CITY OF LOMA LINDA
PLANNING COMMISSION AGENDA

Monday, July 6, 2026, 5:30 PM
Council Chambers
25541 Barton Road
Loma Linda, CA 92354

1. Call to Order

1.A. Call to Order

1.B. Roll Call

1.C. Pledge of Allegiance

1.D. Items to be Added or Deleted

1.E. Conflict of Interest Disclosure

2. Public Comments on Non-Agenda Items (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER)

2.A. Public Comments

This portion of the agenda provides an opportunity to speak on an item that is NOT on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.

3. Scheduled Items

3.A. Certificate of Appropriateness for the Loma Linda University Village Project Under Precise Plan of Design Permit No. 2026 0015, Tentative Tract Map No. 2026-0003, and Development Code Amendment No. 2026-0009 (collectively as MDA 2025-0053)

Staff recommends that the Historical Commission recommend approval of the Certificate of Appropriateness for the proposed Loma Linda University Health (LLUH) University Village project comprising approximately 11.8 acres generally defined by Mound Avenue to the north, Richie Circle to the east, Prospect Avenue to the south and Anderson Street to the west.

4. Approval of Minutes

4.A. Approval of Minutes for May 4, 2026

5. Reports

5.A. Commissioners' Reports

5.B. Director's Reports

6. Adjournment

6.A. Adjournment

Reports and documents relating to each agenda item are on file in the Department of Community Development and are available for public inspection during normal
business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Notice to the Public:
Reports and documents relating to each agenda item are on file with the Community Development Department and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m.
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (909) 799-2819. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Later requests will be accommodated to the extent feasible.

Tiffany Colwell

Tiffany Colwell, Administrative Assistant II

City of Loma Linda, California



Date Posted: July 6, 2026

City of Loma Linda

Historical Commission Staff Report

A. Certificate of Appropriateness for the Loma Linda University Village Project Under Precise Plan of Design Permit No. 2026 0015, Tentative Tract Map No. 2026-0003, and Development Code Amendment No. 2026-0009 (collectively as MDA 2025-0053)

Staff recommends that the Historical Commission recommend approval of the Certificate of Appropriateness for the proposed Loma Linda University Health (LLUH) University Village project comprising approximately 11.8 acres generally defined by Mound Avenue to the north, Richie Circle to the east, Prospect Avenue to the south and Anderson Street to the west.

Meeting	Agenda Group
Monday, July 6, 2026, 5:30 PM	Scheduled Items Item: 3A.

From
Lorena Matarrita, Community Development Director

Staff recommends that the Historical Commission recommend approval of the Certificate of Appropriateness for the proposed Loma Linda University Health (LLUH) University Village project comprising approximately 11.8 acres generally defined by Mound Avenue to the north, Richie Circle to the east, Prospect Avenue to the south and Anderson Street to the west. The Certificate of Appropriateness addresses: (1) review and consideration of the Cultural Resources Assessment for Loma Linda University Apartments (prepared by Aspen Environmental Group, dated June 2026, see Attachment A); (2) acknowledgement of the demolition program to remove 23 existing residential structures, two commercial/institutional buildings (including the Loma Linda Market) and five related accessory structures (see Attachment B); and (3) recommendations pertaining to the architectural style and the site configuration of a 381-unit institutional housing development that includes a 706-stall internal parking garage, approximately 5,250 square feet of ground floor commercial (along Prospect Avenue) and almost 12,000 square feet of LLUH associated administration and leasing uses, and an independent but accessory 1.03-acre campus green space and 125 stall surface parking lot, all on approximately 11.78 acres, as outlined in Precise Plan of Design Application No. 2026-0015 and associated entitlement requests, as shown in the project Architectural + Landscape Plan (See Attachment C).

As required by Chapter 17.80 “Historic Preservation” of the Loma Linda Municipal Code, the Historical Commission’s recommendation will be forwarded to City Council for final ratification.

DISCUSSION AND COMMENTS REQUESTED

The Community Development Department requests the Historical Commission provide input on design aspects related to historic integrity of the Special Planning Area C neighborhood. These comments will guide the Planning Commission and City Council in their review of the proposed project. Specifically, please provide input on:

1. The completeness and conclusions of the Cultural Resources Assessment report.

2. The appropriateness of the project’s proposed demolition program.

3. The appropriateness of the project's proposed architectural design style and elements.

4. Preliminary conditions that could be applied to project approval.

PERTINENT DATA

Owner: Loma Linda University Health (LLUH)

General Plan: Institutional-Health Care and Special Planning Area C

Zoning: Institutional- Health Care (I-HC)

Site: 11.78 acres

Parcel Numbers: APNs 284-103-02 & -04 and 284-122-01, -19, -21 through -29, -31 & -34

Site Condition: Currently developed with commercial, institutional and residential uses

Overlay/District: Prospect-Starr Architectural and Historical District; General Plan Special Planning Area C

PROJECT SUMMARY AND BACKGROUND

In April 2026, the applicant submitted a project application for a 381-unit institutional housing apartment complex, named "University Village" and a 45,083 square foot campus open space feature, named "The

Attachments

Attachment A - Cultural Resources Report.pdf
Attachment B - Demolition Plan.pdf
Attachment C Project Plans.pdf

CULTURAL RESOURCES ASSESSMENT

Loma Linda University Village Apartments Project, Loma Linda, California

Prepared for

Loma Linda University

Submitted by

Aspen environmental group

June 2026

NATIONAL ARCHAEOLOGICAL DATABASE INFORMATION

Authors: Roger Hatheway, M.A.
Jacquie Cooper, B.A.
Elliot D'Antin, B.S.
Lauren DeOliveira, M.S., RPA

Date: June 2026

Title: Cultural Resources Assessment, Loma Linda University Village Apartments Project, Loma Linda, California.

Submitted by: Aspen Environmental Group
5020 Chesebro Road, Suite 200
Agoura Hills, CA 91301

Submitted to: Loma Linda University and South Central Coastal Information Center.

This document contains sensitive information regarding the location of archaeological sites, which should not be disclosed to the public or other unauthorized persons. Archaeological and other heritage resources can be damaged or destroyed through uncontrolled public disclosure of information regarding their location.

Therefore, information regarding the location, character, or ownership of archaeological or other heritage resources is exempt from the Freedom of Information Act pursuant to the National Historic Preservation Act (16 USC Section 340), the Archaeological Resources Protection Act (16 USC Section 9(a)), Executive Order 13007, and Section 6254.10 of the California State Government Code. This report and records that relate to archaeological site information are exempt from the California Public Records Act (Government Code Section 6250 et seq.). In addition, Government Code Section 6254.19(r) explicitly authorizes public agencies to withhold information from the public relating to Native American graves, cemeteries, sacred places, and records of Native American places, features, and objects maintained by the Native American Heritage Commission pursuant to Sections 5097.9 and 5097.993 of the Public Resources Code and Section 296.18 of the Code of Federal Regulations.

CONTENTS

1. Introduction and Management summary 6

1.1. Summary of Findings 6
1.1.1. Archaeological Resources 6
1.1.2. Built Environment Resources 7
1.2. Project Description 9
1.3. Project Location 9

2. Regulatory Framework 16

2.1. State 16
2.1.1. California Environmental Quality Act (CEQA) 16
2.1.2. Assembly Bill 52, Native American Consultation Under CEQA 17
2.2. Local – City of Loma Linda 18

3. Environmental Setting 19

4. Historical Overview of the API 19

4.1. Precontact Background 19
4.1.1. Paleo-Indian Period/Terminal Pleistocene (12,000 to 10,000 B.P.) 19
4.1.2. Early Archaic Period/Early Holocene (10,000 to 8,000 B.P.) 19
4.1.3. Archaic or Milling Stone Period/Middle Holocene (8,000 to 3,000 B.P.) 19
4.1.4. Intermediate Period/Late Holocene (3,000 to 1,350 B.P.) 20
4.1.5. Late Precontact Period/Late Holocene (1,350 B.P. to Spanish Contact - A.D. 1769) 20
4.2. Ethnography Background 20
4.2.1. Tongva (Gabrielino) 21
4.2.2. Serrano 21
4.3. Historical Background 21
4.3.1. Spanish Period (1542 to 1821) 21
4.3.2. Mexican-Rancho Period (1821 to 1848) 22
4.3.3. American Period (1848 to the Present) 22
4.4. Historic Contexts Associated with the API 23
4.4.1. Development of the Loma Linda University (LLU) Campus and Other Student Facilities 23
4.4.2. Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development 33
4.4.3. Land Use and Development in the API Prior to 1922 36
4.4.4. City Directory and Voter Registration Research for Buildings Within the API 40
4.4.5. Summary of Tract, Parcel and Lot Development in the API 48
4.4.6. Individuals Associated with the API 49
4.4.7. Architects, Builders, and Architectural Styles Associated with the API 63

5. Background Research: Methods and Results 67

5.1. Native American Heritage Commission Sacred Lands File Search 67

5.2. CHRIS Record Search Methods and Results 67
5.3. SHPO-CHRIS BERD Record Search 70

6. Research Design 72

6.1. Archaeological Research Themes and Questions 72
6.2. Historic Research Themes and Questions 73

7. Survey Methods and Results 74

7.1. Methods 74
7.2. Survey Results and Evaluations 75
7.2.1. Archaeological Resources 75
7.2.2. Built Environment Resources 75
7.2.3. Built Environment Resource Descriptions 82
7.2.4. Built Environment Resource Evaluations 103

8. Indirect Visual Impact Analysis 183

8.1. Assessment of Visual Impacts on CRHR Eligible Historic-Age Properties 183
8.1.1. Review of Project Description and Project Plans and Drawings 185
8.1.2. Indirect Visual Impact Discussion of Historical Resources Within Visual API 187

9. Summary Findings and Recommendations 190

9.1. Archaeological Summary of Findings 190
9.2. Native American Heritage Commission Sacred Lands File Results 190
9.3. Built Environment Summary of Findings 190
9.3.1. Recommendations 194

10. References Cited and Consulted 196

TABLES

Table 1. Buildings in API 10
Table 2. Development of Mound City 1895 to 1922 37
Table 3. Previous Cultural Resource Studies Conducted within One-Quarter Mile of the Direct API 68
Table 4. Cultural Resources Previously Recorded within One-Quarter Mile of the Direct API 69
Table 5. Built Environment Resources in the API Listed in the BERD 71
Table 6. Built Environment Resources within the API 77
Table 7. Individually CRHR Eligible and District-Contributing Buildings in the Prospect-Starr Architectural and Historical District within the Visual API 183
Table 8. Built Environment Summary of Findings 191

FIGURES

Figure 1. Project Location Map 13
Figure 2. Area of Potential Impacts 14
Figure 3. Direct Area of Potential Impacts and Visual Area of Potential Impacts 15
Figure 4. Survey Coverage Map 81
Figure 4. Survey Coverage Map 181
Figure 5. Survey Results Map 182

ATTACHMENTS

Attachment A Confidential Records Search Results
Attachment B NAHC Consultation
Attachment C DPR 523 Form Sets
Attachment D UBIQUITOUS PROPERTIES AND THOSE LESS THAN 50 YEARS IN AGE

1. INTRODUCTION AND MANAGEMENT SUMMARY

At the request of Loma Linda University (LLU), Aspen Environmental Group (Aspen) has prepared the following Cultural Resources Assessment for the proposed Loma Linda University Village Apartments Project (LLU Village or Project) in order to identify whether historical resources, including archaeological cultural, tribal cultural resources, and built environment resources, exist within the Project and its associated Area of Potential Impacts (API) pursuant to California Environmental Quality Act (CEQA) contained within California Public Resources Code (PRC) Division 13, Sections 21000 through 21189.3, and to determine whether the Project will result in significant impacts to historical resources pursuant to CEQA Guidelines Section 15064.5 contained within Title 14 of the California Code of Regulations.

The Project is located in the County of San Bernardino in the City of Loma Linda (City), California (see Figures 1 and 2).

Aspen conducted in-depth contextual and property-specific cultural resource research to inform the conclusions contained in this report. Sources include a records search at the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC), a Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search, reviewing ethnographic literature, digitized newspapers, genealogical records, United States Census data, recorded tract maps, historic photographs and other ephemera, the CHRIS Built Environment Resource Directory (BERD) for San Bernardino County, as well as prior historic surveys prepared at reconnaissance and intensive levels.

Aspen conducted a pedestrian archaeological survey of the Direct API and conducted a built environment survey of the Direct API and Visual API, collectively identified as the API (Figure 3).

Aspen evaluated all buildings in the API for eligibility under the criteria of the California Register of Historical Resources (CRHR) and the City of Loma Linda Register of Cultural Resources (Local Register) designation criteria contained within Municipal Code Section 17.80.070.

1.1. Summary of Findings

1.1.1. Archaeological Resources

The NAHC SLF search resulted in a positive finding. This finding was transmitted to the City to inform the City's Tribal consultation requirements pursuant to California Assembly Bill (AB) 52. At the direction of the City, Aspen did not complete any tribal outreach.

No significant Native American or historic-age archaeological resources were identified by the SCCIC record search, or during the intensive field survey of the Direct API. As such, the Project will not cause an impact to any known archaeological resources. No further cultural resources investigations are recommended and no monitoring is required.

As with any project that involves ground disturbing activity, there is the potential to encounter unknown buried archaeological resources. In the event unknown cultural resources are encountered during future Project construction, Aspen recommends the following:

1. **On-Call Archaeologist.** Prior to the commencement of construction, the applicant will secure the services of a qualified archaeologist, meeting the Secretary of Interior (SOI) qualifications, to be on-call during construction, or provide an archaeological specialist who will work under the

direction of the SOI qualified archaeologist. The selected consultant will submit the qualifications of the archaeological specialist to the City of Loma Linda for review and approval.

2. **Inadvertent Discovery of Cultural Resources**. If unanticipated cultural resources are inadvertently discovered during site preparation or construction activities, all activity within a 100-foot radius of the find shall be stopped until the on-call archaeologist or their qualified designee can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the applicant and other appropriate agencies. Work may continue in other portions of the Project area with the approval of the on-call archaeologist. The applicant will implement the on-call archaeologist's or their designee's recommendations for treatment of inadvertently discovered cultural resources.

3. **Inadvertent Discovery of Human Remains.** In the unlikely event that human remains or suspected human remains are uncovered during preconstruction testing or during construction, all work within 100 feet of the discovery will be halted and redirected to another location. The find will be secured, and the on-call archaeologist or their qualified designee will be contacted immediately to inspect the find and determine whether the remains are human. If the remains are not human, the on-call archaeologist will determine whether the find is an archaeological deposit. If the remains are human, the archaeologist will immediately implement the applicable provisions in PRC Sections 5097.9 through 5097.996, beginning with the immediate notification to the County of San Bernardino coroner. The coroner has two working days to examine human remains after being notified. If the coroner determines that the remains are Native American, California Health and Safety Code 7050.5 and PRC Section 5097.98 require that the coroner contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC, as required by PRC Section 5097.98, will determine and notify the Most Likely Descendant.

With implementation of the above recommendations, potential impacts resulting from inadvertent discoveries of archaeological resources will be considered less than significant.

1.1.2. Built Environment Resources

A total of 52 built environment features, including 51 buildings and one structure (a parking lot), were intensively surveyed and evaluated within the Direct API and the Visual API. Eighteen of these built environment features have been previously surveyed and evaluated. All previous evaluations are reevaluated herein as the previous evaluations are more than 5 years old. The great majority (41) of the 52 built environment features identified within the Direct API and Visual API were determined to not be historically or architecturally significant and are not considered CRHR eligible historical resources under CEQA, or in accordance with local guidelines. DPR forms were prepared for 37 built environment resources. One built environment feature (a parking lot) was determined to be ubiquitous and a DPR form was not prepared. One built environment feature was determined to be less than 50 years old and a DPR form was not prepared. Updates to existing DPRs were prepared on DPR continuation sheets for the remaining 13 built environment features.

No historical resources were identified within the Direct API. A total of 11 buildings within the Visual API, and one historical district, for a total of 12 resources, were determined to qualify as CRHR eligible historical resources under CEQA, and in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria. Of the 11 CRHR individually eligible buildings, nine are in the previously designated Prospect-Starr Architectural and Historical District (Table 6). Two buildings previously determined to not qualify as CRHR or locally eligible were reevaluated and found to qualify in accordance with California Historical Resource Status Code 3CS: Appears eligible for CR as an individual property through survey

evaluation. The continued eligibility of the larger Prospect-Starr Architectural and Historical District was also confirmed. These findings are briefly summarized as follows.

1. LLU Visual API Building #18, located at 11147 Anderson Street, was previously evaluated in 2008 and found to not qualify as eligible to the CRHR. This building is located to the west of the Direct API. Historical research conducted as part of the present study has resulted in the identification of a significant individual associated with the building and the identification of the architect and builder. This building was specifically designed to embody the distinctive characteristics of a type, period, or method of construction, so that it would blend in with other college buildings. It is the work of a well-known architectural firm that also prepared a master plan for the development of the entire College/University campus and was built by a well-known local contractor. Aspen recommends this building as eligible to the CRHR in accordance with California Historical Resource Status Code 3CS.
2. LLU Visual API Building #39, located at 11170-76 Ritchie Circle, was previously evaluated in 1996 and found to not qualify as eligible to the CRHR. This building is known as the Captain Davis "Snug Harbor," and also as the William S. & Anna Lulu Ritchie, and Iner W. and Marian H. Ritchie – "Ritchie Mansion." It is located to the east of the Direct API and within the Visual API. When the previous 1996 evaluation was prepared various alterations were not 45+ years in age, and they were considered non-historic. These alterations now exceed 45+ years in age and can be considered historic, especially as they were designed and implemented by Dr. Iner William Sheld-Ritchie (Reynolds 1985, page 96), a member of an important and historic Loma Linda family, following his repurchase of the building and property after it had previously been donated to the College of Medical Evangelists in 1948. Finally, Snug Harbor/Richie Mansion is the only remaining late-nineteenth century grove house in its original location in the central-city portion of the City of Loma Linda. Despite many alterations over time, when viewed while driving north up Ritchie Circle, it serves as a powerful reminder of time and time past. Aspen recommends this building as eligible to the CRHR in accordance with California Historical Resource Status Code 3CS.
3. The Prospect-Starr Architectural and Historical District is a previously established district of CRHR eligible residential properties. The 1988 Hatheway & McKenna report notes that "this district is generally bounded by Prospect Avenue to the north, Hillcrest Street to the east, Barton Road to the south, and by Anderson Street to the west. Starr Street represents the east-west core of this district" (Hatheway 1988, page 13). A subsequent 2005 report evaluating every building within the district was prepared at the request of the Loma Linda University Foundation (Hatheway 2005a). A total of 9 individually eligible and contributing buildings along the northern boundary of the Prospect-Starr Architectural and Historical District, are within the Visual API. Aspen has confirmed previous findings that these buildings remain individually eligible to the CRHR. Aspen has also confirmed that the district itself is still eligible to the CRHR.

