors and designs, suggesting many interior and sporadic changes. A brown baseboard runs along much of the interior, and the same pattern present in the baseboard continues into the staircase and upstairs master bedroom. The upstairs master bedroom has a center decorative column, a low

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wood panel ceiling that matches the wood paneling on the walls, and a green carpet covering the wood floor. The upstairs bathroom has a linoleum floor, sharing that only with the kitchen. Very few original features remain visible, but they might become visible with extensive reversion and rehabilitation.



Figure 7. Main House kitchen

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Figure 8. Main House fireplace



Figure 9. Main house utilities room

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Figure 10. Master Bedroom

These are the original interior features that remain:

- The walls
- The roof
- The fireplace
- The flooring

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Building: Garage



Figure 11. Garage

Exterior

The garage is a 1-story gabled-roof structure made of wood. The north facade faces perpendicular to Bellevue Road, and has the garage doors. A new door splits these doors up, separating them from one another. The bottom half of the facade is characterized by a number of different types of siding. There is vertical lap siding running vertical that lies perpendicular the garage doors. Above this, and also present on the west side of this facade, is a more traditional horizontal lap siding one might find on early 20th century buildings. On the far east of the north facade is plywood, which continues to cover the rest of the structure. This mixture of siding, including the plywood, characterizes the east facade and two sliding windows interspersed symmetrically. Exposed rafter beams are also visible here. The rear or reference south facade has construction-grade plywood with a pronounced zebra-like grain, along with the horizontal lap siding seen on the other facades. All four windows are sliding windows, though three are aluminum and one is wood. A new door can be seen in the center of the facade, and just to the west of the door an HVAC unit can be seen. The west facade is blank—just siding. It is a contributing structure because of the garage's links with the residential nature of the house.

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Interior

The interior is divided into two spaces—the main space and a small bathroom. The interior is mostly empty of any structural supports. It does have a linoleum floor laid out in a tile-like pattern. The ceiling is made of the same wood seen on the north facade on the exterior, but it is unpainted. Beams can be seen running across the ceiling. On the eastern interior wall, and only on this wall, the wood beams connect to wall braces.

CHARACTER-DEFINING FEATURES

Individual features of the building have been identified that define the historic character of the building and property. Assessment of various features is done according to a prioritized evaluation system. Once the character-defining features have been identified, each is assigned a priority rating to create a sense of the relative historical importance of these spaces and features. A rating scale of “Premier-Important-Contributing-Non-Contributing” is used. In general, this system allows for the analysis of the structure as a whole to guide what types of work should be done, and where such work could be completed with the least damage to the historic integrity of the resource.

The character-defining features of the residence and property at San Antonio Heights Grove House include:

Primary

- Extended porch that almost has the appearance of a nesting gable from the street
- Remaining historic wood windows
- Exposed rafters
- Stone masonry in foundation, porch, and chimney
- Bay window
- Use of wood as a material
- Cantilevered roof on reference south facade
- Extended rafter tails
- The garage

Important

- Extended porch and piers
- Extended rafter tails
- Stone masonry
- Cantilevered roof
- The palm tree behind the property

Non-Contributing

- New windows and doors
- The newer finishes at the interior
- The shed directly behind the house

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
-

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F. A commemorative property

G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Agriculture

Architecture

Period of Significance

1925-1969

Significant Dates

1925: House Built

1969: Area Flood

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The house at San Antonio Heights Grove House is located in San Antonio Heights in unincorporated San Antonio Heights. The house is eligible for listing in the National Register of Historic Places under Criterion A under the area of significance of agriculture and under Criterion C for its architecture. The period of significance lasts from 1925 to 1969, which covers the height of the citrus growing period for the Upland/Ontario communities.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

HISTORICAL BACKGROUND / CONTEXT

Area of Significance: Agriculture (Citrus Growing in Southwestern California)

San Bernardino County is a strange confluence of environments—a panhandle valley that encompasses Upland and San Antonio Heights, high mountains, and a gigantic desert. Unlike the other areas of the county, the valley happened to be quite fertile, and benefitted from a high variety of plant and other animal species.¹ Native people had inhabited this land for centuries—among those groups being the Gabrielino-Tongva tribe.² These tribes were semi-nomadic hunter-gatherers pre-contact.

The arrival of the Spanish proved detrimental for the health and population of the Gabrielino-Tongva people. The Spanish enslavement of native peoples to build the San Gabriel mission, the kidnapping and rape of many native peoples, and disease decimated the tribe’s numbers. The change of hands from Spanish to Mexican governments did little to improve the Tongva’s condition though as most Mexican authorities took the recently secularized mission lands for themselves.³ Their pervasive subjugation and discrimination continues all the way up to today.

What the Mexicans did bring to the area, however, were ranches. The Rancho period lasted until 1846, the end of the Mexican-American war. Ranches up to 22,000 acres (in the case of Rancho Santa Ana del Chino) were given to prominent Mexicans and even some Americans and other foreigners in an attempt to settle California.⁴ The ranches, in addition to establishing land settlement and naming patters for incoming Americas in the coming years, also in some cases

¹ Galvin Preservation Associates, “Historic Context for the City of Ontario’s Citrus Industry”, City of Ontario Planning Department, February, 2007, 1.

² Ibid,

³ “Gabrielino/Tongva Nation of the Greater Los Angeles Basin”, State of California Native American Heritage Commission.

⁴ Galvin Preservation Associates, 2.

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recognized the true industrial agricultural potential of the land and its soil. The San Bernardino Valley in particular had a number of different advantages including drainage, available water, sunshine, and cool winter nights.⁵ All of the above would become important factors in establishing the Valley as an important Citrus region.

George Chaffey, a Canadian immigrant, recognized how valuable the valley could be. With his brother William, they bought over a thousand acres in the area, taking inspiration from the burgeoning citrus community in Riverside.⁶ They had planned to subdivide this up, using the private enterprise irrigation model, called the “first in Western America to combine hydro-electric development with irrigation”.⁷ For the sum of \$60,000, the Chaffeys purchased an additional 6,000 acres that would become the cities of Ontario and Upland, hoping to create a “Model Colony” which would serve as inspiration to other new community developments.⁸

As discussed later, this did not exactly materialize. But what did materialize later was the mass cultivation of citrus fruits, in no large part due thanks to the Chaffeys’ innovative irrigation techniques. In addition to showcasing off their innovation inventions at the St. Louis World’s Fair, the irrigation got the Chaffeys renown for their innovation.⁹

In order to promote their new venture, the Chaffeys turned to media. The Ontario Fruit Grower newspaper promoted the area despite having no visible or tangible buildings as of its first publication in 1882. This was soon followed by an agricultural college, called “Chaffey College”.¹⁰ Nine years later, Ontario was incorporated, and the town of Upland followed shortly afterwards following a split between North Ontario, which lay north of the railroad tracks, and the town of Ontario.¹¹

While citrus, and in particular orange cultivation, took place before then, it did not really begin to take off until the promulgation of the Washington Navel and the Valencia orange—an orange that proved to be bigger, larger, and importantly, a winter crop. The Valencia orange, in contrast, grew well in the summer and earned renown for its size. However, the Washington Navel won out and became the “crown jewel of the Southern California citrus industry”.¹²

By 1915,
the California citrus industry was a \$200 million industry. And by 1920, San Bernardino County was contributing more than 125,000 carloads of citrus on an annual basis, valued at more than \$30,000,000. San Bernardino’s success was due to its successful fruit

⁵ Ibid, 4.

⁶ Frederick D. Kershner, “George Chaffey and the Irrigation Frontier”, Department of History, Ohio State University, 116.

⁷ Ibid, 116.

⁸ Gavin Preservation Associates, 4.

⁹ Ibid, 6.

¹⁰ Ibid, 6.

¹¹ Ibid, 7.

¹² Ibid, 9.

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growing communities, such as Ontario, which because of its excellent irrigation system was able to produce oranges, lemons as well as other kinds of fruits in large quantities.¹³

Fueled by the railroads, soon communities far and wide had access to California oranges. The infrastructure needed to support such a large endeavor began growing as early as 1876, with the completion of the Southern Pacific line to Los Angeles. But the Atchinson, Topeka, and Santa Fe line opened in 1885 that the industry took off.¹⁴ Soon, all different sorts of Citrus related buildings began appearing in the Ontario/Upland area. Sanborn maps show a few different buildings crop up around the railroad line, but the most telling complex of citrus-related resources lay understandably by the railroad.