The proposed Project will not directly or physically impact the above noted 11 individually eligible buildings, or the previously designated Prospect-Starr Architectural and Historical District, although visual impacts will occur. Potential visual impacts to the above noted buildings and district are addressed in report Section 8.1.2.1: Indirect Visual Impact Analysis. This analysis concludes that the proposed Project will not cause a significant adverse change to the eligibility of historical resources within the Visual API. Aspen recommends, therefore, that indirect Project related visual impacts should be considered as less than significant.

The following report is a full account of the methods and results of research, the conclusions of the study, and mitigation recommendations for the proposed Project.

1.2. Project Description

Aspen Environmental Group received the following Project description from Myca Tran, Three6ixty, Planning Project Manager, on March 23, 2026.

> Loma Linda University Health proposes the construction, use and maintenance of a new 455,914 square-foot mixed-use building, including 381 dwelling units over ground floor commercial uses, with a maximum of six (6) stories to a height of 75 feet and FAR of 2.03, for student housing called the Loma Linda University Village (the "Project"). The Project is comprised of an array of unit sizes (49 micro units, 20 studios, 183 one-bedroom units, 117 two-bedroom units, and 12 townhouse-style three-bedroom units) and includes an approximately 10,000 square-foot retail/amenity area, 706 vehicular parking spaces, 116 bicycle parking spaces, and 64,624 square feet of landscaping. Residential amenities include a lounge, clubroom, fitness center, leasing office, landscaped courtyards and walkways, pool and spa retreat area, roof deck, as well as a dog park and dog spa.
>
> The Project Site is approximately 304,456 square feet in area and involves the demolition of two (2) institutional/commercial buildings and 24 residential buildings. The podium-style mixed use building consists of five (5) levels of Type III-A construction for residential occupancy wrapping six (6) levels of Type I-A construction for an internal parking garage. Access to each level is provided by four (4) elevators located at each corner, and three (3) sets of stairs located at the northeast, southeast, and southwest corners of the parking structure. An extension of Hillcrest Street, located at the easterly portion of the property, will be a private street on private property.

1.3. Project Location

The Direct API is defined as the area within which all proposed building demolition and new construction shall take place. The Visual API includes those built environment properties and features within a one-building-parcel-band of the Direct API, and/or those buildings, structures, and objects as necessary that may have visual impacts related to implementing the Project. The Direct API and Visual API together form the API (Figures 1-3).

The Direct API is described in a document emailed by Myca Tran, Three6ixty, Planning Project Manager, to Aspen on March 23, 2026, entitled, Attachment "A," Project Description & Findings, Loma Linda University Village.

> The 304,456 square-foot subject site, "Project Site," is located mid-block and generally bounded by Anderson Street to the west, Ritchie Circle/Hillcrest Street extension to the east, Mound Street and La Mar Road to the north, and Prospect Avenue to the south. [The site is] Characterized by flat, slightly sloped, topography, the Project Site currently consists of one (1) two-story 60,824 square-foot institutional/commercial building (convenience center, including Loma Linda Market), one (1) one-story 2,705 square-foot institutional (cytology lab), associated surface parking within Loma Linda University's Campus Plaza, as well as 24 one-to-two-story residential buildings totaling 46,492 square feet utilized for employee and student housing. The building associated with 11161 Anderson Street is part of a larger commercial center that consists of the Loma Linda Market, Loma Linda University Campus Store, a computer store, juice shop, bottled water supplier, asbestos testing service, and shipping service (three6ixty 2026, page 2).

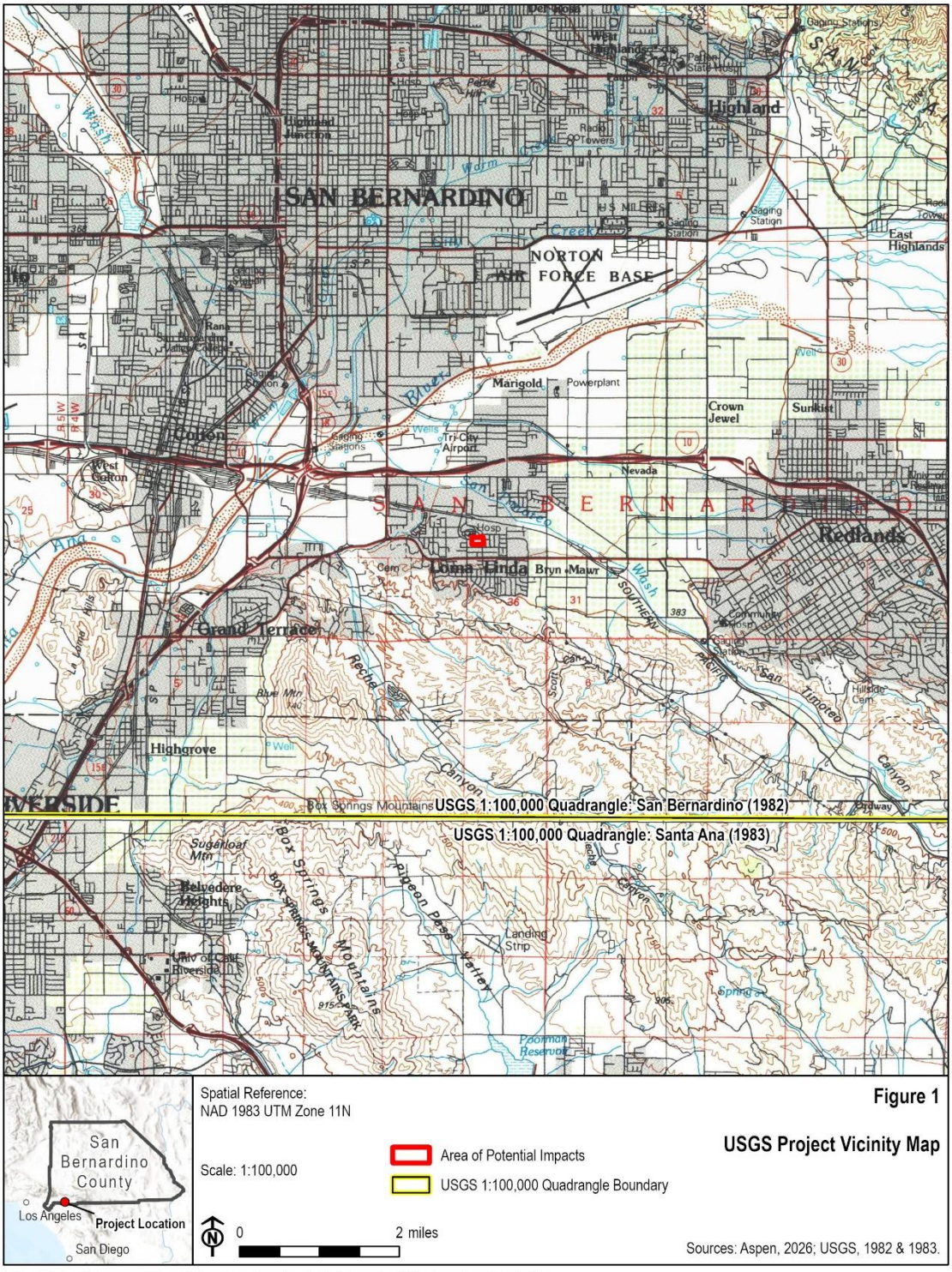
Buildings and features within the API were assigned reference numbers that are used throughout the report (Table 1). Please see Figure 4 for additional Information regarding specific building locations within the API.

Table 1. Buildings in API

Building #	Address	APN	Type	Location
1	11161 Anderson Street	0284-103-02-1001	Institutional-Commercial	Direct API
2	N/A	0284-122-27-0000, 0284-122-28-0000	Vacant	Direct API
3	25027 Mound Street	0284-122-29-0000	Institutional	Direct API
4	25055-25057 La Mar Road	0284-122-01-0000	SFR	Direct API
5A	25039 to 25063 Mound Street	0284-122-34-0000	Apartment	Direct API
5B	25043 Mound Street	0284-122-34-0000	Apartment	Direct API
5C	25045 Mound Street	0284-122-34-0000	Apartment	Direct API
5D	25047 Mound Street	0284-122-34-0000	Apartment	Direct API
5E	25049, 51, 53 Mound Street	0284-122-34-0000	Apartment	Direct API
6	25065-69 Mound Street	0284-122-31-0000	Triplex	Direct API
7	24998, 25000, 02, 04, 06, Prospect Avenue	0284-122-26-0000	Apartment	Direct API
8	25008, 10, 12, 14, 16, Prospect Avenue	0284-122-25-0000	Apartment	Direct API
9A	25018 Prospect Avenue A/B	0284-122-24-0000	Apartment	Direct API
9B	25020, 25022, 25024 Prospect	0284-122-24-0000	Apartment	Direct API
9C	25026-25028 Prospect Avenue	0284-122-24-0000	Apartment	Direct API
9D	25030 & 25032 Prospect Avenue	0284-122-24-0000	Apartment	Direct API
10A	25034 & 25036 Prospect Avenue	0284-122-23-0000	Apartment	Direct API
10B	25038 & 25040 Prospect Avenue	0284-122-23-0000	Apartment	Direct API
10C	25042 & 25044 Prospect Avenue	0284-122-23-0000	Apartment	Direct API
11A	25044 & 25048 Prospect Avenue	0284-122-22-0000	Apartment	Direct API
11B	25050 Prospect Avenue	0284-122-22-0000	Apartment	Direct API
11C	25052, 54, 56 Prospect Avenue	0284-122-22-0000	Apartment	Direct API

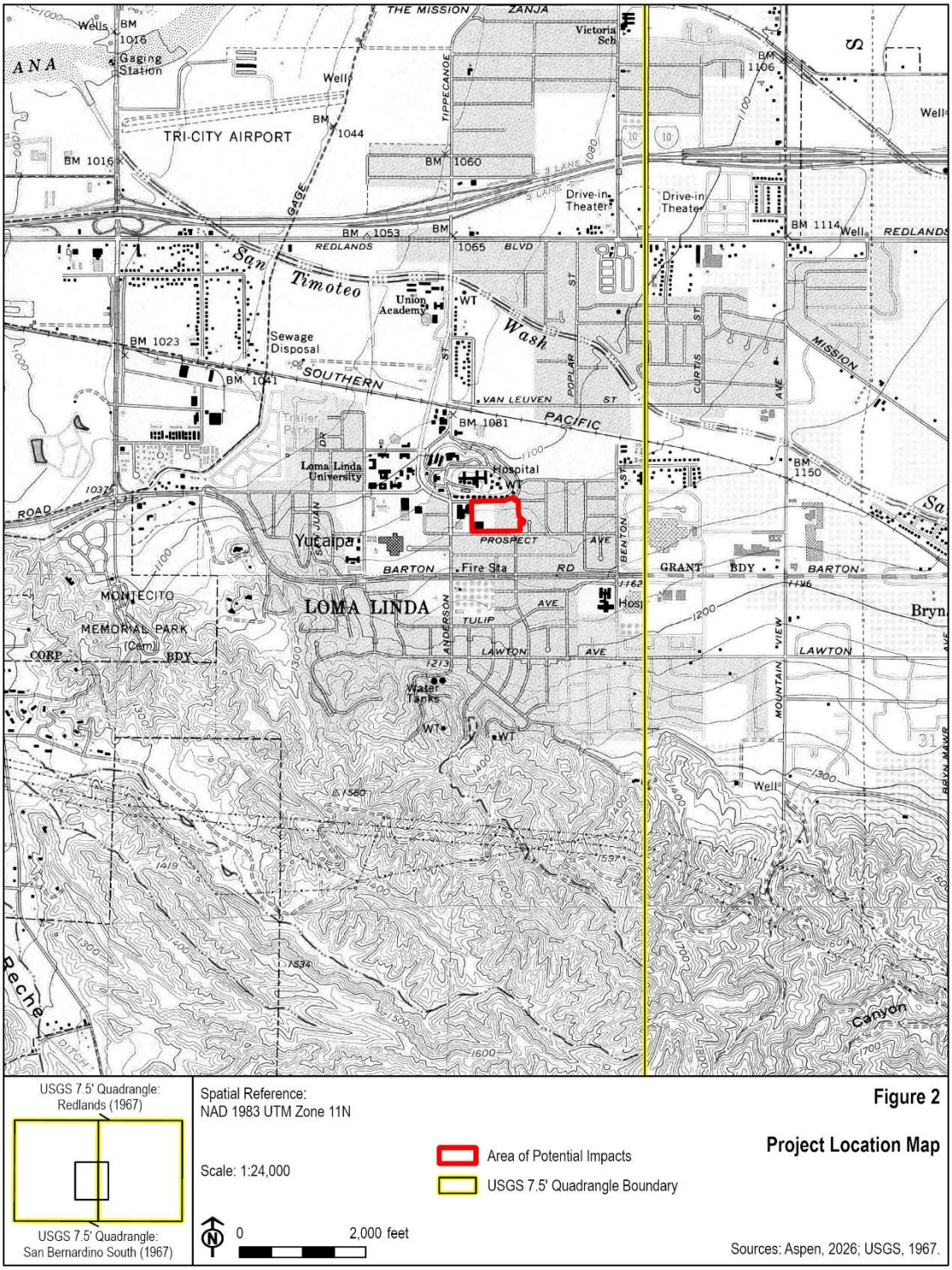
Building #	Address	APN	Type	Location
12	25058 Prospect Avenue	0284-122-21-0000	Apartment	Visual API
13	25062-A 25064-A Prospect Avenue	0284-122-21-0000	Apartment	Direct API
14	25082-92 Richie Circle	0284-122-19-0000	Apartment	Direct API
14A	25078-80 Richie Circle	0284-122-19-0000	Apartment	Direct API
14B	25078-25092 Richie Circle	0284-122-19-0000	Carport-Garage	Direct API
15	25020 Mound Street	0284-091-06-0000	Apartment	Visual API
16	24950 Mound Street	0284-091-06-0000	Apartment	Visual API
17	24930 - 48 Mound Street	0284-091-06-0000	Apartment	Visual API
18	11145-11147 Anderson Street	0284-103-04-0000	Institutional-Commercial	Visual API
19	11195 Anderson Street	0284-103-03-0000	Commercial	Visual API
20	11209 Anderson Street	0284-111-04-0000	Residence	Visual API
21	24921 Prospect Avenue	0284-111-05-0000	Apartment	Visual API
22	24939 Prospect Avenue	0284-111-06-0000	Residence	Visual API
23	24947 Prospect Avenue	0284-111-07-0000	Commercial-Residential	Visual API
24	24957 Prospect Avenue	0284-111-35-0000	Residences	Visual API
25	24969 Prospect Avenue	0284-111-34-0000	Apartment	Visual API
26	24975 Prospect Avenue	0284-111-10-0000	Residence	Visual API
27	24989 Prospect Avenue	0284-111-11-0000	Residences	Visual API
28	24995 Prospect Avenue	0284-111-12-0000	Triplex	Visual API
29	25005 Prospect Avenue	0284-111-13-0000	Residence	Visual API
30	25007 Prospect Avenue	0284-111-15-0000	Residence	Visual API
31	25025 Prospect Avenue	0284-111-16-0000	Duplex	Visual API
32	25035 Prospect Avenue	0284-111-17-0000	Residence	Visual API
33	25045 Prospect Avenue	0284-111-18-0000	Triplex	Visual API
34	25061 Prospect Avenue	0284-133-39-0000	Residence	Visual API
35	25072 Prospect Avenue	0284-133-40-0000	Residence	Visual API
36	25072 Prospect Avenue	0284-122-20-0000	Residence	Visual API
37	25065 LaMar Road	0284-122-02-0000	Residence	Visual API
38	11160 Richie Circle	0284-122-40-0000	Apartment	Visual API
39	11170-76 Ritchie Circle	0284-122-39-0000	Residence	Visual API

Figure 1. Project Location Map



This product reflects geospatial analysis only and is not a substitute for authoritative boundary determinations.

Figure 2. Area of Potential Impacts



This product reflects geospatial analysis only and is not a substitute for authoritative boundary determinations.

Figure 3. Direct Area of Potential Impacts and Visual Area of Potential Impacts



This product reflects geospatial analysis only and is not a substitute for authoritative boundary determinations.

2. REGULATORY FRAMEWORK

Numerous laws, ordinances, regulations, and standards on state and local levels seek to protect and manage cultural resources. The primary state regulation governing significant cultural resources is the California Environmental Quality Act (CEQA) and Public Resources Code (PRC) Section 5097. The primary local regulations designating historical landmarks in the City of Loma Linda are detailed in the City of Loma Linda Municipal Code, Title 17, Zoning, under Chapter 17.80 Historic Preservation.

2.1. State

2.1.1. California Environmental Quality Act (CEQA)

California Environmental Quality Act (1970) (PRC Sections 21000 et seq., Section 5024, Section 5024.5; CCR Title 14, Chapter 3, Sections 15000 et seq.) establishes that historical and archaeological resources must be afforded consideration and protection in the discretionary project review process (14 CCR Section 21083.2, 14 CCR Section 15064). CEQA Guidelines define significant cultural resources under three regulatory designations: historical resources, unique archaeological resources, and tribal cultural resources. Tribal cultural resources are discussed under AB 52 in the following section.

A historical resource is a "resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the CRHR;" or "a resource listed in a local register of historical resources or identified as significant in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code;" or "any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the agency's determination is supported by substantial evidence in light of the whole record" (14 CCR Section 15064.5[a][3]).

Historical resources automatically listed in the California Register include California cultural resources listed in or formally determined eligible for the National Register and California Historical Landmarks list from No. 770 onward (PRC 5024.1[d]). Locally listed resources are entitled to a presumption of significance unless a preponderance of evidence in the record indicates otherwise.

Under CEQA, a resource is generally considered historically significant if it meets the criteria for listing in the CRHR. A resource must meet at least one of the following criteria (PRC 5024.1; 14 CCR Section 15064.5[a][3]):

1. *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. Title 14, CCR Section 4852(b)(1) adds, "is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States."*
2. *Is associated with the lives of persons important in our past. Title 14, CCR Section 4852(b)(2) adds, "is associated with the lives of persons important to local, California, or national history."*
3. *Embodies the distinctive characteristics of a type, period, region, or method of construction; or represents the work of an important creative individual; or possesses high artistic values. Title 14, CCR 4852(b)(3) allows a resource to be CRHR eligible if it represents the work of a master.*

4. *Has yielded, or may be likely to yield, information important in prehistory or history. Title 14, CCR 4852(b)(4) specifies that importance in prehistory or history can be defined at the scale of "the local area, California, or the nation."*

Historical resources must also possess integrity of location, design, setting, materials, workmanship, feeling, and association (14 CCR 4852[c]).

An archaeological artifact, object, or site can meet CEQA's definition of a unique archaeological resource even if it does not qualify as a historical resource (PRC 21083.2[g]; 14 CCR 15064.5[c][3]). An archaeological artifact, object, or site is considered a unique archaeological resource if "it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria (PRC 21083.2[g]):

- *Contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information.*
- *Has a special and particular quality such as being the oldest of its type or the best available example of its type; or,*
- *Is directly associated with a scientifically recognized important prehistoric or historic event or person."*

2.1.2. Assembly Bill 52, Native American Consultation Under CEQA

AB 52 requires consultation with a tribe that is traditionally and culturally affiliated with the geographic area where a project is located if the tribe has requested consultation regarding projects in the tribe's area of traditional and cultural affiliation. (PRC §§ 21073, 21074, 21080.3, 21082.3, 21083.09, 21084.2, and 5097.94 [AB 52, 2014]). Public Resources Code Section 21074 defines a TCR as "a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe." TCRs also include "non-unique archaeological resources" that may not be scientifically significant but still hold sacred or cultural value to a consulting tribe.

CEQA requires that impacts to TCRs be identified and, if impacts are significant, that mitigation measures be implemented to reduce those impacts to the extent feasible (PRC § 21081). In the protection and management of the cultural environment, both the statute and the CEQA Guidelines provide definitions and standards to be used for the assessment of potential impacts to TCRs.

Impacts to a TCR are considered potentially significant if the affected resource is: (1) listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in PCR § 5020.1(k); or (2) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in of PCR Section 5024.1(c). In applying these criteria, the lead agency must consider the significance of the resource to a California Native American tribe.

Thus, a project may have a substantial adverse change in the significance of a TCR if:

- The adverse change is identified as being substantial through consultation with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project (PCR § 21084.2).
- The resource is listed, or eligible for listing, in the CRHR or in a local register of historical resources, and the resource or its immediate surroundings are subject to physical demolition, destruction, relocation, or alteration such that the significance of the historical resource would be materially impaired. (State CEQA Guidelines section 15064.5 (b)).

The fact that a TCR is not listed in or determined to be ineligible for listing in the CRHR, is not included in a local register of historical resources or is not identified in a historical resources survey does not preclude a lead agency from determining that the resource may be a historical resource.

AB 52 consultation is the responsibility of the City of Loma Linda.

2.2. Local – City of Loma Linda

The City of Loma Linda Municipal Code, Title 17, Zoning, under Chapter 17.80 Historic Preservation, presents a detailed set of guidelines for the identification of, evaluation of, and preservation of historic resources in the city. The following criteria for evaluation are applied herein to evaluated properties in the API.

§ 17.80.070. Cultural resource designation criteria.

For the purpose of this chapter, an improvement, natural feature, or site may be designated a cultural resource by the historic commission and any area within the city may be designated a historic district by the commission pursuant to subsection B of this section if it meets the criteria for listing on the National Register of Historic Places or any one of the following:

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

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

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

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

E. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development;

F. It has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city;

G. It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation;

H. It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif;

I. It reflects significant geographical patterns, including those associated with different areas of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;

J. It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

3. ENVIRONMENTAL SETTING

The proposed Project is within the San Bernardino Basin or Valley which contains the Santa Ana River watershed. The API is located in the City of Loma Linda on the south slope of the San Bernadino Valley Basin. Quaternary-age alluvial deposits are spread across the valley, consisting of alluvial fans variously comprised of sand, gravel, and cobbles and eroded gravel and pebbly sands. The climate is generally warm with hot summers and cool winters (SWCA 2008).

The API is located in the City of Loma Linda on the south slope of the San Bernadino Valley. Loma Linda is home to the Loma Linda University and Medical Center. It has a small historic commercial core with surrounding commercial centers, various well-maintained residential areas, many with tree-lined streets, numerous parks, and is generally bounded by Redlands to the east, the City and County of San Bernardino to the north, East Colton Heights and Grand Terrace to the west, and the San Timoteo Badlands/Hills to the south.

4. HISTORICAL OVERVIEW OF THE API

4.1. Precontact Background

The following precontact background is adapted from a 2015 ECORP report (Blumel et al. 2015) unless otherwise referenced.

4.1.1. Paleo-Indian Period/Terminal Pleistocene (12,000 to 10,000 B.P.)

Big game hunters and gatherers exploiting extinct species of Pleistocene megafauna were the first inhabitants of southern California. Large spear points or knives similar to the Clovis Paleo-Indian cultural tradition as identified across North America are locally known as "fluted point" assemblages. There is limited archaeological evidence for this period in southern California, as represented by small temporary camps with fluted points found around late Pleistocene Lake margins in the Mojave Desert and around Tulare Lake in the southern San Joaquin Valley (Blumel et al. 2015, page 22).

4.1.2. Early Archaic Period/Early Holocene (10,000 to 8,000 B.P.)

At the beginning of the Holocene approximately 10,000 years ago, temperature warming concurrent with the extinction of megafauna created changing subsistence strategies emphasizing hunting smaller game and increasing reliance on plant foods. Early Holocene sites represented by sites and isolates from the Lake Mojave and San Dieguito Complexes are found along former lakebeds and grasslands of the Mojave Desert and inland in San Diego County. Southern California Early Holocene sites have also been identified along the Santa Barbara Channel, in western Riverside County, and along the coast in San Diego County. San Dieguito sites are characterized by artifacts including large leaf-shaped points, leaf-shaped knives; large ovoid, domed, and rectangular end and side scrapers, engraving tools, and crescentics. Milling Stone Period sites are characterized by manos, metates, core-cobble tools, and marine shell (Blumel et al. 2015, page 22).

4.1.3. Archaic or Milling Stone Period/Middle Holocene (8,000 to 3,000 B.P.)

Residential site assemblages along the Los Angeles and Ventura County coasts originally defined the Milling Stone Period. Artifacts include manos and milling stones, large core-cobble chopping tools, hammerstones, large flake tools, scraper-planes and scrapers, worked bone, beads, cogged stones, discoidals, doughnut stones, and stone balls. Projectile points indicate deer and rabbits were hunted.

Burials were inhumated with associated grinding implements. The Milling Stone Period was subsequently extended to inland areas when sites with similar artifact inventories, without shell midden, were identified near Cucamonga, in the Prado Basin, and in Crowder Canyon near the Cajon Pass (Blumel et al. 2015, pages 22-23).

4.1.4. Intermediate Period/Late Holocene (3,000 to 1,350 B.P.)

During the Intermediate Period, mortars and pestles were first used, probably indicating use of the acorn, a high-calorie food source, which allowed greater sedentism. The predominant settlement pattern was probably semi-sedentary with winter residential bases at lower elevations near a permanent water source and use of temporary camps for resource collection for the remainder of the year. (ECORP 2015, page 23). Sites include large projectile points, indicating that hunting was likely accomplished with the atlatl or spear thrower. It has been suggested that Milling Stone Period artifact assemblages in the upper Santa Ana River drainage (manos and metates and core tools with few or no mortars and pestles, continued into the time period designated as Intermediate on the coast. This could indicate that acorn use began later in inland areas compared to the coast (Blumel et al. 2015, page 23).

4.1.5. Late Precontact Period/Late Holocene (1,350 B.P. to Spanish Contact - A.D. 1769)

The precontact cultures encountered by Spanish explorers in southern California were complex hunter-gatherer societies that developed during the Late Precontact Period. This period was characterized by villages extending up to 250 people located near permanent water sources and a wide variety of food sources including planted foods. Villages were commonly located at the center of a defended territory, with small groups leaving the village for short periods of time using temporary camps to hunt, fish, and gather plant foods. Temporary camps are evidenced by manos and metates for seed grinding, bedrock mortars for acorn pulverizing, and lithic scatters. Overnight stays in field camps are evidenced by fire-affected rock used in hearths. The introduction of the bow and arrow marks the beginning of the Late Precontact Period, which made hunting and territorial defense more efficient. An important food resource for inland groups was acorns. This was a labor-intensive process that produced a storable resource promoting sedentism. Bedrock mortars are indicators of Late Precontact. Seeds from sage and grasses, goosefoot, and California buckwheat were also collected and ground into meal. Protein was provided by meat from deer, rabbit, and other animals, hunted with bow and arrow or trapped using snares, nets, etc. Trade among local inland groups and coastal groups was important as a means of obtaining important resources from outside the local group's territory (Blumel et al. 2015, pages 23-24).

4.2. Ethnography Background

Ethnographic studies in the regional area surrounding the Direct API, generally agree that the Tongva (Gabrielino) occupied areas along the foothills of the San Gabriel mountains to the west of the Cajon Pass and the Serrano occupied the area along the foothills of the San Bernardino Mountains to the east of the Cajon Pass.

The territory of the Tongva included portions of Los Angeles, Orange, and San Bernardino Counties during ethnohistoric times, extending to the coast and inland into northwestern Riverside County. The Serrano preferred inland mountainous and hilly environments. Researchers agree that the Serrano occupied the eastern portion of the San Bernardino Valley, the desert near Victorville and east toward Twentynine Palms, and south to and in the Yucaipa Valley. The Tongva and Serrano were hunters and gatherers sharing similar lifestyles. Villages were based on clan or lineage groups. However, unlike the landlocked Serrano,

the territories of the Tongva included seasonal camps along the coast and near bays and estuaries (Hatheway and Yorck 2017, pages 5-2 and 5-3).

4.2.1. Tongva (Gabrielino)

The Tongva are believed to have been one of the most populous and prosperous Native American tribes in southern California prior to European contact. They occupied villages ranging in size from 50 to 200 inhabitants. Tongva society was organized by kinship groups, with each group composed of related families who owned hunting and gathering territories. Settlement patterns varied according to the availability of floral and faunal resources resulted in varying settlement patterns. Plant staples consisted of acorns, chia, seeds, piñon nuts, sage, cacti, roots, and bulbs. Hunting and fishing included deer, antelope, coyote, rabbits, squirrels, rodents, birds, snakes, and fish from rivers and streams. By the end of the 18th Century, the Tongva population experienced a significant decline due to introduced diseases and dietary deficiencies. Traditional Tongva communities near the missions disintegrated rapidly. By the early 1900s, few Tongva people had survived and much of their culture had been lost. However, in the 1970s, a revival of the Tongva culture began which continues today with growing interest and support (Blumel et al. 2015, page 24).

4.2.2. Serrano

Ethnographic studies generally agree the Serrano were the dominant group of Native Americans at the eastern end of the San Bernardino Valley mountains and foothills. Settlement locations were determined by water availability, and most Serranos lived in small villages near permanent water sources. The Serrano were hunters and gatherers who also fished. Hunted game included mountain sheep, deer, antelope, rabbits, small rodents, and birds. Gathered vegetable staples consisted of acorns, piñon nuts, bulbs and tubers, shoots and roots, berries, mesquite, barrel cacti, and Joshua tree. Houses/ramadas were round and constructed of poles covered with bark and tule mats. Serrano villages frequently had a ceremonial house used as a religious center. Other structures within villages might include granaries and sweathouses. The Serrano people were loosely organized along patrilineal lines. Tribes, as opposed to bands, were larger in numbers, and were distinguished from each other by having distinct dialects. Partly due to a Serrano preference for mountainous inland territory, contact between Serrano and European-Americans was minimal prior to the early 1800s, but in 1819, a chapel or Asistencia was established west of present-day Redlands and east of Loma Linda. This was used to relocate many Serrano people to Mission San Gabriel where traditional lifeways disintegrated, although small groups of Serrano in areas northeast of the San Gorgonio Pass were able to preserve traditional lifestyles for a longer period. Today, most Serrano live either on the Morongo or San Manuel reservations (Blumel et al. 2015, page 25).

Three major periods in California history define overarching periods of territorial control over the Project API and surrounding vicinity. These are the Spanish Period from 1542 to 1821, the Mexican Period spanning 1821 to 1848, and the American Period from 1848 to the present.

4.3. Historical Background

4.3.1. Spanish Period (1542 to 1821)

In 1542, Spanish exploration of the California coast began with the expedition of Juan Rodríguez Cabrillo. Various early Spanish and other European voyages of exploration and terrestrial expeditions followed, and these made initial contact with local Native Californians. Spanish colonization did not fully commence, however, until 1769 with the expeditions of the Franciscan administrator Junipero Serra and the Spanish military, under the command of Gaspár de Portola in San Diego (Chartkoff and Chartkoff 1984; Laylander

2000). The Spanish Period in California is most commonly marked by the establishment of twenty-one missions constructed between 1769 and 1823.

4.3.2. Mexican-Rancho Period (1821 to 1848)

The year 1821 marks the beginning of the Mexican Period and is concurrent with Mexico's independence from Spain. Mexico became California's new ruling government, and at first little changed for California Native Americans. The Franciscan missions continued to utilize the unpaid labor the natives provided, despite the Mexican Republic's 1824 Constitution that declared Indians to be Mexican citizens. This monopoly of Native American labor by a system that accounted for nearly one-sixth of the land in the state, angered the newly granted land-holding colonial citizens (Castillo 1998). The Mexican government eventually began secularization of the missions and promoting settlement of Alta California through the issuance of land grants and liberal colonization laws, quickly changing land ownership patterns across California. During the Mexican Period, vast tracts of land were granted to individuals, including former Mission lands which had reverted to public domain, and vast acreages of other lands. Each grant usually contained both valley and uplands acreage as well as access to a water supply. During this period, extensive land grants were established in the interior regions to spread the population inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts through construction of Franciscan missions. New landowners largely focused on the cattle industry and devoted large tracts of land to grazing (Chartkoff and Chartkoff 1984; Castillo 1998).

A total of eight ranchos were granted within the present boundaries of San Bernardino County during this period. The largest was Rancho San Bernardino, and it was granted to Antonio Maria Lugo by Governor Alvarado on June 21, 1842. The area encompassed by this grant includes land directly adjacent to the present Project area (Hatheway 1996: page 11).

4.3.3. American Period (1848 to the Present)

California became a territory of the United States in 1848 with the signing of the Treaty of Guadalupe Hidalgo. In 1850, a group of Mormon colonists opened negotiation with the Lugo family for the purchase of Rancho San Bernardino. The sale was completed as of September 22, 1851, shortly after the arrival of the first large group of colonists from Salt Lake City in June of 1851 (Hatheway 1996: page 11).

It was not until the mid-1870s that serious development of lands in the vicinity of the API began to take place. On April 26, 1875, the Mound City Land Association was formed for the purpose of buying, improving, developing and selling real estate. This early effort failed, and it was not until the formation of the Mound City Land and Water Company (MCLWC) in 1887 that real development began to occur.

The 1888 Plat of Mound City includes the present API. Following a brief panic at the end of the 1880s, land development slowly began to take-off along with the development of the main-line railroad system and various public transportation networks in the early 1890s (Hatheway 1996: page 11-12).

By the mid-1890s, Robert Robertson had built a large Italianate style home. This residence has since been demolished, but it is one of the first known residences to be built in the downtown core of present-day Loma Linda. Robertson tended orchards within the Direct API and Visual API, many of which are still visible in a 1938 aerial photograph. He lived until 1910, when many of his holdings were transferred to Lafayette Robertson (Hatheway 2005a, pages 20-21).

Lafayette Robertson was the executor and chief beneficiary of the Robert Robertson estate. In 1908, Lafayette Robertson is listed in the County of San Bernardino Great Register of voters as a rancher. In addition, he is recorded as being 49 years of age, a resident of the Chino District, and as a native of New

York. In a deed recorded on May 1, 1911, all of Robert Robertson's Loma Linda holdings were officially transferred to Lafayette Robertson. In the deed of record, Lafayette is noted as having paid all of the outstanding debts of the estate, and as "more than ten months have passed" since creditors were first notified (indicating Robert Robertson probably died in early summer 1910), the title to lands and water company shares were officially granted to Lafayette Robertson.

Lafayette Robertson continued to live in Chino after inheriting Robert Robertson's Loma Linda estate. By 1918, he began to subdivide his holdings into smaller lots for sale. Lafayette Robertson continues to sell property until his death on October 17, 1923. By this time, he had sold almost all of his Loma Linda property to minor developers and a select number of local Seventh-day Adventist* real estate investors (Hatheway 2005a, pages 21-22).

Refer to the historic contexts included in the following section for additional history in the American Period.

4.4. Historic Contexts Associated with the API

The following contexts were developed to inform CRHR and Local Register eligibility evaluations for historic-age properties within the API. Major resources consulted include local history books, published and unpublished histories of San Bernardino County and Loma Linda; Sanborn Fire Insurance Maps; digitized historic newspapers via HistoricNewspapers.com; historic aerial imagery from 1930 through 2024 via National Environmental Title Research HistoricAerials.com and Lightbox Environmental Data Resources; various USGS Topo Maps from 1896 through 1981; San Bernardino County Property Information Management System and archives including year-built data, building permits, Assessor Parcel Maps, Record of Survey and recorded tract maps, and Lot Books from 1895 through 1981; and real estate website data and imagery via Redfin.com, Trulia.com, and Zillow.

4.4.1. Development of the Loma Linda University (LLU) Campus and Other Student Facilities

The following history and chronology list key dates and building features in the development of the Loma Linda University/Medical Center Campus (formerly the Sanitarium and CME Campus). This information has been developed through consultation of historic Sanborn Maps (1928 and 1931), Vertical Files contained in the collection of the Heritage Room at the Del E. Webb Memorial Library, issues of The Bulletin (an early college/church newsletter), historian Keld Reynold's pivotal book on the history of Loma Linda entitled Sunshine, Citrus and Science, the book From Vision to Reality 1905 – 1980 Loma Linda University, and through information provided by the Department of Construction and Architectural Services, Loma Linda University Medical Center. In developing this history and chronology of built features comprising the Loma Linda University/Medical Center Campus, it has become evident that detailed record-keeping regarding construction of or acquisition of various buildings/facilities was never perceived as a vital function of the Medical Center/University. Therefore, although every effort has been made to create an accurate and inclusive construction chronology, there are many gaps in this "preliminary" historical summary (Hatheway 2005b, page 15).