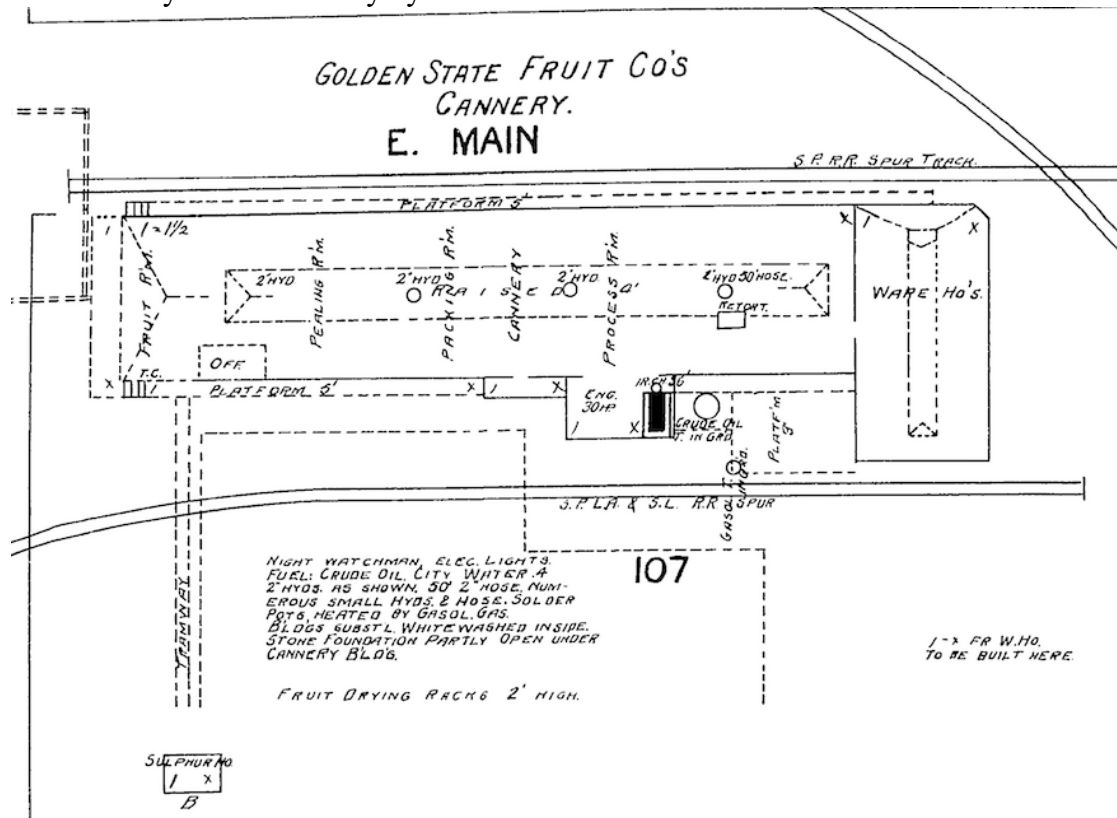


Figure 13. 1907 Upland Sanborn Map—Golden State Fruit Co's Cannery

¹³ Ibid, 9.

¹⁴ Ibid, 12.

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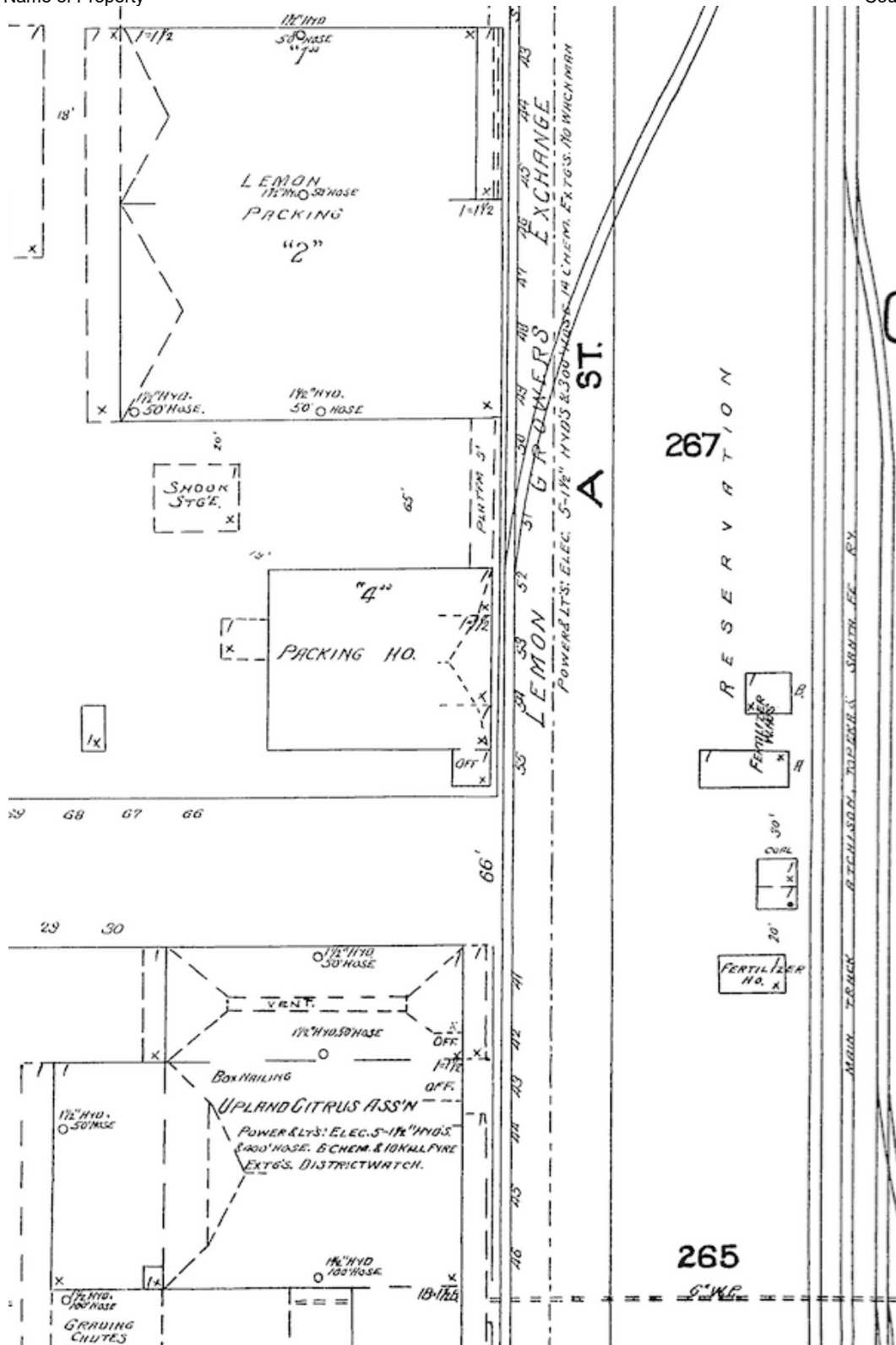


Figure 14. 1907 Upland Sanborn Map—Upland Citrus Association, Lemon Growers' Exchange