4.4.1.1. Mound City/Loma Linda 1875 to 1905

As noted previously, the Loma Linda property purchased by members of the Seventh-day Adventist Church from the failing Loma Linda Association in 1905 was not a "blank slate" in terms of property

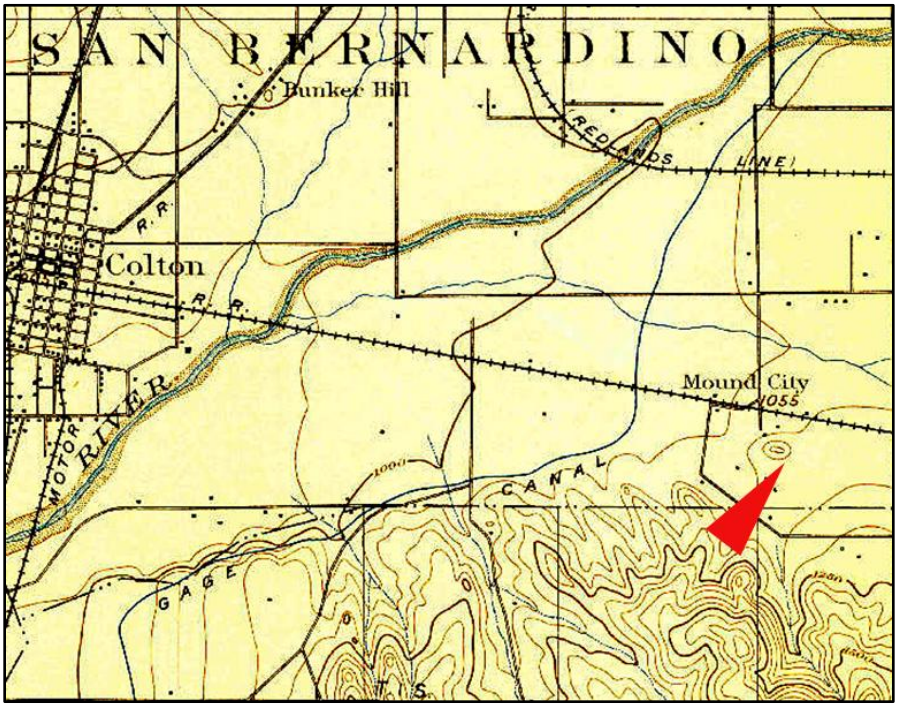
* *The term Seventh-day Adventist is used throughout this report as a preferred designator. Many historic documents, however, use the term Seventh Day Adventist. This commonly includes newspaper articles and County of San Bernardino real estate records. Every effort has been made herein to use the appropriate designator.*

development. Several buildings and structures were already present on the 76-acre site, reflecting the development schemes of several owners throughout the period extending from the mid-1880s to the early 1900s.

Each previous owner of the Loma Linda property (which grew into today's Medical Center/University Campus Complex) left their mark in some form. For the Mound City Land Association investors (1875 until 1882) it was by way of the streets and lots which had been laid out in their 1876 Plat Map. Although the next owner, gentleman-farmer Harvey Edgar Hills, plowed over some of the streets and lots in order to create his orchards, vineyards, and farm grazing land, the imprint of many of those streets remained.

After purchasing the 267-acre tract of land from the Mound City Land Association in 1882, farmer H. E. Hills constructed a 12-room house on the Mound (complete with basement), along with several outbuildings such as sheds, barns, and a bunkhouse. He also planted numerous acres of orchards and vineyards. Due to his failing health, the entire property was put up for sale in 1886.

The owners of the property after H. E. Hills, the Mound City Land and Water Company, left their imprint with both proposed lots and with named street thoroughfares, many of which survive today, such as Stewart and Anderson Streets. This group purchased 250 acres (including the Mound) from H. E. Hills in 1886. This organization also constructed a featured building (a hotel) which for many decades served as both the architectural focal point of Loma Linda, and also as an emblem of what Loma Linda came to embody – medical services famous throughout the world. Although neither built as or originally conceived of as a medical facility, the Mound City Villa Hotel, later the Loma Linda Sanitarium, was constructed in 1888 and stood on top of that "pretty hill" for portions of some nine decades (Hatheway 2005b, pages 15-16).



1896: U.S.G.S. Topographic Map, San Bernardino, California.

This map, surveyed in 1893 and 1894, depicts the relative lack of development of roads, buildings, and structures, in the vicinity of Mound City in the early 1890s, although the railroad does exist. The **RED ARROW** points to the approximate center of the Direct API.

A portion of the property (eight parcels in all) was purchased by the Loma Linda Association between 1900 and 1904. This group would add several structures to the property, thereby changing and influencing the overall development of Loma Linda. For example, this organization is credited with constructing five "cottages" on the Summit Hill portion of the Mound. This organization also constructed a log cabin style building known first as the "Recreation or Amusement Hall," which was located adjacent to the hotel. Additionally, they remodeled the hotel itself and changed the name of the community from Mound City to Loma Linda.

1876: First Mound City Plat is published, as laid out by (or agents on behalf of) the Mound City Land Association.

1882: Capitalist Harvey Edgar Hills purchases 267-acres from the Mound City Land Association.

1883–1886: H. E. Hills builds the first known structures on the Mound, including a 12-room farmhouse, complete with concrete basement. Additionally, he builds barns, sheds and a bunkhouse.

1888: January; The second Mound City Plat is published, as laid out by (or agents on behalf of) the Mound City Land and Water Company.

1888: April; The three-story, wooden Mound City Villa Hotel is constructed by the Mound City Land and Water Company, (according to an article published in The *Citrograph* in February of 1888, the Hotel was set to be opened in April).

1901–1904: The Loma Linda Association refurbishes the Mound City Villa Hotel. They build several cottages on the summit portion of the Mound. Additionally, they construct a log cabin style building known as the "Recreation or Amusement Hall."

4.4.1.2. Loma Linda Sanitarium Corporation Acquired Facilities, 1905 to 1907

After purchasing the Loma Linda property from the Loma Linda Association in July of 1905, with John A. Burden acting as agent on behalf of the Seventh-day Adventist Church, the founding members of the Loma Linda Adventist community discovered that they had much work to do. The first order of business was raising funds to pay off the new three-year mortgage (which they achieved in seven months). Recruiting staff for the new Sanitarium and School of Nursing was also a priority, as well as providing housing for new staff members. Finally, there was the daunting task of setting up key services and facilities, including a bakery/market, a post office, etc., that would make the fledgling community a whole.

Therefore, for a brief period, members of the new Loma Linda Adventist community utilized the buildings and structures which were already available to them. For example, several classes were taught in the building originally known as the Recreation/Amusement Hall, constructed in circa 1900-1904. This building also served as a library, an assembly hall, chemistry laboratory, and as the Registrar's Office.

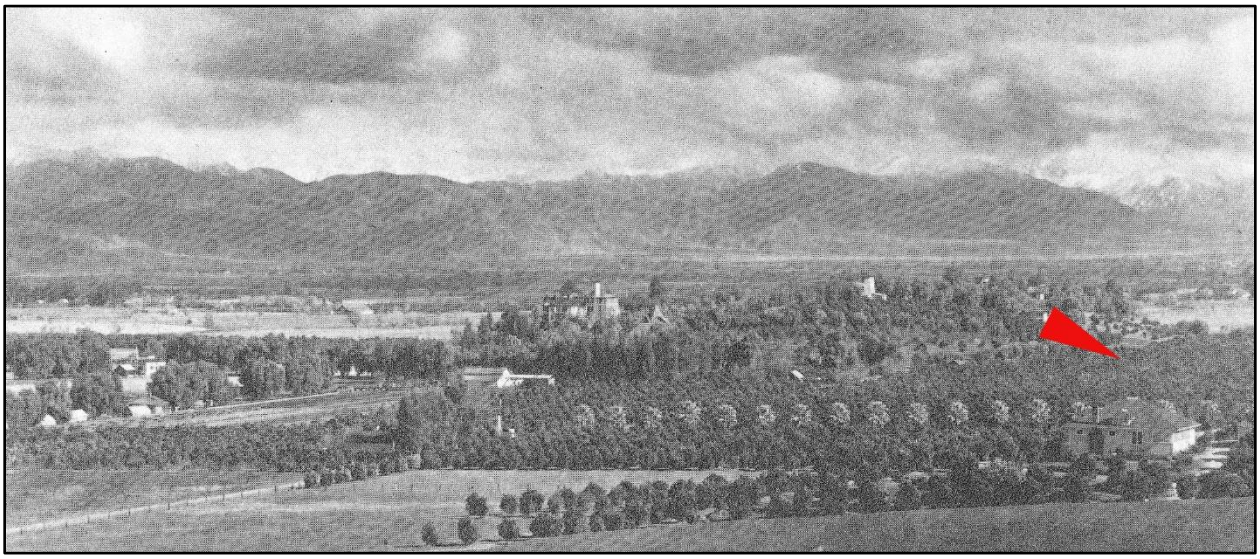
1905: The Seventh-day Adventist Church, through agent J. A. Burden, purchases approximately 76-acres from the Loma Linda Association, including the Mound site. Structures/buildings believed to be present at the time of purchase include:

- The three-story Mound City Villa Hotel.
- "Main/Large Cottage" on the summit, described by Ellen G. White as, "nine rooms and two bathrooms, with a basement containing a heating plant for the five cottages" (possibly the H. E. Hills 12-room farmhouse, which historian/author Keld Reynolds describes as a "twelve-room house. There was a full basement of concrete. The farmhouse was located on the mound, with a magnificent view of the valley."
- A four-cottage grouping surrounding the "Main/Large Cottage" on the summit. These structures are described by Ellen G. White as being "grouped" around the one larger cottage. Each cottage

is described as containing four rooms, with a separate bath and toilet. It is noted that each room has its own veranda. (These were built by the Loma Linda Association sometime between 1901 and 1904)

- Amusement/Recreation Hall.
- Various Barns, Sheds and Outbuildings.
- Pumping Plant. (Date of construction is unknown).

Members of the early Loma Linda Adventist community utilized all the above buildings in some form or another. The Mound City Villa Hotel building became the Loma Linda Sanitarium. The log cabin style Amusement/Recreation Hall became a multi-use facility. The smaller cottages appear to have been used for patients, staff, and students, while the Main/Large cottage was used as a hospital.



1906: Panoramic View of the Hill Including Most of the Direct API

This panoramic view taken from a hillside southeast of the Direct API circa 1906, provides a powerful illustration of the early agricultural history of Loma Linda. Groves were the backbone of the local economy. The **RED ARROW** points to the approximate center of the Direct API.

4.4.1.3. Early Facilities Development and Campus Planning, 1908 to 1920

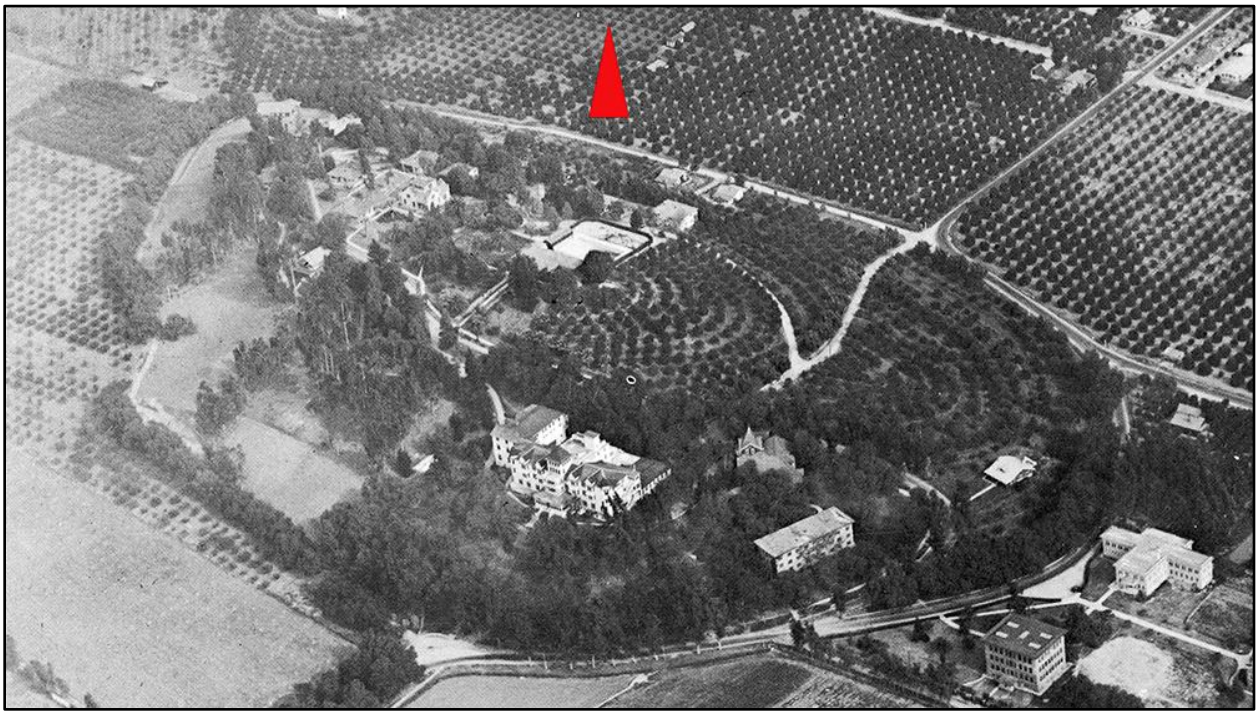
Slowly, the first steps towards designing a real campus for both the Sanitarium and the School of Nursing, and for the proposed College of Medical Evangelists, were taken. Several new structures were added to the community both on and off the "Hill." The elementary school, which had initially been housed in a tent on the northwest slope of the Mound, gained a new home when a two-room building was constructed on the northeast slope of the Mound in 1908. In 1910, the first Hill Church was erected on the site of the present-day Campus Hill Church.

Two buildings were constructed in 1911: Kate Lindsay Hall and the North Laboratory. Built on the northwest slope of the Mound, Kate Lindsay Hall served as the women's dormitory. North Laboratory was a large, concrete, multi-story building. North Laboratory was the first building constructed off the Mound (just to the northwest) and thus marked the true beginning of today's "flatland" campus. The North Laboratory has since been demolished and stood approximately where today's Evans Hall is located.

A "Proposed Campus Plan of the College of Medical Evangelists" as designed by Leslie N. Trott was published in a ca. 1911-1912 periodical called "General Conference Bulletin", published by the General

Conference of Seventh-day Adventists. The plan included 21 buildings and structures distributed across the Mound, on its slope and perimeter of the Mound, and on flat lands surrounding the Mound. Many of the buildings shown on the Plan were already in place, for example #3 Sanitarium Building, #4 Chapel, and #20 Church School. Unfortunately, the Plan did not distinguish between what was already constructed, and what was proposed to be constructed. It appears that several additions were made in the early teens, according to a Chronological Listing of Campus Buildings contained within a Vertical File in the Heritage Room at the Del E. Webb Memorial Library. This list states that in 1911 the following facilities were on campus, in addition to those already mentioned above: an ice plant and former cow barn, a bakery north of the Mound near the railroad tracks, and new cottages named Werner, White, Kellogg, Fisher, Merrill, and Owen (Hatheway 2005b, pages 16-17).

In 1913, the most ambitious undertaking yet by the new Loma Linda Adventist community was the construction of a dedicated hospital structure (the "large cottage" on the Mound had been used as an informal hospital for many years). The hospital's main entrance would have been located between today's Evans Hall and Burden Hall. This Mission Revival style structure was later named "West Hall" (until a building which had formerly been used as a nursing home was given that designation in 1972). Another large, multi-story, concrete building was added to the growing campus in 1919, with the addition of the South Laboratory building. This building was later used for the Division of Public Health.



Circa 1918 : Aerial View of the Hill Including Most of the Direct API

This aerial depicts Loma Linda just as it began developing into a medical college. The first new buildings on the hill had been built, although almost the entire Direct API and Visual API were still planted in groves. The **RED ARROW** points to the approximate center of the Direct API. Several small buildings do exist within the Direct API, and a portion of the Davis Residence (Ritchie Mansion) barn is visible in the upper left of the image.

1908: A two-room schoolhouse is built on the northeast slope of the mound and is simply referred to as the Church School. (First known structure built by the Adventist community on their new campus.)

1910: The first Campus Hill Church is constructed. Built in the Craftsman style, it seats 700 parishioners. It stood where today's Campus Hill Church is located.

1911-1912: A "Proposed Campus Plan of the College of Medical Evangelists" as designed by Leslie N. Trott is published in the 1911-1912 Bulletin (a college/church publication). The plan lists 21 structures both on the Summit of the Mound, on the slope or perimeter of the Mound, and on the large expanse of "flat" land surrounding the Mound. Many of these buildings were already in place, including the Sanitarium Building, Chapel, and the Church School.

By 1911, according to a listing maintained in a vertical file at the Del E. Webb Memorial Library, the following additional buildings were in use/had been constructed:

- North Laboratory (on the site of today's Evans Hall)
- Ice Plant (formerly the cow barn)
- Bakery (just north of the Mound, near the R. R. Tracks)
- Cottages (Werner, White, Kellogg, Fisher, Merrill and Owens)

1913: Construction of the first dedicated hospital structure, its location was between today's Burden and Evan Halls. This structure was later called "West Hall" for many years.

1919: The South Laboratory Building is constructed.

4.4.1.4. Loma Linda Hospital and Sanitarium, 1920 to 1929

The 1920s witnessed the implementation of an ambitious and costly expansion program focusing on a new hospital on the Hill, and the development of the adjacent historic "downtown" area. According to a Chronological Listing of Campus Buildings contained within a Vertical File in the Heritage Room at the Del E. Webb Memorial Library, a swimming pool was built on the Mound in 1921. In 1924, construction began on a new hospital building on top of the Mound. The first unit of the new structure was completed in 1924. For several years, construction continued on the remainder of the building, which was not completed in its entirety until 1929. A dedication for the new Loma Linda Hospital and Sanitarium was held on April 7, 1929.

In 1929, the building at the curve of present-day North Anderson Street (barber shop, etc.) was constructed by the CME. In 1930 an additional building was constructed at the curve. Although not the first venture into commercial buildings -the CME had already constructed a bakery/store and a food service company just north of the Mound, near the railroad tracks - and these buildings became important community fixtures, housing such necessary services as the first bank in town. These buildings are still in use today and are grouped together and designated as the "Central Building" (Hatheway 2005b, pages 17-18).

1924–1929: Construction for a new Loma Linda Sanitarium and Hospital complex (now Nichol Hall) is begun in 1924. The building was completed and dedicated in 1929. (A Surgical Unit Wing is added in 1949, and the Hector Memorial Laboratory is added in 1951. Additionally, the building is extensively remodeled in 1976).

1929: First National Bank building, at the Anderson Street curve (now housing the Barber Shop, also called Central Building) is opened on November 30th.

4.4.1.5. Interwar and World War II activities, 1930 to 1945

The 1930s saw a virtual explosion of building activity, and a new campus began to take shape and form. Increasingly, this new campus was to be built on the "flat" land surrounding the Hill, rather than on the Hill itself.