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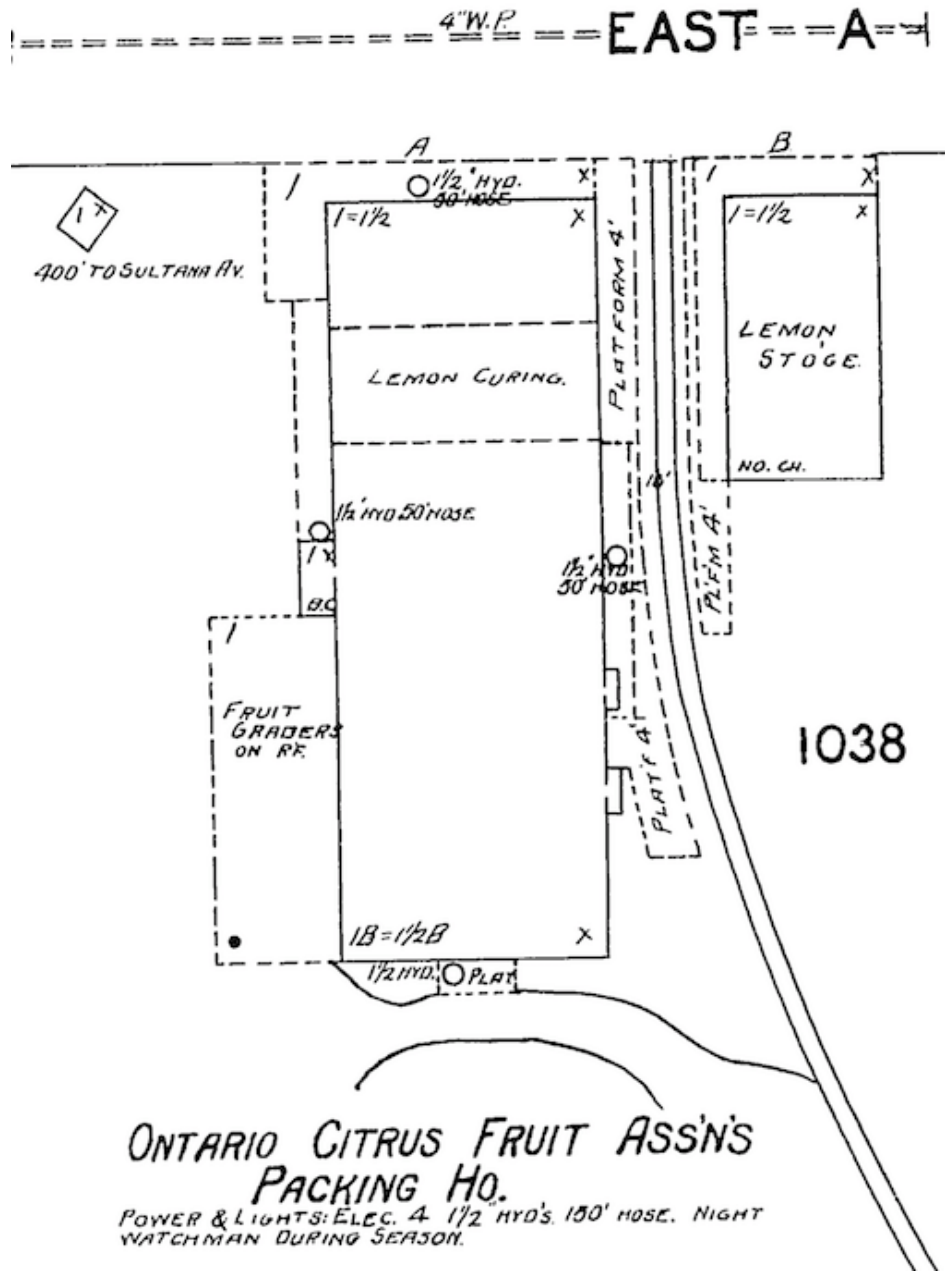


Figure 15. 1907 Sanborn Maps Ontario Citrus Fruit Association's Packing HQ

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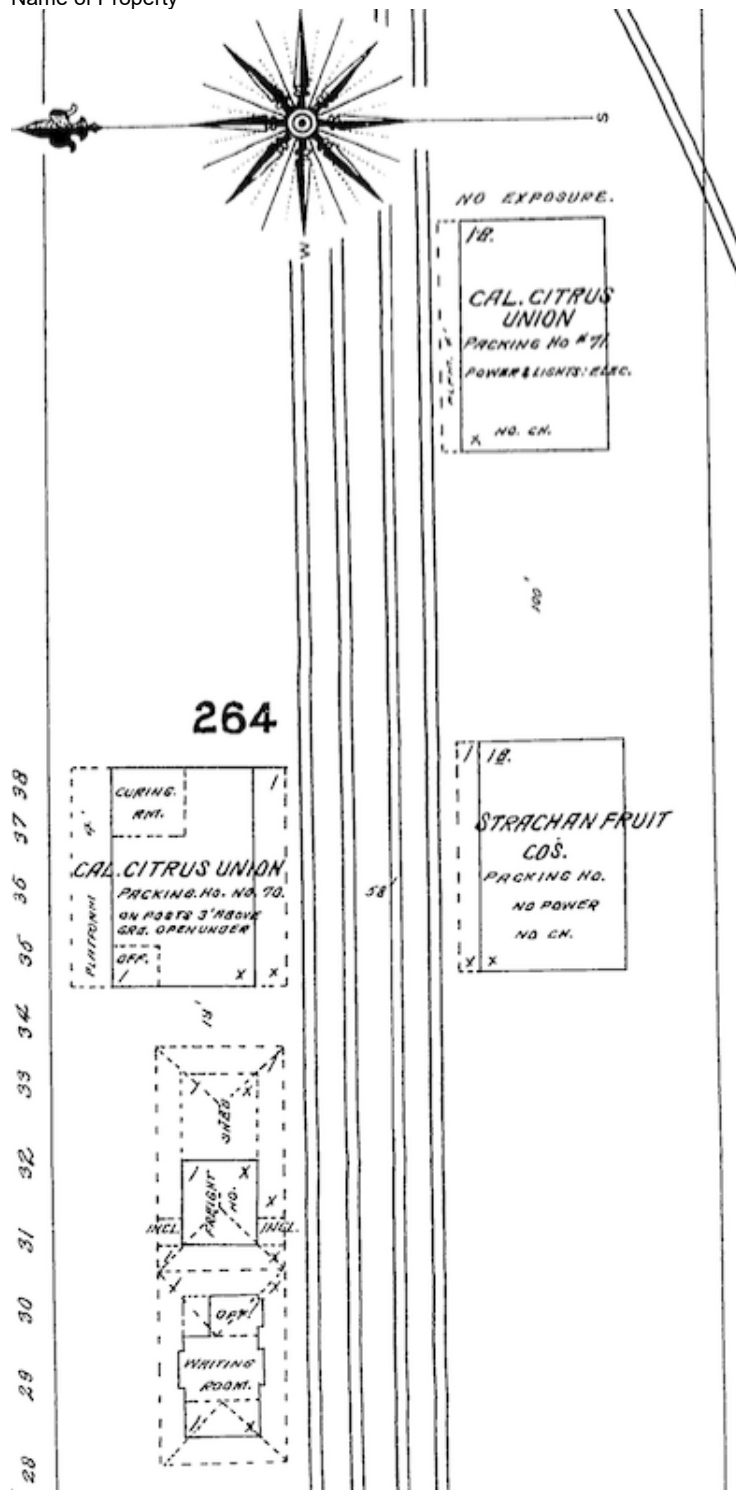


Figure 16. 1907 Upland Sanborn Maps—Citrus organizations on the Atchinson, Topeka, and Santa Fe line