Key buildings constructed during the decade of the 1930s include Burden Hall (1934), Evans Hall (1936), Shryock Hall (1936), and the new Campus Hill Church (1937). The three large halls were all built on the "flat" area of the campus (to the west of the Mound). Each hall was named after a pioneering member of the Loma Linda community. John Burden was the first administrator/manager of the Sanitarium in Loma Linda (from 1905 until 1915) and was instrumental in the purchase of the Sanitarium property in 1905. Alfred Shryock was educated in Battle Creek, Michigan, and became a long-time professor of Anatomy at the Loma Linda College of Medical Evangelists. Newton Evans was president of the College of Medical Evangelists from 1910 until 1923.

During the 1940s, several important additions were made to the campus. Risley Hall was completed in 1940, just before the onset of the war. Daniells Hall was constructed in 1942, and Cutler Hall was finished in 1944.



1938: Historic Aerial Depicting Direct API and Visual API.

This aerial depicts the Direct API and Visual API prior to the explosion of development that took place Post-World War II. Almost the entire area remains as an agricultural orange grove, although several larger residential units had been built. The **RED ARROW** points to the approximate center of the Direct API.

1930: Additional Anderson Street commercial building is constructed (at the curve).

1934: Burden Hall is constructed.

1936: Evans Hall is built. Shryock Hall opens.

1937: New Campus Hill Church is built, replacing an earlier 1910 Craftsman style building.

1940: Risley Hall is completed.

1942: Daniells Hall is built.

1944: Cutler Auditorium (Originally called Cutler Hall) is constructed.

4.4.1.6. Facilities Development in the Post World War II period, 1946 to 1960s

As noted previously, soon after the end of World War II, the Loma Linda Hospital (now Nichol Hall) up on the Hill was added onto with the addition of a new Surgical Unit/Wing in 1949. During the 1950s, another significant phase of building improvements began. The following buildings were constructed during this decade: Alumni Research Foundation (1951), Radcliffe Memorial Library and Magan Hall (both built in 1953), Anatomy Amphitheater (1955), the School of Dentistry Building (1955), and finally, Campus Plaza on the east side of Anderson Street, which included the post office, business offices, and the Campus Cafeteria (1956 – 1958).

In the 1960s, campus construction continued at a rapid pace. The second Kate Lindsay Hall was opened in 1960 (replacing an earlier structure) on the northwest slope of the Mound. The new University Church opened, thereby allowing Burden Hall (which had been used as an on-campus church for many years) to be utilized for other purposes. Griggs Hall opened in 1963, along with the new Loma Linda Market (adjacent to and sharing a parking lot with the Campus Plaza buildings). 1966 was a banner year on campus with the construction of the Intramural Practice Building, the Biochemistry Building, Mortensen Hall, a new Heating and Cooling Plant, and a new wing addition to Kate Lindsay Hall.

The now world-famous eleven-level cloverleaf-shaped Loma Linda Medical Center/Hospital opened its doors in 1967 (a children's specialty hospital wing has since been added onto the original structure). Up on the Hill, the 1888 Mound City Villa Hotel/Loma Linda Sanitarium building was finally demolished in 1967. In its later years, the building had come to be referred to as "The Annex." The opening of the Gentry Gym and Auditorium in 1968 brought the building boom of the 1960s to a close (Hatheway 2005b, pages 18-19).

1949: Surgical Unit of Hospital (now part of Nichol Hall) is added.

1951: Alumni Research Foundation is built. Hector Memorial Laboratory of Hospital (clinical laboratory) is added.

1953: Radcliff Memorial Library is built. Magan Hall is added to the campus.

1955: Anatomy Amphitheater is constructed. School of Dentistry Building is completed. Later renamed Prince Hall and enlarged in 1977.

1956-1958: Campus Plaza (Post Office, Campus Cafeteria, Business Offices) opens.

1960: Kate Lindsay Hall (Replaced an earlier building of the same name on the same site) is added to the Mound. University Church is added to the campus.

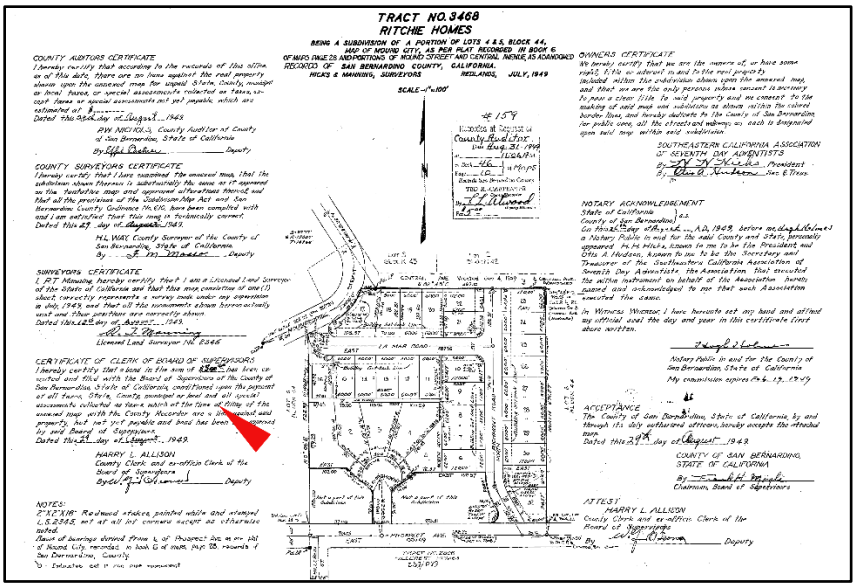
1963: Griggs Hall is built, housing the Graduate School. Loma Linda Market is completed (also housing the Campus Bookstore)

1966: The following buildings are constructed on campus:

- Intramural Practice Building
- Biochemistry Building
- (New Wing) Kate Lindsay Hall
- Heating and Cooling Plant
- Mortensen Hall

1967: LLU Medical Center/Hospital is built. New, eleven level cloverleaf design opens on July 9, 1967.

1968: Dale Gentry Auditorium and Gymnasium are added to the campus.


TRACT NO. 3468
RITCHIE HOMES
BEING A SUBDIVISION OF A PORTION OF LOTS 4 & 5, BLOCK 44, MAP OF MOUND CITY, AS PER PLAT RECORDED IN BOOK 6 OF MAPS PAGE 28 AND PORTIONS OF ROUND STREET AND CENTRAL AVENUE AS ABANDONED
RECORD OF SAN BERNARDINO COUNTY, CALIFORNIA.
HICKS & MANNING, SURVEYORS REDLANDS, JULY, 1949
SCALE-1"=100'
COUNTY AUDITORS CERTIFICATE
COUNTY SURVEYORS CERTIFICATE
SURVEYORS CERTIFICATE
CERTIFICATE OF CLERK OF BOARD OF SUPERVISORS
NOTES:
OWNERS CERTIFICATE
SOUTHEASTERN CALIFORNIA ASSOCIATION OF SEVENTH DAY ADVENTISTS
NOTARY ACKNOWLEDGEMENT
ACCEPTANCE
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
ATTEST
HARRY L. ALLISON
County Clerk and ex-officio Clerk of the Board of Supervisors
LA MAR ROAD
EAST
SOUTH

1949: Tract No. 3468, Ritchie Homes, A Sub-Division of Lots 4 & 5, of Block 45, Map of Mound City,

The Ritchie Homes tract was a development of the Southeastern California Association of 7th Day Adventists. It formalized development of the entire eastern end of the Study Area by creating smaller parcels for sale to investors. The RED ARROW points to the approximate center of the Direct API which is not within the boundaries of Tract No. 3468.



1959: Historic Aerial Depicting Direct API and Visual API.

This aerial depicts the last of the remaining agricultural grove within the Direct API. The Campus Store has not been built but almost all the Post-World War II apartment buildings and single-family residential rental units and single-family residential conversions to apartments have been built. The **RED ARROW** points to the approximate center of the Direct API.



1966: Historic Aerial Depicting Direct API and Visual API.

This aerial depicts the Campus Store prior to the first addition. Several additional apartment buildings have been added within the Direct API and Visual API. The **RED ARROW** points to the approximate center of the Direct API.

4.4.1.7. Contemporary Expansion, 1970s to Present

After the breakneck building pace of the 1960s, the 1970s and 1980s witnessed a period of much more leisurely paced expansion of the Loma Linda Medical Center/University campus. Several important buildings were, however, added to the LLU complex including the Faculty Medical Building in 1979, Alumni Hall beginning in 1981, the Daniells Residence/Apartments in the early 1980s, and the Del E. Webb Memorial Library in 1981. The 1990s saw the construction of the large Drayson Sports Center near Stewart and Shepardson Streets (Hatheway 2005b, page 19).

1972: West Hall, a building formerly used as a nursing home and located on Campus Street, is purchased by the University.

1979: Faculty Medical Building constructed.

Early 1980s: The following buildings are completed:

- Alumni Hall
- Del E. Webb Library/Randall Visitor's Center
- Daniells Residence

1995: Drayson Sports Center is completed (Hatheway 2007, pages 19-22).



1980: Historic Aerial Depicting Direct API and Visual API.

This 1980 aerial depicts the API much as it exists today. All major building features, including today's Bank of America, had been built. The only major exception is the 2006 the construction of New Daniells Hall, an apartment complex located at 25020 Mound Street. The **RED ARROW** points to the approximate center of the Direct API.

4.4.2. Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development

There are no existing detailed contextual overviews of the development of residential housing for the College of Medical Evangelists - Loma Linda University, or for the larger City of Loma Linda. However, the 2006 Hatheway & Associates report prepared for the Parkland Study Area (Hatheway 2006, pages 43-45) does provide a general background, which would also appear to apply to the LLU Village Direct API and Visual API. The current LLU Village Apartments Project is perhaps best seen as really just another project in the same tradition as a long line of projects implemented by LLU to provide student and faculty housing that began in 1908.

From its inception in 1905, the Loma Linda Sanitarium Corporation and later, the College of Medical Evangelists, realized the importance of providing adequate and affordable housing for its staff and employees. As the sanitarium grew in size and reputation, and as the college was founded and granted accreditation as a university, it became readily apparent that staff and employee housing was a need requiring immediate attention. Simply put, there was not enough available housing to accommodate workers required to operate the college and sanitarium. Providing convenient living accommodations for members of the medical and college communities has, therefore, been an integral component of the college/university mission from the earliest days to the present (Hatheway 2006, page 44).

During the period of time extending from 1905 until the early-teens individual members of the Loma Linda Sanitarium Corporation and/or individual members of the Seventh-day Adventist Church purchased property in the vicinity of the sanitarium in their own names. For example, in addition to acting as agent in the purchase of the Loma Linda Resort in 1905, John A. Burden and others, including several members

of the Abbott family, John R. Leadsworth, Mrs. A. R. T. Jeffers, Otis and Alice Fisher, and William and Bessie MacMillan, purchased property in the Parkland Study Area beginning in 1908 (Hatheway 2006, page 43).

In effect, during this critical "pioneer" period in the establishment of the Seventh-day Adventist community in Loma Linda, the efforts of individuals were of particular importance. This is clearly evidenced in the assemblage of lands currently comprising the Parkland Study Area. The transfer of title to individual pieces of property is complex, but it would appear that more prominent individuals often served as "conduits" for the sale of lands following subdivision, to individuals or families of lesser means as a method of temporarily spreading out what must have been an increasingly problematic debt load. There may have been some underlying plan of acquisition, but the actual decision-making process as to who would obtain title to specific properties is unknown. The general goal seems, however, to have been to ultimately transfer ownership of all property in the Parkland Study Area under the control of the College of Medical Evangelists (Hatheway 2006, pages 43-44).

In the book Sunshine, Citrus and Science, author Keld Reynolds notes how the issue of creating staff and employee housing was addressed virtually from the outset.

> In the years following the depression of 1907, the college and sanitarium built homes for their staff members and employees at an average cost of $2,000, along Mound Street, Orange Grove, and Pepper Drive (the section now called Parkland), and Anderson Street. The majority of the incoming residents financed the construction of their own modest homes. These tended to be in clusters, in several scattered locations on what had been the Mound City plat. (Reynolds 1985: 68)

By the early 1920s, as larger properties were subdivided for improvement by incoming residents (see Reynolds quote above) several were sold outside of rather than returned under the ownership of the College of Medical Evangelists. Regardless, the acquisition of property and the building of new residential units for staff and employee housing continued during the 1920s and 1930s. During the 1940s, however, a change took place in the administration of housing stock for the sanitarium/college with the establishment of the Loma Linda University Foundation (LLUF).

The establishment of the LLUF was a direct result of the acquisition of the Beasley properties, comprising valuable tracts of land near Pomona. The following excerpt is taken from the book Sunshine, Citrus and Science by Loma Linda historian Keld Reynolds. He writes (Hatheway 2006, page 45),

> For a number of years there had been a growing concern about colleges and universities, with their tax advantages and endowment funds, competing with business in the American marketplace. (Reynolds 1985: 97)
>
> The College of Medical Evangelist prepared for this by forming the Loma Linda Foundation in 1944 at the time of accepting the Beasley properties. As the college acquired real estate, trust funds, annuities, business property and endowments, those funds and properties not related to the educational program were entrusted to the foundation. One of the largest gifts in this period was from the Ford Foundation, which during 1956-1957 gave the College almost two million dollars, which was used to establish an endowment fund, the income from which would further the educational programs. (Reynolds 1985: 97, 98)

Conceived in the mid-1940s to administer all of the non-educational, but vital ancillary activities of the College of Medical Evangelists (the college underwent a reorganization and a subsequent name change to Loma Linda University in 1961), the LLUF was charged with administering a myriad of support services for the entire University community. The LLUF was also charged with acting as a corporate fiduciary in the

administration of endowment funds and other investments, and in the administration of trusts and other deferred giving instruments. This included the acquisition of properties for rental purposes across the City of Loma Linda.

The following additional bullet points have been developed to facilitate the evaluation of multi-family and single-family residential housing within the Direct API and Visual API in accordance with state and local guidelines.

Pre-World-War II Housing: During this time period, the College built several dormitories or converted existing buildings to dormitories and facilitated the construction of many single-family residences. Large cohesive residential neighborhoods, like the Prospect-Starr Architectural and Historical District, were developed by private citizens. Privately funded single-family residences across Loma Linda predominated during this time period with more limited privately funded construction of multi-family apartments.

Examples of Pre-World War II residential housing built within the Direct API and Visual API includes but is not limited to Building #39, Building #5A, Building #6, Building #9C, Building #12, Building #36, and various buildings within the Prospect-Starr Architectural and Historical District.

Post-World War II to 1960s Housing: College funded construction of dormitories increased dramatically as older dormitories were demolished and replaced the construction of single-family residences by faculty and employees, and the more limited construction of multi-family properties. The College of Medical Evangelists develop Tract No. 3468, otherwise known as the Ritchie Homes tract. Privately funded single-family residences continued apace, but privately funded construction of multi-family apartments increased dramatically.

Examples of Post-World War II residential housing construction within the Direct API and Visual API includes but is not limited to Building #4, Buildings #5B-D, Building #7, Building #8, Building #9D, Building #10A, Building #10B, Building #10C, Building #11A, Building #11B, Building #11C, Building #14, Building #14A, Building #14B, Building #17, Building #34, Building #35, and Building #37.

1960s Housing to the Present: Loma Linda University continues to acquire property across the Direct API and Visual API and continues to build dormitories. Privately funded single-family and multi-family residential housing continues.

Examples of 1960s to the Present buildings within the Direct API and Visual API includes but is not limited to Building #15, Buildings #16, and Building #38.

Today, residential housing in the City of Loma Linda is described in the City of Loma Linda General Plan, City of Loma Linda 2012-2029 Housing Element available at: https://www.lomalinda-ca.gov/.

Demographic Overview

The Housing Needs Assessment (Appendix A) provides a comprehensive overview of Loma Linda's population, household, and housing stock characteristics, and analyzes these factors to identify housing needs of the variety of household types and special needs across the City. The Needs Assessment indicates that local households earn lower incomes than households countywide and issues with affordability of housing persist. Specifically:

- The median household income in Loma Linda is $55,607 according to 2019 Census data, lower than the median household income for San Bernardino County ($67,903). This is the reverse of the case during the fifth housing element cycle,

when Loma Linda households earned substantially higher than the countywide median.

- Due to the large student population, 61.6 percent of households live in rental housing.
- Forty percent of households are considered lower-income households, meaning these households earn 80 percent or less of the area median income (AMI) for the County.
- Close to half (47 percent) of renters pay over 30 percent of their income for housing (compared to 27 percent of owners).
- Median home sale prices in Loma Linda were higher than in neighboring and surrounding jurisdictions and San Bernardino County as a whole.
- Single-family home ownership is beyond the reach of low- and moderate-income households. For home ownership, some of these households may be able to afford a condominium, but the unit may not be adequately sized for them. In the rental market, generally only moderate-income households cannot afford the market rents in Loma Linda without experiencing a cost burden (paying over 30 percent of their income for housing).

Like other cities, Loma Linda has a special needs population that has more difficulty finding decent, affordable housing due to their special circumstances. In particular:

According to Census data, 13.8 percent of all residents are disabled.

- Elderly residents make up 21 percent of all residents and 25 percent of all households.
- 3,212 Loma Linda residents—13.3 percent— are students.
- These data indicate clear need for affordable housing for the elderly, disabled, and students. For the elderly and disabled, housing equipped with handicapped access and facilities is important.

In review, there are clearly a number of problematic housing issues today in the City of Loma Linda. This includes a very high student population, affordability, and a high percentage of rental housing, But, in historical retrospect as described earlier, these issues are not all that much different than those facing the College of Medical Evangelists founders, faculty, workers, and students in 1908.

In conclusion, the current LLU Village Apartments Project is best seen as another project in the same tradition as a long line of similar projects implemented by LLU to provide student and faculty housing that began in 1908.

4.4.3. Land Use and Development in the API Prior to 1922

Map and Lot Books Research Summarizing Early Residential Development in the API

The following research, conducted at the San Bernardino County archives, provides a detailed contextual overview of land development, especially residential and early agricultural development, in the API from 1895 to 1922 (Table 2).

This research includes the area generally bounded by Mound Street on the north, Prospect Avenue on the south, Ritchie Circle on the east, and Anderson Street on the west. The following lots/blocks begin with Mound City Lot 5 Block 44 on the east flanking Ritchie Circle. Mound City Lot 6 Block 44 is located extending to the west of an imaginary line extending north from the intersection of Hillcrest Street and Prospect Avenue to Mound Street. Mound City Lot 7 Block 44 begins/ends at imaginary line extending north between from Prospect Avenue to Mound Street, bisecting Loma Linda Market. Mound City Lot 8 Block 44 is located immediately to the east of Anderson Street.