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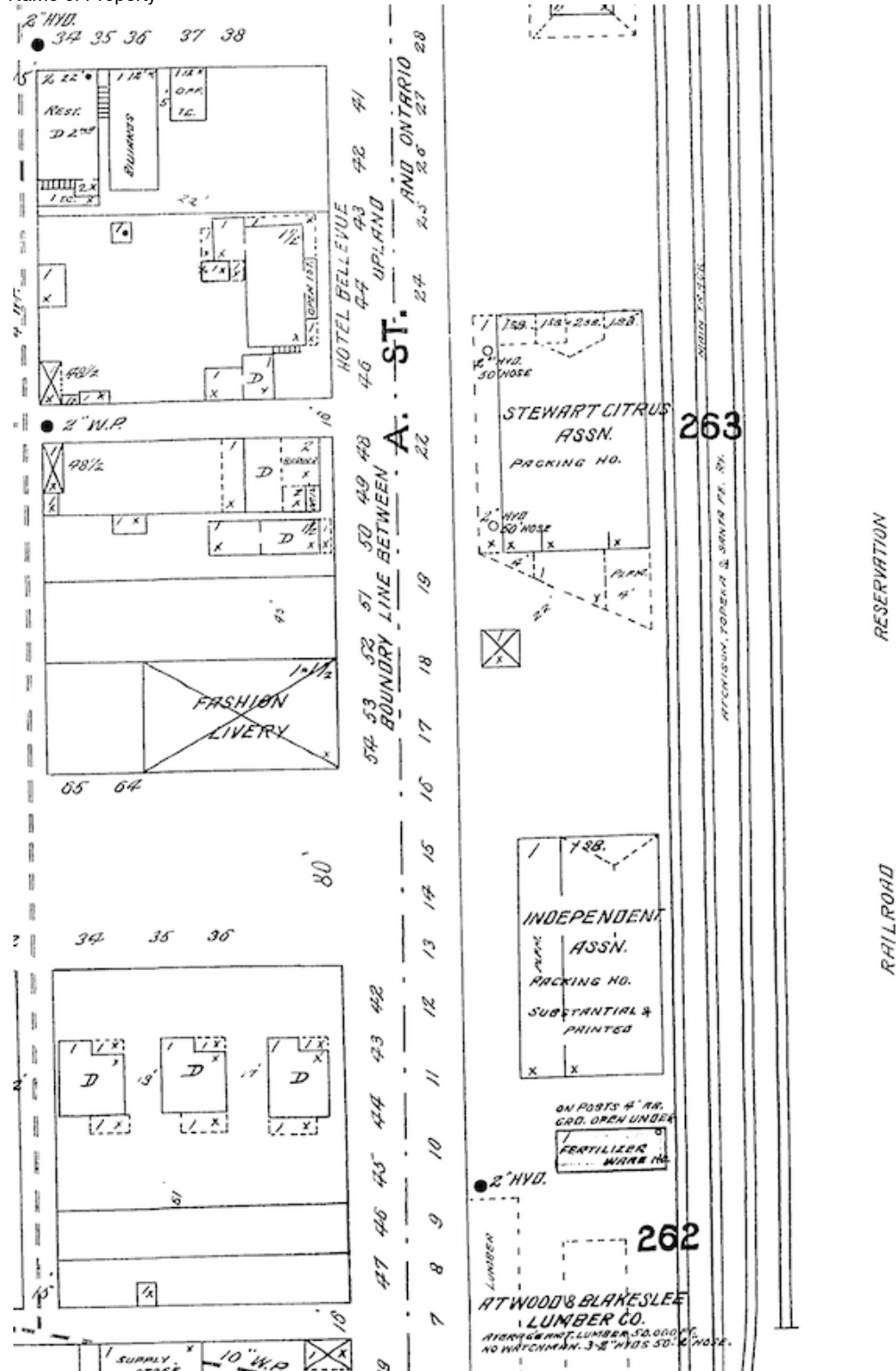


Figure 17. 1907 Sanborn Maps—Citrus organizations on the Atchinson, Topeka, and Santa Fe line, on the border between Upland and Ontario

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All of this culminates in California growing nearly 60% of the US citrus supply and 20% of the world's supply from 1925-1945.¹⁵ The citrus industry left an indelible mark on the area, both tangibly and intangibly. However, that trend faded over time.



Figure 18. Latimer Packing House, Upland, 1933

While not necessarily the cause of the area's eventual decline in citrus production, the 1969 flood destroyed many trees in the area and caused many groves to be thoroughly destroyed.¹⁶ Seven inches of rain was dumped on the area. Nearby Mount Baldy received 50 inches of rain. The Cucamonga River swelled, the Van Buren Boulevard bridge collapsed, and "residents had to be plucked from rooftops".¹⁷ San Bernardino and Riverside counties were declared disaster areas.

¹⁵ The Cooper Museum, "Our History", coopermuseum.org.

¹⁶ Ibid.

¹⁷ "In 1969, day after day of rain flooded streets, homes", *The Daily Bulletin*, January 24, 2019.

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Figure 19. 1969 flood

The effect on the surrounding area cannot be understated. Historic aerials show this was the final straw for citrus growing in the area.

425 E 24th Street as the San Antonio Heights Grove House

San Antonio Heights Grove House officially lies in an unincorporated community called San Antonio Heights. Aerials show the House was the center of a citrus grove, meaning serious fruit cultivation took place on the lot and in the surrounding areas. A Mr. Taylor first surveyed the community in 1886, just around when developers began to recognize the benefits of this small foothills community.¹⁸ Shortly afterward, The Ontario Land and Improvement Company sold a bunch of lots in the area coupled right in time for Southern Pacific to announce they would build a station and small commercial center in the community.¹⁹ Following this, The Ontario Land and Improvement Company planned a lavish resort in the area, and the community concept received the name “Model Colony”.²⁰ Later developments followed this blueprint and map almost exactly, as its map and even marketing tactics remained the same in terms of their impact on development.²¹



Figure 20. Advertisement for architects, LA Times 1887

¹⁸ “Our Neighbors”, *The Los Angeles Times*, Nov 17, 1886, 6.

¹⁹ “Our Neighbors”, *The Los Angeles Times*, December 29, 1886, 10.

²⁰ “Our Neighbors”, *The Los Angeles Times*, September, 1887; “A Sanitarium: San Antonio Heights to be the Seat of a Fine Health Resort”, *The Los Angeles Times*, January 18, 1887, 10; “Euclid Avenue”, City of Ontario, 2013, 1.

²¹ “As we see it...”, *The Pomona Progress*, September 12, 1955, 4.

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Bungalow at 21st Street and Euclid Avenue, Upland, Cal.

Twenty miles west of San Bernardino, and 37 east of Los Angeles, in the western portion of San Bernardino County, is the town of Upland, with the famed groves of the Ontario Colony.

Twenty-six years ago the writer stopped at a station on the Southern Pacific Railroad, in a arid plain covered with sagebrush. Through this brush was being cleared a strip two hundred feet in width from the Railroad, seven miles north to the mountains. Today that strip of land is beautiful, tree-lined Euclid Avenue, running its whole length through the finest and most productive orange and lemon groves in the world. Nestling among these groves are everywhere beautiful homes.

Now taking the electric car at the Salt Lake, Southern Pacific, or Santa Fe depots, and riding seven miles up Euclid Avenue to San Antonio Heights, one will look down over thousands of acres of orange groves, dotted with houses, churches, schools, comprising what is now the great (Model) Ontario Colony. In the center of this, on the Santa Fe Railroad, is Upland, with its many packing houses, where \$2,500,000.00 worth of oranges and

Figure 21. Advertisement for a Craftsman in Upland & San Antonio Heights²²

The resort never materialized, however. The community remained a small foothills refuge for a variety of kinds of people. A.R. Gamsby originally owned the land that would become San Antonio Heights, but in 1906 he began to sell off parts of his estate to Canadian John Raney.²³ Raney was likely a land speculator for the railroad, as just a year later the Atchinson, Topeka, and Santa Fe railroad built a station in San Antonio Heights. Raney continued buying land in the San Antonio Heights area all the way up through 1912, when he bought the land San Antonio Heights Grove House sits on today.²⁴ Raney then subdivided the land and began selling that off, lot C of block 12, the land in which San Antonio Heights Grove House currently sits, having been purchased by A.B. Dinsen and Anna Hjorth in 1921. Just a year later, the pair sold the land to Nettie Jane Hicks and Vera Blair Fleming. One year later and the land changed hands again, this time the recently widowed Vera Blair Fleming sold it to Michigan native James Blair—likely a relative of Vera Blair.²⁵ It is around this time, 1923, that James Blair likely built the house at San Antonio Heights Grove House. This lines up perfectly for the period of time where the Craftsman style took off in California, especially southern California. However, by 1930, the house received the company of a couple hundred citrus trees.²⁶ Census records indicate that by

²² “Far Famed Upland”, *The San Bernardino County Sun*, May 31, 1908, 52; Special Staff Correspondence, “John Raney Pases at Home in Upland”, *The San Bernardino County Sun*, July 6, 1938, 14.

²³ “Real Estate Transfers”, *The San Bernardino County Sun*, April 1, 1906, 11.

²⁴ “Official Record”, *The San Bernardino County Sun*, April 12, 1912, 10.

²⁵ “Official Records”, *The San Bernardino County Sun*, December 23, 1923, 15.

²⁶ See historic aerials in “Site Evolution and Construction Chronology”.

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1940, James Blair was 75 and still living at the house on E 24th St, listed in the 1940 Census as 300 24th St.²⁷ However, James rented the house., with no family listed.