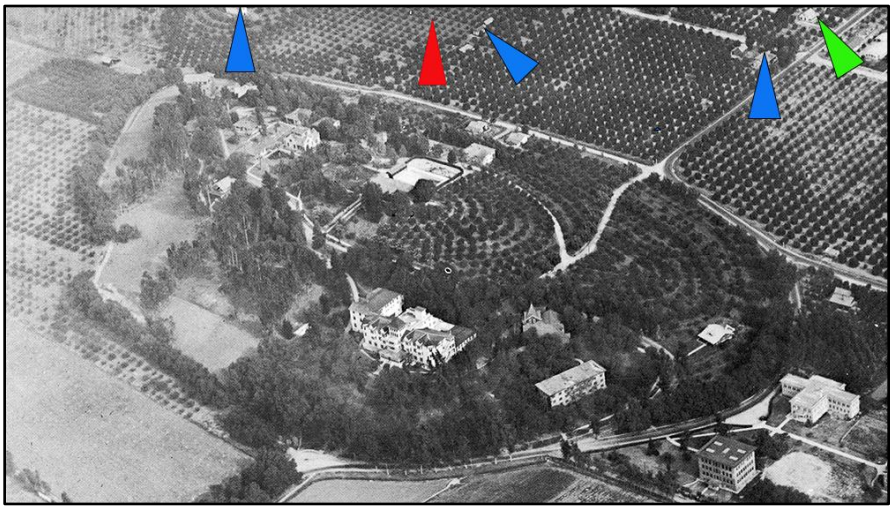
Table 2. Development of Mound City 1895 to 1922

Location	Reference	Owner	Improvements	Notes
Lot 5 Block 44	Lot Book 10: pp.124-125 (1895-1903)	A.M. Beers	Fruits & trees; small structural improvement	Initial assessment
Lot 5 Block 44	Lot Book 10: pp.124-125 (1895-1903)	L.S. Davis (from Beers 1896)	$1,500 (1897); $1350 (1898-99); $1300 (1900)	Ownership continues 1897-1903
Lot 5 Block 44	Lot Book 10: p.57 (1904-1907)	L.S. Davis (1904)	N/A	N/A
Lot 5 Block 44	Lot Book 10: p.57 (1904-1907)	Mary C. Alverson (1905)	N/A	N/A
Lot 5 Block 44	Lot Book 10: p.57 (1904-1907)	Emma C. Davis (1906-1907)	N/A	N/A
Lot 5 Block 44	Lot Book 10: p.57 (1908-1912)	Emma C. Davis (1908)	N/A	N/A
Lot 5 Block 44	Lot Book 10: p.57 (1908-1912)	Emma Davis Mills (1909-1912)	N/A	N/A
Lot 5 Block 44	Lot Book 10: p.61 (1913-1917)	Emma Davis Mills (1913)	N/A	N/A
Lot 5 Block 44	Lot Book 10: p.61 (1913-1917)	Hugh C. Wilson (1915-1917)	$1200 improvement	Transfer from Mills in 1914
Lot 5 Block 44	Lot Book 4B: p.13 (1917-1922)	W.E. Bybee et al. (1917-1920)	$1000 improvement (1915-1921)	Subdivision begins 1920/1921
Lot 5 Block 44	Lot Book 4B: p.13 (1917-1922)	J.J. & Minnie M. Weir (1921)	N/A	From Bybee et al.
Lot 6 Block 44	Lot Book 10: pp.124-125 (1895-1903)	Robert Robertson (1895-1903)	Fruits & trees; small structural improvement	N/A
Lot 6 Block 44	Lot Book 10: p.57 (1904-1907)	Robert Robertson (1904-1907)	N/A	N/A
Lot 6 Block 44	Lot Book 10: p.57 (1908-1912)	Robert Robertson (1908)	N/A	N/A
Lot 6 Block 44	Lot Book 10: p.57 (1908-1912)	Lafayette Robertson (from 1911)	N/A	Transfer from Robert Robertson

Location	Reference	Owner	Improvements	Notes
Lot 6 Block 44	Lot Book 10: p.61 (1913-1917)	Irene Coon (1913-1917)	$800 land; $0 building; $540 trees/vines	No building improvements
Lot 6 Block 44	Lot Book 4B: p.13 (1918-1922)	Irene Coon (1917-1922)	$800 land; $0 building; $540 trees/vines	No building improvements
Lot 7 Block 44	Lot Book 10: pp.124-125 (1895-1903)	Douglas Smith (1895-1898)	Fruits & trees assessed	N/A
Lot 7 Block 44	Lot Book 10: pp.124-125 (1895-1903)	Isam Mitchell (1899-1903)	N/A	Transferred from Smith in 1899
Lot 7 Block 44	Lot Book 10: p.57 (1904-1907)	Isam Mitchell (1904-1907)	N/A	N/A
Lot 7 Block 44	Lot Book 10: p.57 (1908-1912)	Mrs. A. E. Parker (1908)	N/A	Transferred from Mitchell
Lot 7 Block 44	Lot Book 10: p.57 (1908-1912)	Thomas N. Hunt (1909-1912)	N/A	N/A
Lot 7 Block 44	Lot Book 10: p.61 (1913-1917)	Thomas N. Hunt (1913-1917)	N/A	N/A
Lot 7 Block 44	Lot Book 4B: p.13 (1917-1922)	Thomas N. Hunt (1917-1921)	$750 land; $50 improvement; $390 vines/trees	Transfer to Julius G. White in 1921
Lot 7 Block 44	Lot Book 4B: p.13 (1917-1922)	Julius G. White (1921)	N/A	From Hunt
Lot 8 Block 44	Lot Book 10 (1895-1903)	Nelson (1895-1896)	N/A	N/A
Lot 8 Block 44	Lot Book 10 (1895-1903)	James Patton (1899)	N/A	N/A
Lot 8 Block 44	Lot Book 10 (1895-1903)	Mrs. Robinson (1900)	N/A	Transferred from Patton
Lot 8 Block 44	Lot Book 10 (1895-1903)	Robinson (1901-1903)	N/A	N/A
Lot 8 Block 44	Lot Book 10: p.57 (1904-1907)	Heirs of M. Robinson (1904)	N/A	N/A
Lot 8 Block 44	Lot Book 10: p.57 (1904-1907)	Heirs of Mrs. J.M. Robinson (1905)	N/A	N/A
Lot 8 Block 44	Lot Book 10: p.57 (1904-1907)	W.H. & J.A. Robinson (1906)	N/A	Transferred from heirs
Lot 8 Block 44	Lot Book 10: p.57 (1908-1912)	W.H. & J.A. Robinson (1908-1912)	N/A	N/A
Lot 8 Block 44	Lot Book 10: p.61 (1913-1917)	W.H. & J.A. Robinson (1913-1917)	N/A	N/A

Location	Reference	Owner	Improvements	Notes
Lot 8 Block 44	Lot Book 4B: p.13 (1917-1922)	W.H. & J.A. Robinson (1917-1922)	$900 land; $300 improvement; $520 vines/trees	N/A

In review, from 1895 to 1922, development of Mound City Lot 5 Block 44 consists of the construction of a large residence in 1896/1897. This is Building #39, the Captain Davis "Snug Harbor" Residence, later known as Ritchie Mansion. In addition, Building #12, the Wilson Residence, was built in 1914/1915. In Mound City Lot 6 Block 44 there are no known building improvements assessed from 1895 to 1922. The only known improvements are for vines and trees (orange groves). In Mound City Lot 7 Block 44 during this period, there is a very minor building improvement assessed for $50. Built prior to 1918, this improvement value is too small to be a grove owner residence and is most likely is very likely a grove worker residence or equipment storage barn/shed. In Mound City Lot 8 Block 44 development consists of a grove residence built prior to 1918 and located at the northeast corner of the intersection of today's Prospect Avenue and Anderson Street. W. H. and J. A. Robinson owned this residence.



Circa 1918: Aerial View of the Hill Including Most of the Direct API

The above historic image clearly illustrates the limited residential development within the Direct API prior to 1918. The majority of the entire API was, in fact, orange groves. The **RED ARROW** points to the approximate center of the Direct API. The **BLUE ARROWS** point to three of the limited number of buildings that existed in the vicinity of the Direct API circa 1918. Moving from left to right, the first blue arrow depicts a barn in the upper left of the image. This now demolished barn was located immediately south of Building #39, the Captain Davis "Snug Harbor" Residence, in Lot 5 Block 44. The second blue arrow depicts a now demolished grove structure. The third blue arrow points to a now demolished grove residence owned by W.H. & J.A. Robinson in Block 8 at the northeast corner of the intersection of today's Prospect Avenue and Anderson Street. This is the current location of the Bank of America building. One residence, Building #12, the Wilson Residence, is not depicted as it is just outside of the upper left corner of this aerial image. Finally, the **GREEN ARROW** points to an early and now demolished residence on Starr Street within the boundary of the future Prospect-Starr Architectural and Historical District.



2026 Screenshot Encompassing 1918 View

In comparing the above 2026 aerial Screenshot with the circa 1918 aerial view, today's plethora of residential units in the vicinity of the Direct API are clearly depicted. In brief, the early history of residential development in the immediate vicinity of the Direct API from 1895 to 1922 is minimal. The single largest residence was Building #39, the Captain Davis "Snug Harbor" Residence later known as Ritchie Mansion, along with Building #12, the Wilson Residence, as built in 1914/1915. Two long demolished buildings, one a grove house located at the northeast corner of the intersection of today's Prospect Avenue and Anderson Street, and the other, a very small grove structure which is speculatively suggested herein as having been used as a grove worker residence or equipment storage barn/shed. Prior to 1918, residential development was minimal, compared to today.

To summarize, it is only after 1922 that multiple lot-splits take place across the vicinity of the Direct API, paving the way for construction of today's multiple apartment buildings and residences primarily built for use by College of Medical Evangelists faculty, students, and workers.

4.4.4. City Directory and Voter Registration Research for Buildings Within the API

City directories and voter registrations provide a wealth of information regarding the occupancy of specific addresses over time. The following data using city directories and voter registrations available at Ancestry.com, and various hard copy city directories not available at Ancestry.com, are available at the Smiley Library, Redlands, California. The following research was designed to provide specific names associated with individual buildings and/or narrow the date of construction for specific buildings where other sources consulted were inconclusive.

Note: City directory and voter registration research was not conducted for all buildings within the Direct API and/or Visual API. In most instances an exact date of construction was not essential to evaluating the historic and/or architectural significance of any individual building. The primary goal of the following research was to establish a date of construction that would allow the placement of each building within time and use oriented historical contexts. The following sources of information are used in the following manner to develop information regarding specific buildings.

1. **Luskey's Redlands 1965 Criss-Cross City Directory**

a. A Criss-Cross City Directory is also known as a reverse directory whereby street names are listed first, with addresses of buildings listed second, and owner/resident names listed last.

2. **Redlands City Directory 1958: Loma Linda Section dated 1957.**

    a. Using names developed researching the Lusky's 1965 Redlands Directory, these names were reviewed using the Redlands 1958 City Directory. The Loma Linda section of this directory was prepared using data gathered in 1957.

3. **Voter Registration – Ancestry.com**

    a. Using names developed researching the Redlands 1958 City Directory, voter registration data available at Ancestry.com was used to extend the residency of individuals at any given address farther back in time.

4. **Historic Newspapers**

    a. Names and addresses were researched, as necessary.

The following Direct API and Visual API building's date of construction were better defined using city directory data.

LLU VILLAGE DIRECT API BUILDING #5A: 25039 to 25063 Mound Street. Parcel ID – 0284122340000. Historic Name(s): Otis A. and Celia E. Hudson Property.

This building was determined, using historic aerials and assessor archives, to have been constructed in 1935/1936. Using city directories, the date of construction was narrowed to 1935.

- **Redlands City Directory 1936** (City Directory 1936, page 132).
    - Otis A. Hudson (Celia E) comptroller Loma Linda Sanitarium and comptroller-treasurer College of Medical Evangelists, home 330 Mound

According to the 1936 city directory, this building was occupied solely by Otis A. and Celia Hudson. This indicates that the building was built in 1935 due to the fact that city directories are generally published with a specific residential building address the year following a building's construction.

By 1939, the Hudson's have a tenant.

- **Redlands City Directory 1939** (City Directory 1939, page 10).
    - Otis Hudson (Celia E) cmptrlr, 330 Mound, owner.
    - Douglas Horton (Ruth) student, 330 Mound.

By 1947, 330 Mound Street, today's Direct API Building #5A, has various Hudson family members living at the same address at Building #5A, including one living in a cottage behind the main residence (Buildings #5B-5E).

- **Redlands City Directory 1947: Loma Linda Section** (City Directory 1947, page 328).
    - 330 Mound.
        - Otis Hudson (Cecelia) are residents. Otis is a treasurer.
        - Otis Hudson Jr. (Carol Beth) are residents. Otis Hudson Jr. is a veteran.
        - Carol B. Hudson is a resident. Carol B. is a typist.
        - T. C. Hudson (Lucinda) retired. This is a cottage (one of Buildings #5B-5E).

In conclusion, it would appear that Direct API Building #5A, was built by Otis and Celia Hudson in 1935 as both a residence and a set of rental units.

LLU VILLAGE DIRECT API BUILDINGS #5B, #5C, #5D, and #5E, 24043 to 24053 Mound Street. Parcel ID – 0284122340000

These buildings were determined, using historic aerials, to have been constructed at some point between 1946-1948. Using city directories, the date of construction was narrowed to 1946/1947.

Consultation of the 1965 city directory establishes the name of an historic tenant/renter at the existing address of one of the rental units at Building #5E.

- **Luskey's Redlands 1965 Criss-Cross City Directory** (City Directory 1965, Loma Linda page 41).
    - 25049 Mound Street - Building #5E.
        - Resident listed Winnifred Lorenz.

Consultation of the 1958 city directory establishes that the named tenant/renter in 1965 is still living at Building #5E, but at the historic street number prior to the establishing of new street numbers in 1959. This street address is 324 Mound Street.

- **Redlands City Directory 1958: Loma Linda Section dated 1957** (City Directory 1965, Loma Linda page 8).
    - Residents listed in 1957: Lorenz, Winnifred H. and Lorenz, Rosine H, 324 Mound Street.
        - The historic address of today's 25049 Mound Street is, therefore, 324 Mound Street.

Consultation of the 1947 city directory establishes that several cottages do exist in 1947. They do, in fact, "flank" the address for the previous 324 Mound Street and are clearly addresses at one of the cottages.

- **Redlands City Directory 1947: Loma Linda Section** (City Directory 1947, page 328).
    - 316 Mound. T. C. Hudson (Lucinda) retired. This is a cottage.
    - 326 Mound. Miss Lois Ferguson (nurse) is a resident. This is a cottage.
    - 330 Mound (Building #5A).
        - Otis Hudson (Cecelia) are residents. Otis is a treasurer.
        - Otis Hudson Jr. (Carol Beth) are residents. Otis Hudson Jr. is a veteran.
        - Carol B. Hudson is a resident. Carol B. is a typist.

In conclusion, the rental unit cottages located at Direct API Buildings #5B, #5C, #5D, and #5E, located at 24043 to 24053 Mound Street were built in 1946/1947 by Otis A. and Celia E. Hudson.

LLU VILLAGE DIRECT API BUILDING #10C: 25042 and 25044 Prospect Avenue. Parcel ID – 0284122230000. Historic Name(s): Paul H. and Helen K. Deeb Rental Property.

A review of historic aerials and assessor information has established an estimated 1953-1959 date of construction for Building #10C. Direct API Buildings #10C and #11A are linked by common design elements and physically by a patio/bridge and a parking garage underneath. Historic research using city directories, voter registrations, and historic newspapers did not identify any significant data regarding the construction date for Building #10C, but the construction date for Building #11A has been narrowed to 1953-1957. The construction date for Building #10C has accordingly been narrowed to 1953-1957. For additional information, please refer to Direct API Building #11A below.

LLU VILLAGE DIRECT API BUILDING #11A: 25046 and 25048 Prospect Avenue. Parcel ID – 0284122220000. Historic Name(s): Paul H. and Helen K. Deeb Rental Property.

Direct API Buildings #10C and #11A are linked by common design elements and physically by a patio/bridge and a parking garage underneath.

A review of historic aerials and assessor information has established an estimated 1953-1959 date of construction for Buildings #10C and #11A. This construction date has been narrowed by consulting historic city directories, voter registrations, and historic newspapers to somewhere between 1953-1957.

Consultation of the 1965 city directory establishes the name of historic tenants/renters at the existing address of one of the rental units at Building #11A.

- **Luskey's Redlands 1965 Criss-Cross City Directory** (City Directory 1965, page 60).
    - 25046 Prospect Avenue.
        - Waller [Walter] Krug
    - 25048 Prospect Avenue.
        - Warren Upton.

Consultation of the 1958 city directory establishes which named tenants/renters in 1965 are living at any building on Prospect Avenue. **Note:** A new tenant, M. Carolyn Berger, was identified using voter registrations as living at 25046 Prospect Avenue.

- **Redlands City Directory 1958: Loma Linda Section dated 1957** (City Directory 1958 Loma Linda Directory 1957, page 5).
    - Waller [Walter] Krug. No residence anywhere on Prospect Avenue in 1958.
    - Warren Upton. No residence anywhere on Prospect Avenue in 1958.
    - M. Carolyn Berger. Living at 343 E. Prospect in 1957.
        - 343 E. Prospect is the address for 25046 Prospect Avenue prior to street address changes across Loma Linda in 1958 (Redlands Daily Facts, August 30, 1958, page 4).

Consultation of historic voter registrations for 25046 and 25048 Prospect Avenue available at Ancestry.com, provides the following key information for Building #11A.

- **Voter Registration – Ancestry.com**
    - 25046 Prospect Avenue.
        - Waller [Walter] Krug – No 1950s registrations on Prospect Ave.
        - Warren Upton – No 1950s registrations on Prospect Ave.
        - M. Carolyn Berger – 1958
            - M. Carolyn Berger is listed at 25046 Prospect Avenue with a 1958 registration date.

Consultation of historic newspapers did not identify any address and/or specific location information for M. Carolyn Berger.

In conclusion, research using historic city directories and voter registrations (Ancestry.com) for Building #11A, located at 25046-48 Prospect Avenue, has determined that this building existed in 1958 as M. Carolyn Berger registered to vote at 25046 Prospect Avenue in 1958. She is also listed in the 1958 Redlands City Directory, Loma Linda Section dated 1957 as living at 343 Prospect Ave, the previous street address

for 25046 Prospect prior to address changes in 1958. City directories are generally published with a specific residential building address the year following a building's construction or confirming the existence of any given building in that year, due to the delay in publication of the directory. Also, a voter cannot register at a specific address unless a residential address previously exists. The fact that Ms. Berger registered to vote while living in Building #11A in 1958, and her name appears in the 1957 Loma Linda Section of the 1958 Redlands City Directory, indicates that Building #11A existed in 1957. In conclusion, based on consultation of all available data, it appears that Building #11A was built at some point between 1953 and 1957, almost certainly along with linked Building #10C.

LLU VILLAGE DIRECT API BUILDING #12: 25058 Prospect Avenue. Parcel ID – 0284122210000. Historic Name(s): Hugh C. Wilson Residence.

In depth historical research utilizing historic aerials, San Bernardino County Assessor Lot Books, Google Earth Parlay and San Bernardino County PIMS, has established that Direct API Building #12 was built circa 1914/1915 by Hugh C. Wilson. Consultation of historic city directories indicates a 1915 date of construction.

- **Redlands City Directory 1914-1915**
    - There is no listing for Hugh Wilson.

Hugh C Wilson is listed in the 1917 Redlands city directory.

- **Redlands City Directory 1917** Hugh C Wilson (orange grower) and Lavinia G. Wilson are listed as living on "Prospect ave e of Loma Linda ave" (City Directory 1917, page 199).

In conclusion, it would appear that Direct API Building #12, the Hugh and Lavinia Wilson Residence was completed and occupied in 1915 as the 1914-1915 Redland's city directory was prepared from data gathered in 1914.

LLU VILLAGE DIRECT API BUILDING #13: 25062, 25062-A 25064-A Prospect Avenue. Parcel ID – 0284122210000. Historic Name(s): Otis A. Hudson Rental Apartment.

Direct API Building #13 has the following addresses per data provided by LLU (LLU 2026: Spreadsheet, University Village Existing Building Data, PDC Project # 1001377).

- 25062 Prospect Avenue
- 25062-A Prospect Avenue
- 25064 Prospect Avenue
- 25064-A Prospect Avenue

Historic research using historic aerials indicates that this building was built at some point between 1959 and 1966. Consultation of city directories and voter registrations has narrowed the likely date of construction to 1963/1964.

Consultation of the 1965 Redlands city directory establishes the names of two of the historic tenants/renters at Building #13.

- **Luskey's Redlands 1965 Criss-Cross City Directory** (City Directory 1965, page 60).
    - 25062 Prospect Avenue.
        - Beverly Deutch.
    - 25064 Prospect Avenue.
        - Mary Zolber.

There is no listing for Beverly Deutch or Mary Zolber in the 1958 Redlands City Directory. Historic voter registration research results for Beverly Deutch and Mary Zolber are as follows.

- **Voter Registration – Ancestry.com**
    - 25062 Prospect Avenue.
        - Beverly Deutch - No registration on Prospect Ave.
    - 25064 Prospect Avenue.
        - Mary Zolber – Registered at 25064a Prospect Avenue, Loma Linda, in 1964.

In conclusion, research using historic voter registrations (Ancestry.com) for Building #13, has determined that this building appears to have been built in 1963/1964. The first available voter registration at any of the addresses for the building is in 1964. This indicates a 1963/1964 date of construction.

LLU VILLAGE DIRECT API BUILDING #14: 25082-92 Prospect Avenue (Richie Circle). Parcel ID – 0284122190000. Historic Name(s): Paul H. and Helen K. Deeb Rental Apartment.

Direct API Building #14, Direct API Building #14A, and Direct API Building #14B are linked by location on the same parcel of land and by historic ownership. A review of historic aerials and assessor information has established an estimated 1953-1959 date of construction. This construction date has been narrowed by consulting historic city directories, voter registrations, and historic newspapers to 1953 – 1957, or to the mid-1950s.

Direct API Building #14 has the following addresses per data provided by LLU (LLU 2026: Spreadsheet, University Village Existing Building Data, PDC Project # 1001377).

- 25082 Prospect Avenue (Richie Cir).
- 25084 Prospect Avenue (Richie Cir).
- 25086 Prospect Avenue (Richie Cir).
- 25088 Prospect Avenue (Richie Cir).
- 25090 Prospect Avenue (Richie Cir).
- 25092 Prospect Avenue (Richie Cir).

Consultation of the 1965 city directory establishes the names of historic tenants/renters at Direct API Building #14.

- **Luskey's Redlands 1965 Criss-Cross City Directory** (City Directory 1965, page 60).
    - 25082 Prospect Avenue (Richie Cir).
        - F. C. Shaylor
    - 25084 Prospect Avenue (Richie Cir).
        - B. H. Harter
    - 25086 Prospect Avenue (Richie Cir).
        - D. A. Mozar
    - 25088 Prospect Avenue (Richie Cir).
        - Stella Peterson
    - 25090 Prospect Avenue (Richie Cir).
        - Geneva Erikson
    - 25092 Prospect Avenue (Richie Cir).
        - No resident.

Consultation of the city directory established that no residents from the 1965 city directory are living at 25082 to 25092 Prospect Avenue in 1958. Voter registrations were accordingly consulted.

Consultation of historic voter registrations available at Ancestry.com provides the following key information for Building #14.

- Name: Calvin K. Yee. Residence Date: 1958. Street Address: 25090 Prospect Avenue, Loma Linda.
    - This indicates that Direct API Building #14, located at 25082 - 25092 Prospect Avenue, existed in 1958.

Consultation of historic newspapers for 25090 Prospect Avenue reveals that a son was born to Mrs. Calvin Yee, 25090 Prospect Avenue, on December 22, 1958 (San Bernardino Sun, December 22, 1958, page 15). This further establishes that Building #14 existed in 1958.

In conclusion, research using historic city directories, voter registrations (Ancestry.com), and historic newspapers for Building #14, has determined that this building existed in 1957, as the 1958 Redlands City Directory Loma Linda Section was published using data gathered in 1957. City directories are generally published with a specific residential building address the year following a building's construction or confirming the existence of any given building in that year, due to the delay in publication of the directory. Also, a voter cannot register at a specific address unless a residential address previously exists. The fact that Calvin Yee registered to vote while living in Building #14 in 1958, and his name appears in the 1957 Loma Linda Section of the 1958 Redlands City Directory, indicates that Building #14 existed in 1957. In conclusion, based on consultation of all available data, it appears that Building #14 was built at some point between 1953 and 1957.

LLU VILLAGE DIRECT API BUILDING #14A: 25078 and 25080 Prospect Avenue (Richie Circle). Parcel ID – 0284122190000. Historic Name(s): Paul H. and Helen K. Deeb Rental Apartment.

Direct API Building #14, Direct API Building #14A, and Direct API Building #14B are linked by location on the same parcel of land and by historic ownership. A review of historic aerials and assessor information has established an estimated 1953-1959 date of construction for these buildings. This construction date has been narrowed by consulting historic city directories and voter registrations to 1953 - 1958, or to the mid-1950s.

Direct API Building #14 has the following addresses per data provided by LLU (LLU 2026: Spreadsheet, University Village Existing Building Data, PDC Project # 1001377).

- 25078 Prospect Avenue (Richie Cir).
- 25080 Prospect Avenue (Richie Cir).

Consultation of the 1965 city directory establishes the names of historic tenants/renters at Direct API Building #14A.

- **Luskey's Redlands 1965 Criss-Cross City Directory** (City Directory 1965, page 60).
    - 25078 Prospect Avenue (Richie Cir).
        - No resident is listed.
    - 25080 Prospect Avenue (Richie Cir).
        - L. E. Gaunt

Consultation of the city directory established that no residents from the 1965 city directory are living at 25078 and 25080 Prospect Avenue in 1958. Voter registrations were accordingly consulted.

Consultation of historic 1958 voter registrations available at Ancestry.com provides the following key information for Building #14A.

- Sigel G. Northcott, 25078 Prospect Avenue, Loma Linda. 1958
    - This indicates that Direct API Building #14A, located at 25078 Prospect Avenue, existed in 1958.

In conclusion, research using historic city directories and voter registrations (Ancestry.com), for Building #14A, has determined that this building existed in 1958 as Sigel G. Northcott is registered to vote while living at 25078 Prospect Avenue in 1958. Building #14A was, therefore, built at some point between 1953 and 1958.

LLU VILLAGE DIRECT API BUILDING #14B: Parking Garage for 78-92 Prospect Avenue (Richie Circle). Parcel ID – 0284122190000. Historic Name(s): Paul H. and Helen K. Deeb Rental Properties Apartment Garage.

Direct API Building #14, Direct API Building #14A, and Direct API Building #14B are linked by location on the same parcel of land and by historic ownership. A review of historic aerials and assessor information has established an estimated 1953-1959 date of construction. This construction date has been narrowed by consulting historic city directories, voter registrations, and historic newspapers to 1953 -1957.

Direct API Building #14B has no specific address. It is a parking garage. It is assumed to have been constructed at approximately the same time as Direct API Buildings #14 and 14A, or at some point between 1953 and 1958.

LLU VILLAGE VISUAL API BUILDING #17: 24930 - 48 Mound Street. Parcel ID – 0284091060000. Name(s): Mound Street Apartments, Daniells Hall Residence Building 30.

Consultation of historic Sanborn Maps for Loma Linda indicates that the historic address for Building #17 had to be between 101 and 151 Mound Street as the first historic, now demolished, building depicted on the north side of Mound Street east of Anderson had an address at 151 Mound Street (EDR Sanborn, 1931).

The 1947 Redlands City Directory, Loma Linda Section, records multiple individuals living at 125 Mound Street.

- **Redlands City Directory 1947: Loma Linda Section dated 1947.**
    - Consultation of the 1947 city directory establishes that, minimally, the following individuals were living at 125 Mound Street.
        - L H Booth (Faye) store manager Apartment 4 (Redlands City Directory 1947, Loma Linda Section page 319).
        - J A Hay (Gertrude) MD (Redlands City Directory 1947, Loma Linda Section page 327).
        - Miss Florence Oss (nurse) (Redlands City Directory 1947, Loma Linda Section page 335).

Research using Ancestry.com voter registrations for 1948 for the 125 Mound Street address reveals the following.

- Mrs. Stella J. Kraft, 125, Mound Street has registered to vote (democrat).

In conclusion, research using historic city directories and voter registrations (Ancestry.com) for Building #17, has determined that this building appears to have been built in 1946. This address is first listed in the

Redlands 1947 city directory as 125 Mound Street, and a resident living at this address is first listed as registered to vote in 1948. City directories are generally published with a specific residential building address the year following a building's construction. A voter cannot register with a specific address unless a residential address exists. It is therefore concluded that this building was built in 1946.

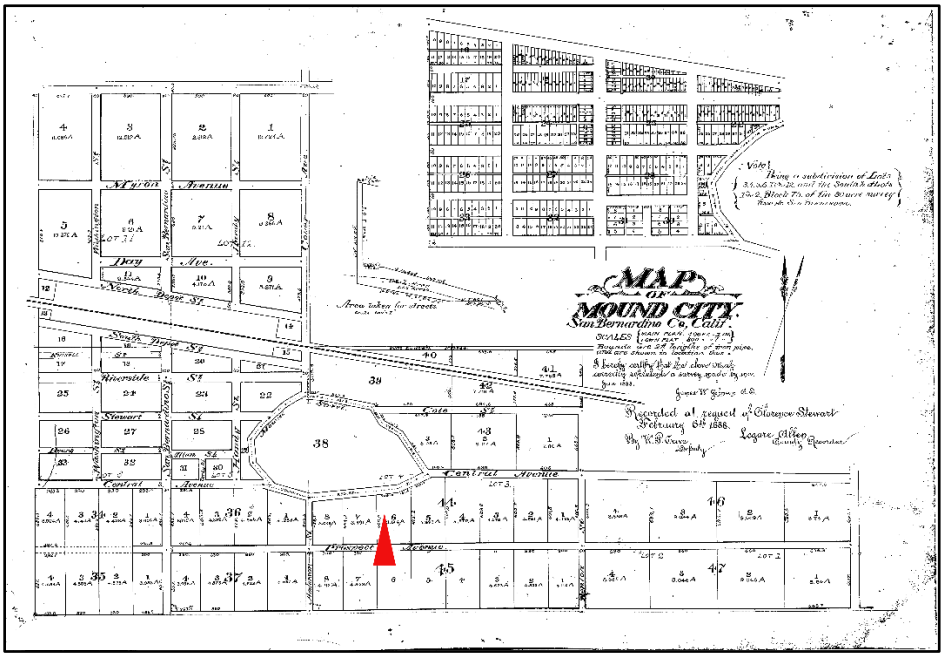
4.4.5. Summary of Tract, Parcel and Lot Development in the API

The development of much of the Loma Linda University Village Apartments Project Direct API and Visual API is connected to a larger historical context extending from 1905 to the present whereby various individuals or legal entities have acquired and developed property within the boundaries of today's City of Loma Linda. In July of 1905, John A. Burden, acting as agent on behalf of the Seventh-day Adventist Church, purchased property from the defunct Loma Linda Association in the name of the Loma Linda Sanitarium Corporation, later known as the College of Medical Evangelists, which includes a portion of the Visual API. Future acquisitions of property or development of property by the College of Medical Evangelists, the Southeastern California Association of Seventh-day Adventists, and Loma Linda University include the majority of today's Project API.

The following briefly summarizes the subdivision of property within the Loma Linda University Village Apartments Project, Visual API and Direct API.

Map of Mound City, 1888

The Map of Mound City, San Bernardino County, California, was surveyed by and prepared by James W. Johnson in January 1888. It was recorded by Legare Allen, County Recorder, at the request of Clarence Stewart on February 6, 1888. It was recorded in Map Book 6, Page 28. Clarence Stewart was an early Loma Linda investor who is known to have partnered with W. H. Anderson and P. D. Cover. This map serves as the foundation for future subdivisions in the historic downtown area of the City of Loma Linda and it depicts the entire Loma Linda University Village Apartments Project, Visual API and Direct API.



1888: Map of Mound City, San Bernardino County, California. Recorded February 6, 1888.

This map depicts creation of, and the original layout of Mound City as subdivided into large Blocks and Lots. The **RED ARROW** points to approximate center of the Direct API in Block 44, Por. Lots 5, 6, and 7.

Tract No. 2808 Hillcrest Homes, 1946

Tract No. 2808, the Hillcrest Homes Tract, was a subdivision of Lots 4 and 5, Block 45, of the Map of Mound City. The map was recorded at the request of the owners of property within the tract, the College of Medical Evangelists. It was prepared by J. P. Flynn, a registered Civil Engineer, accepted by the Board of Supervisors on February 4, 1946, and certified by County Surveyor, Howard Way, February 5, 1946. This map depicts a small portion of the Visual API for the Loma Linda University Village Apartments Project and was prepared for and recorded at the request of the College of Medical Evangelists, which places the development of Tract No. 2808 within a larger historical context.

Tract No. 3468 Ritchie Homes, 1949

Tract No. 3468, Ritchie Homes, was surveyed by Hicks and Manning, Surveyors, Redlands, in July 1949. The map was recorded at the request of the owners of Tract No. 3468, the Southeastern California Association of Seventh Day Adventists. The map was accepted by the Board of Supervisors on August 29, 1949, and certified by County Surveyor, Howard Way, on August 29, 1949.

The map depicts portions of the Loma Linda University Village Apartments Project, Visual API and Direct API. This map was prepared for and recorded at the request of the "Southeastern California Association of Seventh Day Adventists," which places the development of Tract No. 3468 within a larger historical context.

Parcel Map No. 3180, 1976

Parcel Map No. 3180 was prepared in June of 1976 by Engineer-Surveyor, Hicks & Hartwick as a subdivision of the Map of Mound City. The Parcel Map was prepared at the request of the owner, Loma Linda University, and was certified by City Engineer, City of Loma Linda, California on June 24, 1976.

The map depicts portions of the Loma Linda University Village Apartments Project, Visual API and Direct API and was prepared for and recorded at the request of Loma Linda University, a California Corporation, which places the development of Parcel Map No. 3180 within a larger historical context.

4.4.6. Individuals Associated with the API

In depth historical research has identified various owners and/or builders of historic-age buildings within the Direct API and Visual API. Several interesting and somewhat unusual characteristics are evident in determining the significance of each of these owners/builders when considering Criterion 2 of the CRHR, and/or City of Loma Linda Municipal Code - Historic Preservation Criteria B. These characteristics are summarized as follows.

1. The City of Loma Linda has a particularly high percentage of doctor owners and medical facility administrator-superintendent owners of buildings. Many CRHR evaluators might automatically assign a high degree of significance to these associations were it not for the fact that in-depth research clearly establishes that there are relatively few doctors and administrators that have achieved genuine historical significance. In other words, the higher percentage of associations actually diminishes the individual importance of these associations.
2. Many properties identified in the API and evaluated herein, were built and/or owned by the same individuals. By way of example, Otis A. and Celia E. Hudson are known to have built at least five properties within the API including 25039 to 25063 Mound Street (Building # 5A), 25043 Mound

Street (Building #5B), 25045 Mound Street (Building #5C), 25047 Mound Street (Building #5D), and 25049, 25051, and 25053 Mound Street (Building #5E), and were temporary owners of many more. In brief, real estate speculation by prominent Loma Linda residents associated with the College/University from the mid-1920s to the late-Twentieth Century, fueled primarily by an increasing demand for student and staff housing, created multiple ownerships of both single-family and rental properties. As a result, the linking of any given property within the API, with an individual who might qualify as important to local, California, or national history, is diminished by the fact that the same individual(s) owned many properties.

3. Finally, the organization historically referred to as the College of Medical Evangelists, the Southern California Association of 7th Day Adventists, and/or Loma Linda University, has been the recipient of multiple grants of property specially willed or otherwise transferred to the organization by individual property owners. The great majority of historic-age properties within the API were, in fact, acquired by the organization in this manner. Many properties were probably built by individuals with this in mind as a common and ultimate goal.

Brief biographies of key property owners/builders associated with properties within the API are included below.

Dr. Paul Harold Deeb 1917 – 1974 and Helen K. Deeb 1920 – 2007

Paul Harold Deeb was born on June 2, 1917, in Tonawanda City, Erie County, New York, to Elizabeth "Lizzie" (Nezha Wassouf) Jacob, age 19, and Joseph Deeb, age 30. According to the 1930 U.S. Federal Census, both of his parents were born in Syria.

Paul Harold Deeb's family continued to live in Tonawanda City, New York, throughout the 1920s. Paul Harold had several siblings who also appear to have been born in New York state. According to an Ancestry.com Family Tree, the family still resided in Tonawanda City, New York in 1935.

By the time of the 1940 U.S. Federal Census, just like many college students, his hometown of Tonawanda City, New York, was listed as Paul Harold Deeb's home. In reality, Paul Harold Deeb was living in Los Angeles, California, and had already completed three years of college. Paul Harold Deeb graduated from the College of Medical Evangelists in Loma Linda, California in 1942.

According to the 1950 U.S. Federal Census, Paul Harold is a practicing physician residing in Alhambra, California, and he is married to Helen. Paul Harold and Helen become parents on March 18, 1953, with the birth of their son, named Paul Harold Deeb, Junior.