San Antonio Heights likely did not assume its final form as a citrus grove until the late 1920's or early 1930's. Sparse development, the density of citrus-related resources down south in Upland, and its unincorporated status contributed to the site's lack of development. As such, citrus cultivation continued on the site until the mid-seventies, when development finally caught up to the house.²⁸

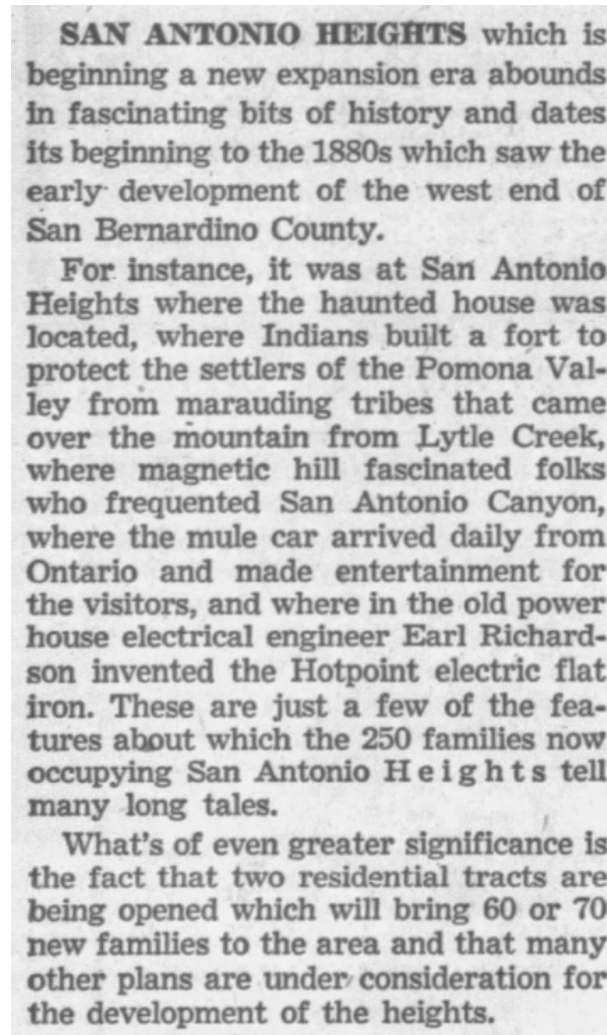


Figure 22. San Antonio Heights 1955 growth

A few things impacted the citrus growing on the site. The first is that rising land values post-WWII meant that many growers realized their land had more value than the citrus trees and their

²⁷ Year: 1940; Census Place: Upland, San Bernardino, California; Roll: m-t0627-00294; Page: 8A; Enumeration District: 36-150.

²⁸ "As we see it...", 4.

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resulting fruit. Growers began to sell off their land en-masse, unable to keep up with the demand for land. Soon, many of the old citrus resources disappeared beneath a sprawling suburb.²⁹

This, coupled, with a change in zoning laws, set the stage for development in the area. By 1967, the site had been divided again, this time partially sold to Laura Fulton and the other part of Larry John.³⁰ This began the trend of subdividing, and the citrus grove era officially ends with the selling of the lot and land at San Antonio Heights Grove House to the Meek family, who continued to inhabit the site for another 50 years before a sale to Fan Zhang in 2022.

San Antonio Heights did develop a bit differently than incorporated neighbors Ontario and Upland. Because of its unincorporated status, the county managed its oversight. Unlike its nearby neighbors, San Antonio Heights' development proved to be a bit more haphazard. A value of the neighborhood today is that you might find wide variety of architectural styles in the neighborhood, from newer mansions to old Victorians to ranch houses. This goes for the people too, as you might find "a doctor living next door to a truck driver."³¹ San Antonio Heights today is a colorful community filled with a variety of different architectural styles—one that makes the house at San Antonio Heights Grove House very in character with the rest of the community. San Antonio Heights today might be a neighborhood well-equipped to tell the story of the last hundred years through its architecture. San Antonio Heights Grove House aids this narrative by contributing to the citrus context.

Area of Significance: Architecture (Craftsman)

San Antonio Heights growing up as a community without broad oversight meant a plurality of architectural styles are present. Like elsewhere in California, the Craftsman became a feature among the Ontario/Upland/San Antonio Heights landscape.

Craftsman architecture itself arose from the Arts and Crafts movement, both being a response to a variety of circumstances emanating from the Industrial Revolution. Beginning in England and moving to the US, the style arose to prominence in the early 20th century. The aesthetic purportedly values a return to hand-worked houses and artisanry.

Craftsman Houses, as identified in "A Field Guide to American Houses" by Virginia Savage McAlester have:

- Low-pitched, gable roof (occasionally hipped)
- Wide, unenclosed eave overhang
- Roof rafters usually exposed
- Decorative (false) beams or braces commonly added under gables
- Porches, either full- or partial-width, with roof supported by tapered square columns

²⁹ Gavin Preservation Associates, 46.

³⁰ *Redlands Daily Facts*, June 8th, 1967, 32.

³¹ Quote by Ken McNeil, former president of the San Antonio Heights Association, in "San Antonio Heights: an old San Bernardino County foothill community with curves", *Los Angeles Times*, Nov 8, 2008.

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- Columns or piers frequently extend to ground level (without a break at level of porch floor)
- One and one-half stories high³²

The San Antonio Heights Grove House meets this description. The low-pitch gable roof can be seen from afar, the porch is the most prominent feature on the front facade, with the gently sloping gable roof and exposed roof rafters. Importantly, the porch also has tapered wood columns and stone columns that extend to the ground level.



Zoomed-in figure 1. Front Porch on the San Antonio Heights Grove House

While it is two-stories tall, it still exemplifies Craftsman architecture. However, this is also an important differentiation. Many Craftsman houses are by nature low-profile. This is a grand example of the Craftsman style. In both profile, footprint, height, and lot size, it is larger than most traditional Craftsman buildings.

Its use of stone is notable as well. Stone is common in Southern California architecture; San Diego was initially named “la punta de los guijarros”, or cobblestone Point, by the Spanish.³³ McAlester notes that “stone, clapboard, shingle, brick, concrete block, or stucco are all common; they frequently occur in combination. Small rounded stones, such as those found in the arroyos of Southern California, were particularly favored.”³⁴ It is a common material for the area, and this house’s use of stone emphasizes the house’s connection with broader Southern California. In

³² Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture*, (New York: Alfred A. Knopf), 2013, 567.

³³ Barbara E. Fredrich edited by Thomas L. Scharf, “The Cobblestone Connection in San Diego’s Architectural History”, *The Journal of San Diego History*, San Diego Historical Society Quarterly, vol. 35, no. 1, 1989.

³⁴ McAlester, 568.

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many ways, it is a premier Southern California house showcasing through its stone and architectural style an area vernacular that became a national trend and also highlights the building's agricultural connections by being a natural, earthy material. The use of smooth stones on the porch marks the building as a Southern California Craftsman. It is for these reasons that the San Antonio Heights Grove House is eligible for listing in the National Register under Criterion C for its unique brand of Southern California Craftsman architecture.

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SITE EVOLUTION AND CONSTRUCTION CHRONOLOGY

Site Development

The property, because it lies in unincorporated San Antonio Heights and is not an official part of the city of Upland, is not on any Sanborn Maps. The aerials alongside an old 1887 map, however, do a good job of showcasing the development of the surrounding area.

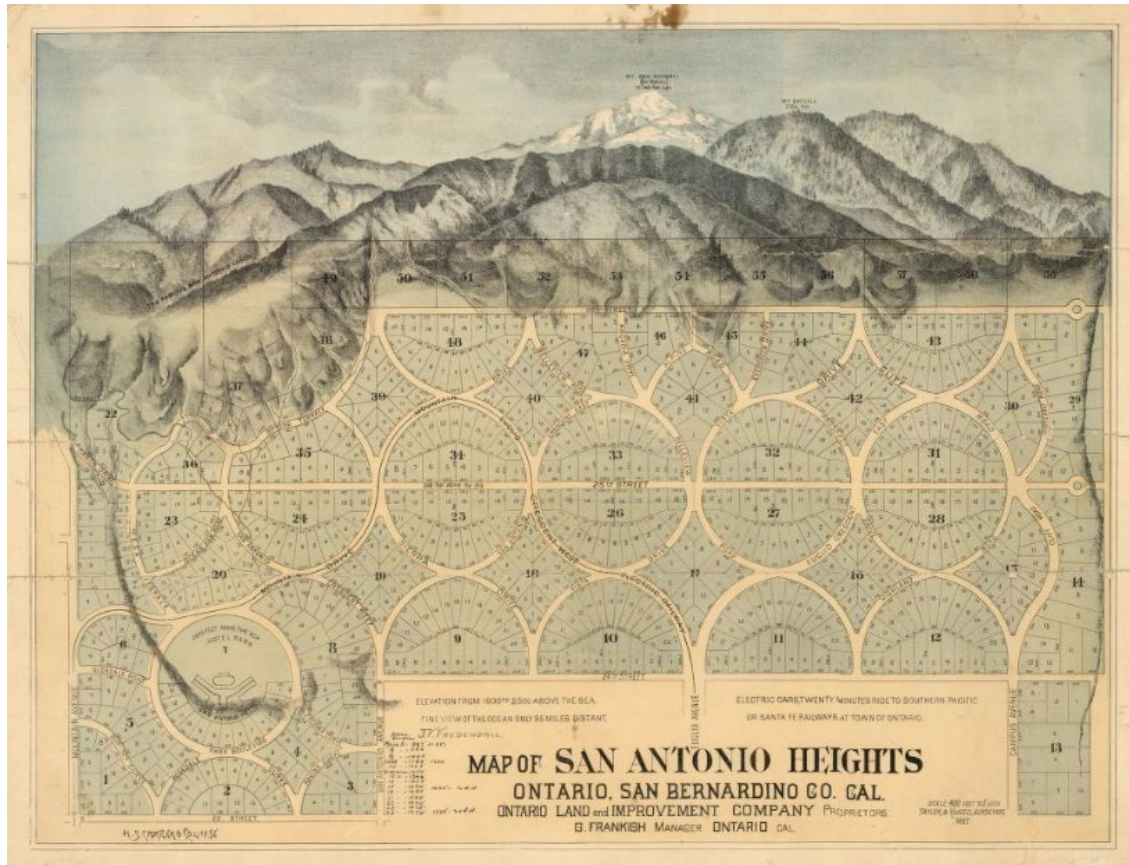


Figure 23. 1887 Map of San Antonio Heights showing the land of the Ontario Land and Improvement Company

Development non-existent. Lots have just been drawn up. At the bottom left hourglass, the fine print reads “San Antonio Hotel”. This was the failed plan for the community. This failure likely kept land cheap and allowed growers to buy many lots for themselves.

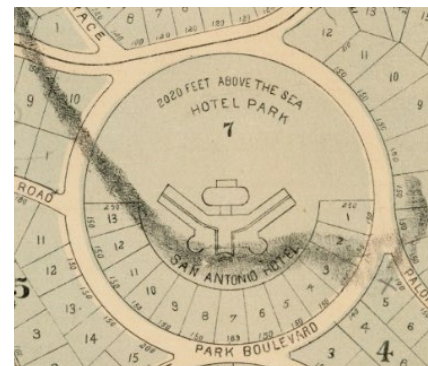


Figure 24. Close-up of planned San Antonio Hotel

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Figure 25. 1930 Aerial

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Figure 26. 1930 aerial with subject property in yellow

Site sparsely developed. The house and grove trees exist, but that's about the only thing noted here other than the roads indicate development was planned for the area at some point and then abandoned. The attempted hotel and failed land speculation by the Ontario and San Antonio Heights railroad likely contributed to the street layout. But as of 1930, very little development had taken place. It can be a bit hard to tell because of the lack of color in the photo, but the main house can be made out—just barely—with the naked eye. No sign of the garage or shed at this point in time.

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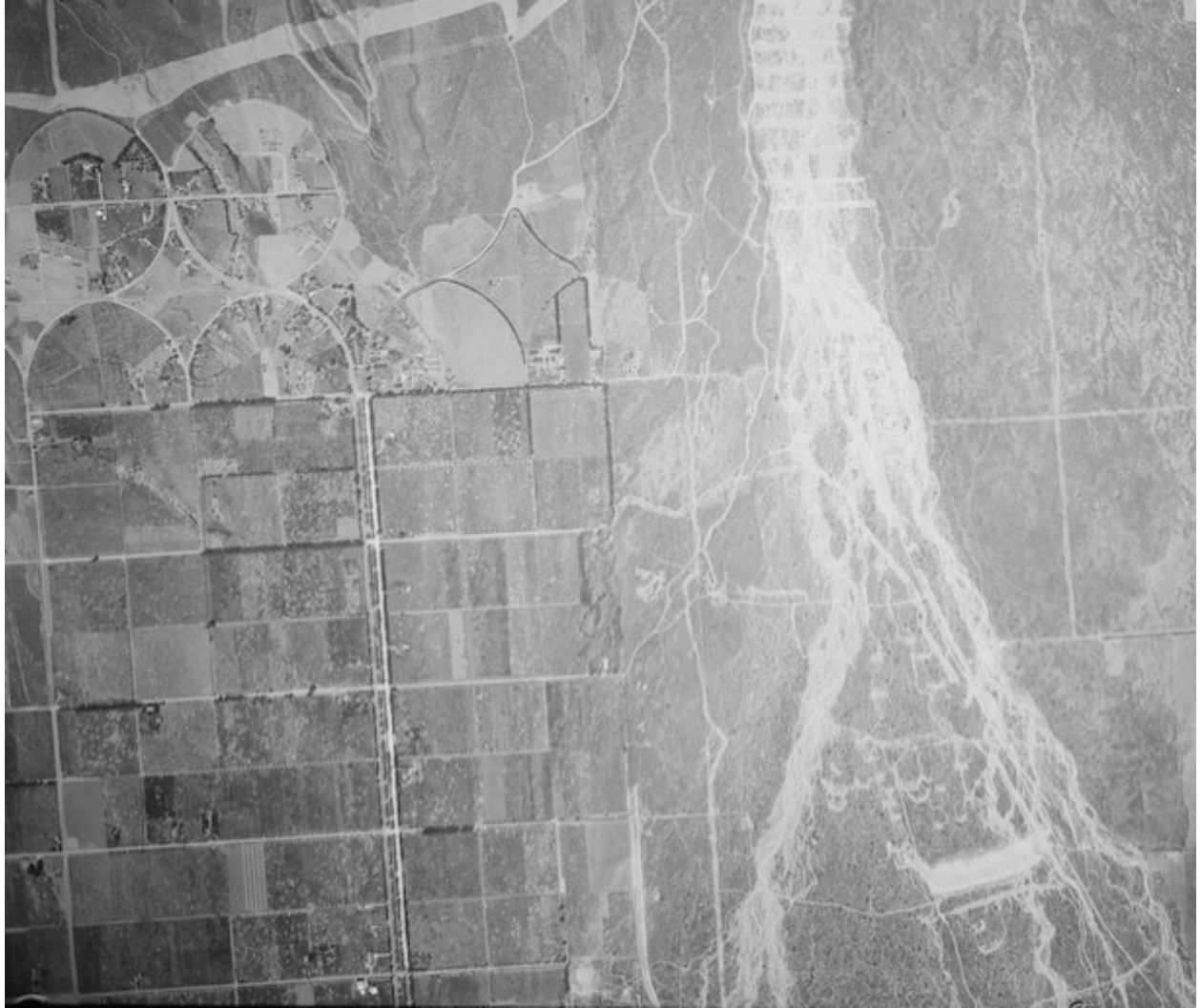


Figure 27. 1934 aerial

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Figure 28. 1934 areial but with subject property in yellow

A mere four years later and little has changed. The citrus growing still represents a majority of the industry in the area. There as of then was still no sign of the garage or shed.

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Figure 29. 1938 Aerial

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Figure 30. 1938 Aerial close up with subject property in yellow

Again only small differences between 1934 and 1938 except for the presence of more advanced citrus growing techniques including the more pronounced use of shelterbelts, which lines all streets here. There is still no sign in the aerial of garage or shed. A citrus tree is where the shed is now.

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Figure 31. 1953 Aerial

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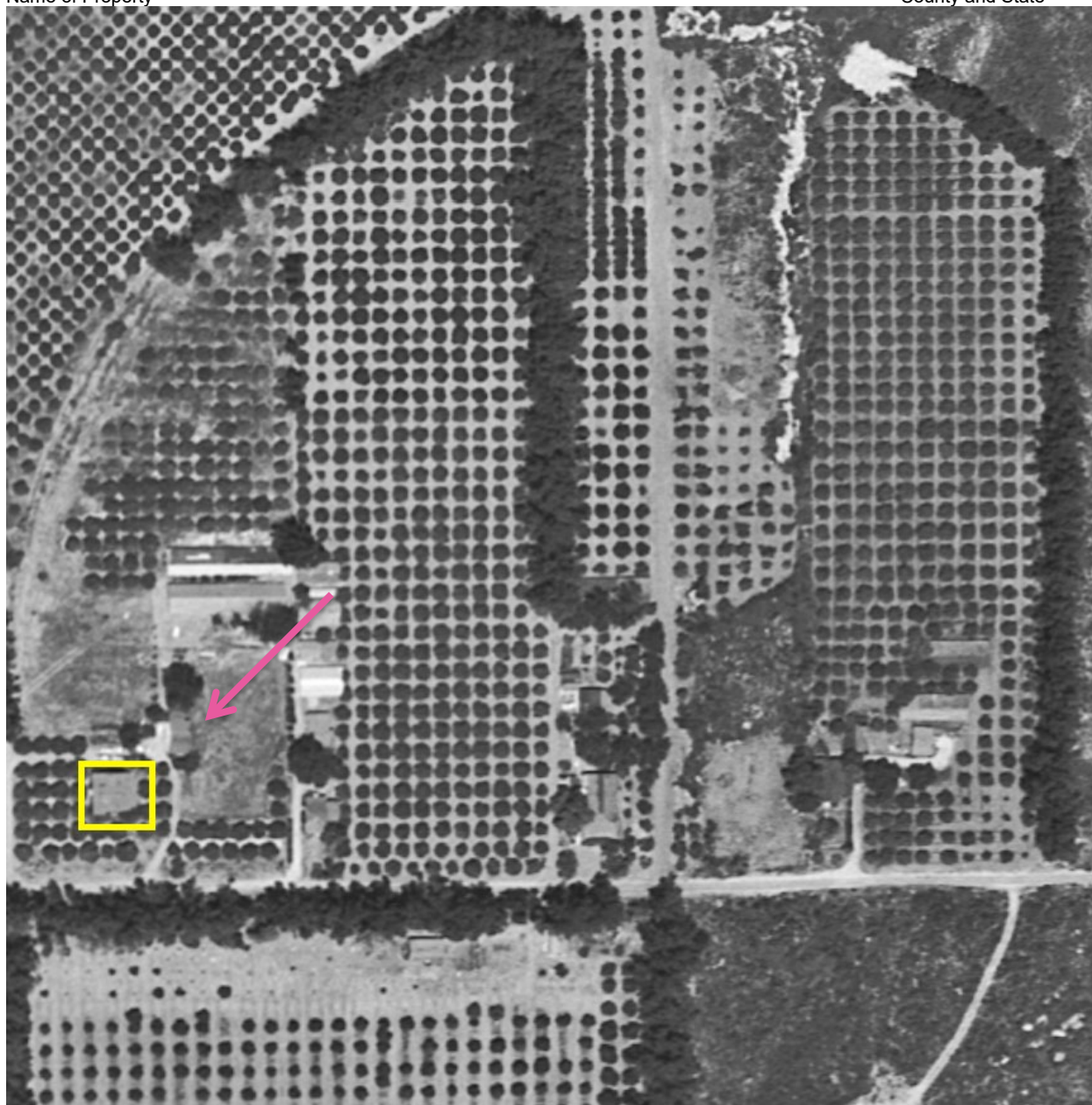


Figure 32. 1953 Aerial close up, main house highlighted in yellow, garage indicated with pink arrow

North Upland still remained largely undeveloped through the war period. However, this photo does show some of the growth that is to come. The first large change is the addition of the second driveway, indicating the changing nature of transportation in the post-war US. The second important change was the clearing of the plot immediately behind the lot that became the garage, and the clearing of some trees in the block below and in the space immediately above, indicating the rise of single-family housing. All of these trends set the stage for the suburbanization of the immediate area.

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Figure 33. 1959 Aerial

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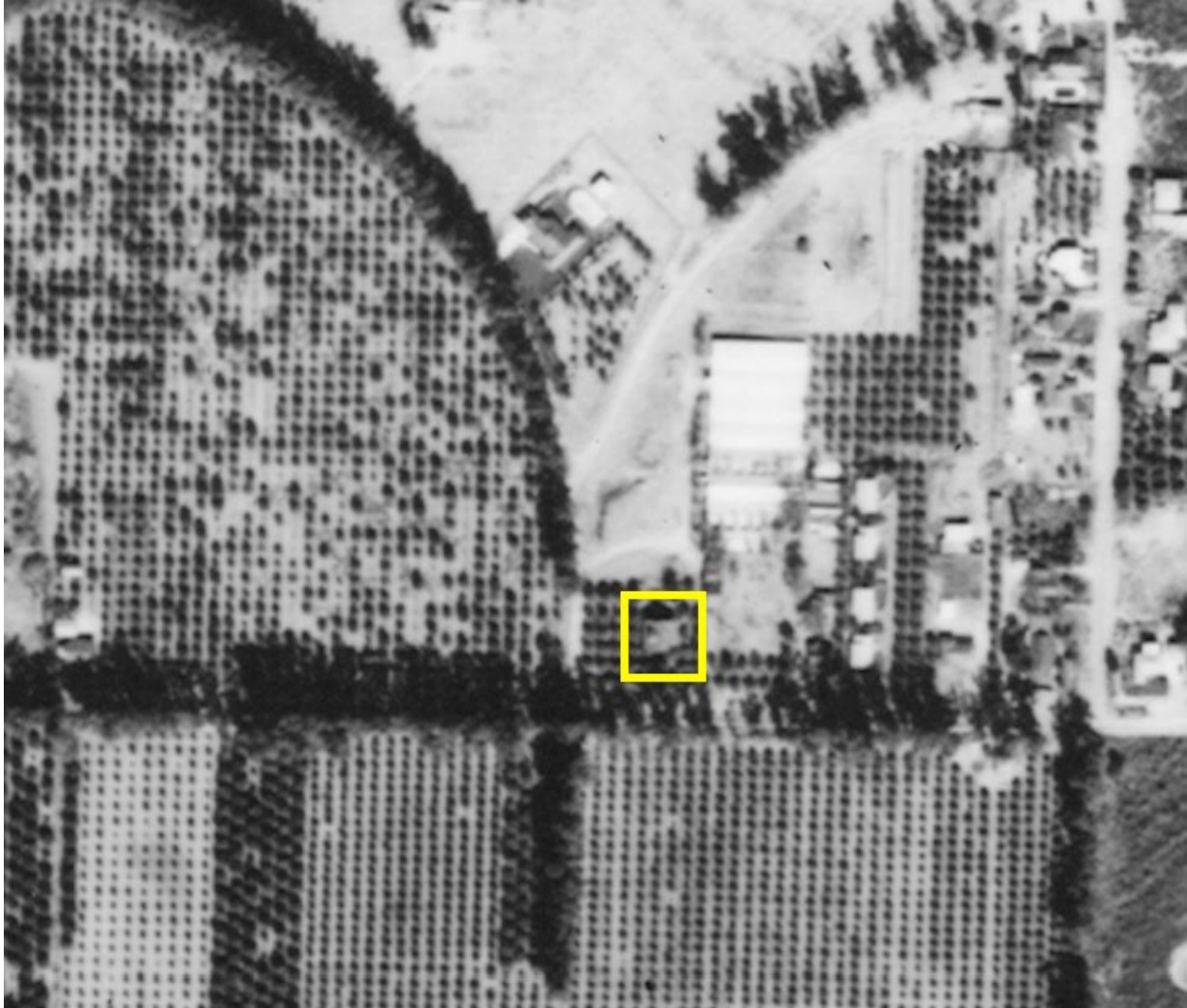


Figure 34. 1959 Aerial close up, main house highlighted in yellow

By 1959 the clearing of lots became more pronounced as the area prepared for its transition to becoming residential.

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Figure 35. 1969 Aerial, pre flood

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Figure 36. 1969 Aerial close up, main house highlighted in yellow

By 1969, most of the surrounding “hourglasses” have become residential. Citrus growing in San Antonio Heights has all but disappeared except in small lots. Interestingly, Citrus growing seems to be more pronounced in north Upland—with visible shelterbelts and tree plots.

As an afterthought, the council adopted the new residential zoning classification of “Low Density Residential” (0-2 families per net acre). The vote was 3-2 (with Max Hawkins and McCarthy dissenting) to change the density of 317 acres on the east side of Euclid Ave. between the proposed Foothill Freeway and 24th St. from agricultural and vacant to 0-2 density.

Figure 37. Newspaper clipping showing the zoning change for the area immediately south of subject³⁵

³⁵ Patricia Reid, “Council Votes Down Eco Report”, *The Upland News*, July 5, 1973, 1.

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Figure 38. 1977 Aerial

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Figure 39. 1977 Aerial, subject property highlighted in yellow including garage

Full and rampant suburbanization is underway. Cul-de-sacs and a flood of single-family houses have appeared where there was once a forest of citrus trees. Considering that most of the changes to the house took place in the mid seventies, this is likely when the property became a single-family house. There are still trees on the lot, but the citrus empire this house once lorded over is officially gone by 1979.

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Figure 40. 1994 Aerial

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Figure 41. 1994 Aerial, subject property highlighted in yellow

Close to modern-day, the entire area is occupied. This is more or less what the area looks like today—instead of the shelterbelts, low-density housing lines the street.

Construction Chronology

Construction Chronology

Date	Owner	Alteration
1923-1930	James Blair	House Built
1970's-2022	Meek family	Numerous interior alterations, new windows

Not much construction has been done on the house and much of the exterior remains original to its period of significance.

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OWNERSHIP/OCCUPANT HISTORY

Date Range	Owner	Occupant	Notes
1923		James Blair	
1973-2022	Meek family	Meek family	Did most of the interior changes
2022	Zhuo Wang & Fan Zhang	NA	

36. Deed. Jan. 18, 1912. \$10. Chas. E. Harwood et ux to John Raney. Blk 12, San Antonio Hts.

Deed Nov 19 1921 A B Dinsen et ux to Anna Hjorth lot C of John Raney's Resub of blk 12 San Antonio Hts Tr Ontario.

Deed May 17 1922 Anna Hjorth to Nettie Jane Hicks & Vera Blair Fleming lot C John Raney's Resub of blk 12 San Antonio Heights Tr Ontario.

Deed July 18 1923 Nettie Jane Hicks widow Vera Blair Fleming et mar to James Blair et ux lot C of John Raney's Resub of blk 12 San Antonio Hts Tr Ontario.

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20027210 — Fulton, Laura A John
Raney's Resub of Blk 12 San An-
tonio Hts N 166 Ft E 116 Ft Lot
C Measured Alg E Li Sd Lot 177.66
20027250 — Bell, Mary B John
Raney's Resub of Blk 12 San An-
tonio Heights Lot C Ex W 116
Ft and Ex E 116 Ft Meas Alg
Sly Li Sd Lot 39.18

Figure 42-46. Deeds and land transfers for San Antonio Heights Grove House up to 1967

Comparison

There are a couple of other examples of extant orange resources in the area, but very few orange grove resources. Primarily those that exist are associated more with the citrus packing and shipping industry and less with the agriculture industry. Due to the nature of packinghouses and industrial orange resources being located in denser city centers, the social and economic cost to keeping them is a lot less than keeping massive orange groves. As a result, the agricultural resources that showcased the orange and citrus industry the best are gone.

Out of the remaining properties in the Upland area (loosely) associated with the citrus industry and have historic recognition via listing in the National Register there is one section of road and its accompanying buildings (Euclid Avenue Historic District) and that is it. At the local level, in Ontario, out of every single local landmark, only one- the Hofer Ranch- is an agricultural resource.³⁶ In Upland, the scene is different, and Upland's historic resource inventories clearly reflect the town's actual and mythologized history as a citrus-exporting hub. There is a Citrus & Transportation District, but this is focused on the railroads and the packinghouses in the area. This Historic District in many ways lies between A St and Stowell St, right where the railroad used to be. The development pattern for the area was dictated by the packinghouses, which naturally sprouted up by the railroads and would pack fruit for incoming trains. Evidenced by this is the Upland Lemon Growers Association, which is a large industrial grade citrus resource that anchors the district in many ways.

³⁶ City of Ontario Planning Department, "City of Ontario Historic Landmarks", July, 2012, accessed September 18, 2023.

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Figure 47. Upland Lemon Growers Association, Library of Congress

The difference between all of these and San Antonio Heights Grove House and the properties that have historic recognition is simple. Out of all the properties with historic recognition, San Antonio Heights Grove House is the only residential property. It is the only property still left that has integrity and is connected with the Upland/Ontario area's citrus growing past. It is for these reasons that the property should be listed in the National Register of Historic Places under Criterion A for its agricultural association and under Criterion C for its architecture.

Historic Integrity

The subject building and property at San Antonio Heights Grove House has been found to be potentially significant, and as such will be evaluated for its integrity.

Location: The site does maintain integrity of location. The building has never been moved during its period of significance.

Design: The site does maintain integrity of design. The site was clearly designed as a high example of a craftsman house with Victorian influences, and the house still reads as such.

Setting: The site does retain integrity of setting. The site used to be an orange grove, and that is a partial reason for its significance, and the orange groves are all gone. However, the site has a clear setback from its lot that upon viewing indicates the building may have had an agricultural

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connotation. Additionally, no other address and respective building can convey is agricultural significance to any degree, meaning that the setting is viewable through the building and its lot. Therefore the building retains integrity of setting.

Materials: The site does maintain integrity of materials. The site, aside from the windows that have been replaced, can be easily rehabilitated back to its original finishes, especially in the interior.

Workmanship: The workmanship is evident in the craftsman details despite various changes to the interior and exterior. The site maintains integrity of workmanship.

Feeling: The site does still feel like a high-style citrus grove house. That connection is clear, once the context is known. The large lot as well is indicative of a grove house. As a result, the site retains integrity of feeling.

Association: The site does retain integrity of association. Its current use as residential does even align with its historic residential agricultural past.

Historic Integrity Summary

The subject property and building at San Antonio Heights Grove House retains 6 aspects of integrity—Location, Design, Materials, Workmanship, Feeling, and Association—and lacks integrity of Setting. As such, the site does retain its historic significance.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Reid, Patricia. "Council Votes Down Eco Report." *The Upland News*, July 5, 1973, p. 1.

Special Staff Correspondence, "John Raney Pases at Home in Upland", *The San Bernardino County Sun*, July 6, 1938, 14.

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U.S. Department of the Interior, National Park Service, Cultural Resources staff. "How to Apply the National Register Criteria for Evaluation." National Register Bulletin, no. 15 (1990; revised for internet 1995).

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property Less than one

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 34.0904 Longitude: 117.384

Verbal Boundary Description (Describe the boundaries of the property.)

The property is bounded by E 24th St in the south and Belleview Road in the west. The east and north boundaries of the property are bordered by two other residential units- 2408 Highland Road to the north, and 495 E 24th St to the East.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries were selected because the current boundaries of the property, while not the full historic width of the property, properly reflect the destruction of the agricultural legacy of the area and legacy of the house as one of residence. This is important to telling the narrative of the house as one of the last agricultural resources of the area.

11. Form Prepared By

name/title: Joseph van den Berg

organization: Garavaglia Architecture, Inc.

street & number: 582 Market St, Suite 1800

city or town: San Francisco state: CA zip code: 94102

e-mail joseph@garavaglia.com

telephone: 415-391-9467

date: 09/19/23

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Location Map



Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: San Antonio Heights Grove House

City or Vicinity: Upland

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County: San Bernardino State: CA

Photographer: Stephen Schafer

Date Photographed: 9/26/2023

Description of Photograph(s) and number, include description of view indicating direction of camera:

1. View of house from E 24th St, facing northeast
2. Similar view but more close-up
3. South facade, view north
4. South and west Facades, view northeast
5. East facade, view west
6. North facade, view south
7. North facade and driveway, view south
8. North and east facades, view southwest
9. Interior entry and living room, view north
10. Interior 1st floor bedroom, view south
11. Staircase, view southwest
12. Upstairs master bedroom bathroom, view southwest
13. Upstairs master bedroom, view southeast
14. Staircase room, view southeast
15. Bathroom, view north
16. Kitchen, view north
17. Laundry/mudroom, view northeast
18. Bay window, view north
19. Front porch details, view southwest
20. Rear shed, view northeast
21. Garage/carriage house, view northwest
22. Garage, view east
23. Possible well cover, view east

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.