Several newspaper articles from the early 1950s to the late 1960s document Dr. Paul Harold Deeb's career as a radiologist. Dr. Deeb was one of two physicians selected to "study by-products of A-bomb research in the treatment of disease" for two weeks in Oak Ridge, Tenn., as noted in an article printed in 1953. The article states that Dr. Deeb is employed at Memorial Hospital (The Los Angeles Times, September 22, 1953: page 5).

A 1955 article in The San Bernardino County Sun illustrates the strong connection that Dr. Paul Harold Deeb had to the College of Medical Evangelists and to the medical community in Loma Linda. The article notes that Dr. Deeb has accepted a position in the Loma Linda Sanitarium and Hospital department of Radiology. Prior to accepting his new position, the article states that Dr. Deeb worked at CME's White Memorial Hospital, and that he had been affiliated with the Los Angeles campus of CME since 1946, as an assistant professor of radiology. The article goes on to state that after graduating from the College of Medical Evangelists in 1942, Dr. Deeb was then "in service" from 1943 until 1946 (The San Bernardino Sun, October 12, 1955: page 18).

Two articles from the 1960s clearly demonstrate Dr. Deeb's interest in the field of cancer research. In 1960, Dr. Deeb was elected as an officer by the San Bernardino Branch of the American Cancer Society. At that time, Dr. Deeb was president of the Loma Linda Hospital staff at the College of Medical Evangelists (The San Bernardino County Sun, October 11, 1960: page 12).

The second article, published in 1968, notes that Dr. Deeb is now the chairman of the American Cancer Society's San Bernardino County Branch education committee. The article outlines Dr. Deeb's impressive career in the field of radiology. The article ends by noting that Dr. Deeb resides with his wife, Helen, and his two sons, Paul Jr., 15, and Daniel Peter, 14, in Redlands, California.

Dr. Paul Harold Deeb passed away on March 2, 1974, at the age of 56. According to an article in the Redlands Daily Facts, Dr. Deeb died at Corona Community Hospital after a sudden illness. Dr. Deeb was chief of staff in the radiology department at Corona Community Hospital at the time of his passing. Burial was to be in South Fayette township, Pennsylvania, near the Deeb family home. The article notes that Dr. Deeb is survived by his wife, Helen, and his two student sons, Paul Jr., and Daniel, both of Redlands (Redlands Daily Facts, March 6, 1974: page 5).

Paul H. and Helen K. Deeb are associated with the construction of and original ownership of Direct API Buildings #10A, #10B, #10C, #11A, #11B, #11C, #14, #14A, and #14B. Please see Appendix C, DPR 523 for additional information.

Otis Arthur Hudson 1893 – 1974 and Celia Esther Hudson 1890 – 1953

Otis Arthur Hudson was born on January 21, 1893, in Jasper, Newton County, Arkansas, to Lucinda Emeline, age 21, and Thomas C. Hudson, age 23. His father's place of birth is listed as Missouri, while his mother was born in Arkansas. By the time of the 1910 U.S. Federal Census, the Hudson family had relocated to California and were living on K Street, Ward 5, the city of San Bernardino, in San Bernardino County. At the age of 17, Otis Hudson was already a member of the workforce where his occupation is listed as "Odd Jobs - Laborer."

Otis Arthur Hudson's World War I Draft Registration Card for 1917-1918, reveals that he was a resident of Loma Linda, San Bernardino County, California, that he was single, and that he had light colored hair and blue eyes. In 1919, Otis Arthur Hudson married Celia Esther Wallack at the Hudson home in Loma Linda. Otis was 26, while Celia was 28. The wedding announcement in the Effingham, Kansas newspaper notes that, "the groom is a highly respected young man and holds a responsible position at the Loma Linda Sanitarium" (The New Leaf, September 26, 1919: page 5).

In the 1920 U. S. Federal Census, Otis Arthur Hudson and Celia Esther Hudson have a residence listed as "Loma Linda Hill." The Hudsons rented their home. Otis Arthur's occupation is listed as Assistant Manager at the Sanitarium and Celia Esther's occupation is listed as Head Nurse at the Sanitarium. In 1921, the Hudson's welcomed a daughter, Doris Elaine, who was born on April 28, 1921, in Loma Linda, California. Son Otis Arthur was born on February 7, 1923.

The Hudson family spent a brief period of time in Colorado as indicated by a 1929 newspaper article noting their return to Loma Linda to visit family. The article states that Otis Arthur, "former credit manager of the institution" was now the "business manager of the Porter sanitarium and hospital just lately built at Denver, Colorado" (The San Bernardino County Sun, November 16, 1929: page 16). By 1931 the Hudson family had returned to Loma Linda where Otis Arthur had been elected assistant comptroller of the sanitarium and hospital, but as the article notes, he was quickly tasked to take up new duties in the manager's office (The San Bernardino County Sun, April 17, 1931: page 14).

In the 1931 City Directory for Redlands, the Hudsons are living at 219 South Anderson Street, Loma Linda, and Otis's occupation is noted as "Collector." In the 1936 Redlands City Directory, the Hudsons are living at 330 Mound Street (current address 25039 to 25063 Mound Street, LLU VILLAGE DIRECT API Building #5A), and Otis's occupation is listed as "Comptroller."

A 1945 newspaper article provides details regarding the organization of a new division of the college to be known as the Loma Linda Foundation. The article notes, "the new division will be headed by Otis A. Hudson, for 12 years comptroller and treasurer of the college." The article also states that Mr. Hudson has been a resident of Loma Linda for 35 years and that he has held many positions of responsibility in connection with the medical school and other Seventh-day Adventist institutions (The San Bernardino County Sun, October 28, 1945: page 10).

Celia Esther Hudson passed away on August 18, 1953, in Loma Linda, California, at the age of 63. At the time of her death, Otis and Celia had been married for 34 years.

An article in The Los Angeles Times appearing in 1965, states that work is under way on a sanctuary for the First Evangelical Lutheran Church in Redlands. The article notes that Otis A. Hudson, Loma Linda contractor, will build the church on the 9 ½ acre site (The Los Angeles Times, August 8, 1965: page 134)

Otis Arthur Hudson died on February 20, 1975, in Loma Linda, California, when he was 82 years old. His obituary in the newspaper notes that he had been a resident of Loma Linda for 73 years. The obituary goes on to state that, "Hudson was former comptroller for Loma Linda University and had been treasurer for the Southeastern California Association of Seventh-day Adventists." Survivors included wife Jennie, daughter Doris Pettit, son Otis Junior, as well as two brothers, a sister, and four grandchildren (The San Bernardino County Sun, February 22, 1975: page 18).

Otis A. and/or Celia E. Hudson are associated with the construction of and original ownership of Direct API Buildings #5A, #5B, #5C, #5D, #5E, and #13. Please see Appendix C, DPR 523s for additional information.

Moses Sanborn Gordon 1854 - 1940

Moses Sanborn Gordon is associated with the construction and original ownership of Direct API Building #9C. Please see Appendix C, DPR-523 for additional information.

Moses Sanborn Gordon was born in Exeter, Rockingham County, New Hampshire on December 14, 1854, to Nathaniel, age 34, and Alcina, age 27. According to a Family Tree available at Ancestry.com, Moses Sanborn Gordon resided in Exeter, New Hampshire, in both 1860 and 1870. According to information also contained in the Ancestry Family Tree, Moses S. Gordon was a resident of Connecticut in 1872. That same source notes that Moses S. Gordon was living in Ward 3, Weatherford, Parker County, Texas in the year 1900. It also states that Moses S. Gordon was a widower. His deceased wife is listed as Mattie E. Snow. The Gordon's had two daughters, Ruth born in 1885, and Esther born in 1887.

At some point before 1923, Moses S. Gordon relocated from Weatherford, Texas to the Palm Springs area of California. An article from 1923 appearing in The Banning Record describes Mr. Gordon as one of Riverside County's best citizens. The articles states, "The many friends of M.S. Gordon of Palm Springs regret that his health is such that he has gone to the hospital at Loma Linda for treatment." The article goes on to note that he had been a useful aid, "in development of the desert and mountain resorts. He conceived the idea of building the Palms-to-Pines trail and carried the idea into reality when with his own funds he built this trail, which links the beautiful winter resort of Palm Springs with the attractive summer resort of Idyllwild" (The Banning Record, December 6, 1923: page 9).

According to two articles in the Redlands Daily Facts, Mr. Gordon became active in real estate dealings in the mid-1920s. In the first article, dated 1925, Mr. Gordon sells, "portion lot 66, block 44, Mound City" to J. J. Weir (Redlands Daily Facts, February 6, 1925: page 8). In the second article, dated 1927, the following is recorded, "Deed June 8, 1927 Moses Sanborn Gordon unmar man to Pacific SW Tr and Sav Bank Ptn Lot 6 Plk 44 Mound City and that ptn of vaca pt of Central Ave adp sd lot 6" (The San Bernardino County Sun, June 27, 1927: page 13). Direct API Building #9C was built on this property.

Moses S. Gordon remains in the Loma Linda/Redlands area for the remainder of his life. In the Redlands City Directory of 1929, he is listed as a rancher with an address on Prospect in Loma Linda. In the 1930 U.S. Federal Census, Moses S. Gordon in listed as an orange grove rancher residing on Prospect in the Mission District, San Bernardino County, California.

By the time of the 1940 U.S. Federal Census, Moses S. Gordon was a lodger living on San Mateo Street. Moses Sanborn Gordon died on September 27, 1940, in Redlands, California, when he was 85 years old. His address at the time of his death was 109 East Fern Avenue, Redlands, California. An article in The San Bernardino County Sun appearing in July of 1941, describes the disposition of real property that was owned by Mr. Gordon's estate. It reads as follows, "All that portion of Lot 6, Block 44 of Mound City, in the County of San Bernardino, State of California, as per plat thereof recorded in Book 6 of Maps, at page 28, records of said County of San Bernardino, …" (The San Bernardino County Sun, July 23, 1941, page: 18).

Moses Sanborn Gordon was buried in Weatherford, Parker, Texas. He was survived by his two daughters, a sister, and two granddaughters (The San Bernardino County Sun, September 28, 1940, page: 12).

Moses Sanborn Gordon is associated with the construction of and original ownership of Direct API Building #9C. Please see Appendix C, DPR 523 for additional information.

Dr. Nile E. Reeves 1910–2001

Nile E. Reeves was born in Carney, Oklahoma on January 12, 1910. In the 1920 U. S. Federal Census, Nile E. Reeves was residing in Iowa, Lincoln County, Oklahoma with his parents Wattie and Crystal Mae. His father Wattie was a farmer. By the time of the 1930 U.S. Federal Census, the Reeves family had relocated to Anderson Street in the Mission District, San Bernardino County, California, where Wattie Reeves worked as a watchman at the Sanitarium.

In 1936, at the age of 26, Nile E. Reeves married Mildred Elizabeth LaTourette, age 23, originally from Canby, Oregon (The San Bernardino County Sun, August 15, 1936: page 11) A Marriage Index available at Ancestry.com notes that Nile was a student at the College of Medical Evangelists at the time of his marriage. The couple were married in Las Vegas, Nevada.

The Redlands City Directory of 1936 notes that Dr. Nile and Mildred Reeves reside at 576 North Anderson, Loma Linda, California (this address is outside of the API). In the 1940 U.S. Federal Census, Nile and Mildred are still listed as living at 576 North Anderson, Mission District, San Bernardino County. Nile's parents, Wattie and Crystal Mae, are living with them, and Nile's occupation is listed as physician.

The World War II Draft Card for Nile E. Reeves, registration date October 16, 1940, lists his employer as the College of Medical Evangelists. Both his residence and his place of draft registration are listed as Loma Linda, California.

Nile and Mildred had two sons. Nile Irwin Reeves II was born in Loma Linda, California on April 14, 1940. Their second son, Robert Millard Reeves was born on May 8, 1942, in Loma Linda, California.

By 1946, Dr. Nile E. Reeves and family are living in Banning, California, where he is listed as a resident in a newspaper article. The article notes that Dr. Reeves was consulted regarding several cases of suspected polio (Riverside Daily Press, September 3, 1946: page 10). According to the 1950 U.S. Federal Census, Nile E. Reeves was residing at 1042 North San Gorgonio in Banning, Riverside County, California. His occupation is listed as MD Doctor. Nile was residing with his wife, Mildred, and his two sons, ages nine and seven.

In 1968, son Robert Millard Reeves followed in his father's footsteps and obtained his Doctor of Medicine degree from Loma Linda University on June 2, 1968, as noted in the local Banning, California newspaper (The Daily Record-Gazette, June 5, 1968: page 5).

Dr. Nile E. Reeves died on March 18, 2001, in Banning, California, at the age of 91. Nile's wife, Mildred Elizabeth LaTourette Reeves, R.N., died on July 28, 2006, in Banning, California. Son and fellow physician, Robert Millard Reeves, passed away on June 9, 2005, in San Jacinto, California.

Nile I. and Mildred E. Reeves are associated with the construction of and original ownership of Direct API Buildings #8, #9A, #9B, and #9D. Please see Appendix C, DPR 523 for additional information.

Dr. Herbert Clyde Honor 1900 – 1982; Dr. Vera Lavetta Honor 1903 - 1984

Herbert Clyde Honor was born in Dawson, Canada on June 8, 1900. According to a Family Tree available at Ancestry.com, the Honor family resided in Mendocino, Sonoma County, California in 1910. In the 1920 U.S. Federal Census, at the age of 20, Herbert Clyde continues to live with his family in Mendocino, Sonoma County, California. The household includes his father Herbert, age 57, his mother Bertha, age 51, and three siblings. The Census entry notes that Herbert Clyde is a naturalized citizen of the United States.

In 1931, Dr. Herbert Clyde Honor married Dr. Vera Lavetta Ocker on November 17th in Los Angeles, California. Vera Lavetta Ocker was born on July 26, 1903, in Jackson, Missouri. An article announcing the marriage noted, "she is a very talented young lady and at the present time holds a responsible position in a Los Angeles Hospital" (The Atlanta Express, November 26, 1931: page 1).

At the time of his father's death in July of 1933, Dr. Herbert C. Honor is listed as residing in Cotati, California, according to a Family Tree available at Ancestry.com. Herbert Clyde and Vera became parents with the birth of son Herbert Clyde Honor, Junior, on July 28, 1935, in Sonoma, California. The Honors also welcomed a second child, daughter Dorothy.

In a World War II Draft Card Registration card, Dr. Herbert Clyde Honor is listed as a resident of Napa, California. His employer/type of work is listed as "Seventh Day Adventist Missionary Doctor" The date of registration is June 1, 1945.

In the 1947 Redlands, California City Directory, Dr. Herbert Clyde Honor and Dr. Vera Honor live at 320 E. Prospect Avenue, Mission District (the present-day address for this property is 25025 Prospect Avenue, within the Prospect-Starr Architectural and Historical Distric). Herbert Clyde Honor's occupation is listed as doctor. According to the Ancestry.com Family Tree, Dr. Herbert Clyde Honor was residing in Colton, California in 1949. In the 1950 U.S. Federal Census, Dr. Herbert Clyde Honor is listed as living on Barton Road, Mission District, San Bernardino County, California. His occupation is listed as Physician-Surgeon. Also in the 1950 Census, Dr. Vera Honor lives at the same address, and under occupation, she is also listed as a Physician-Surgeon.

Dr. Herbert Clyde Honor and Dr. Vera Honor lost their only son, Herbert Clyde, Junior, when he passed away on September 2, 1975, in Eureka, California at the age of 40.

Dr. Herbert Clyde Honor died on July 25, 1982, in Healdsburg, California, when he was 82 years old. His obituary in the local Santa Rosa, California newspaper notes that he was, "A lifetime and faithful member of the 7th Day Adventist Church. A member of the Sonoma County Medical Assoc., 22 years. Past Chief of Staff, Healdsburg General Hospital" (The Press Democrat, July 26, 1982: page 5).

Dr. Vera Lavetta Honor died on March 8, 1984, in Healdsburg, California, less than two years after her husband's passing. Her obituary notes that she is the mother of Dorothy Flynn of Santa Rosa and the late Herbert C. Honor, Junior. Three grandchildren and one great-grandchild are also listed as survivors (The Press Democrat, March 11, 1984: page 13).

Herbert C. and Vera Honor are associated with the construction of and original ownership of Direct API Building #7. Please see Appendix C, DPR 523 for additional information.

Minnie (Wagy) Hittinger 1870–1955

Minnie Wagy was born in California on May 20, 1870. In the 1880 U. S. Federal Census, Minnie is listed as 10 years old and living in Visalia, Tulare County, California. Minnie's mother, Margaret Drouillard Wagy passed away in 1874. Minnie's father, Phillip Wagy, is listed as a member of the Visalia household in 1880. It appears that an older sister named Leslie Owen is the Head of Household and has taken in her sister (Minnie), her brother (Royal), and her father (Phillip). Leslie has a child of her own, a one-year-old son named Phillip.

In the 1900 U.S. Federal Census, Minnie Wagy is residing in San Francisco, California. She is listed as a boarder in a residence on Eddy Street. She is one of several boarders at the residence, which is owned by the Watters family. Minnie's marital status is listed as single.

According to a Family Tree available at Ancestry.com, Minnie Wagy married Anton Hittinger on June 25, 1900, in Los Angeles, California. In 1903, Minnie and Anton become parents with the birth of daughter Margaret, named after Minnie's deceased mother. Anton Hittinger is a native of Austria, born in 1833. He arrived in the United States in 1866 and made his way from New York to Missouri to California, eventually settling in Arizona. Anton Hittinger was living in San Francisco in 1880 and he was a widower. In 1894, Anton Hittinger's place of residence is listed as Pima County, Arizona. After their marriage, the Hittinger's make their home in Tucson, Pima County, Arizona until Anton's death in 1920.

An obituary in the Arizona Daily Star summarizes key points in Anton Hittinger's life. It reads, in part, "Mr. Hittinger came to Tucson forty years ago and was a successful merchant on Meyers street during the early days. He retired from active business about twenty years ago. Since then, he has been managing his real estate. He was the owner of the Hittinger block on Congress and Sixth avenue at the time of his death and at one time owned other valuable Congress street property. He is survived by his widow and one daughter, Mrs. R.W. Gray of Oakland, Cal." (Arizona Daily Star, March 25, 1920: page 2).

In the 1930 U.S. Federal Census, Minnie Hittinger is listed as a "Guest" at the Hospital Sanitarium in St. Helena, Napa County, California. Under the listing for Industry, she is listed as "Patient."

By 1936, Minnie Hittinger had relocated to Loma Linda, with an address at 340 Mound Street in the 1936 Redlands City Directory. The present-day address of 340 Mound Street is 25065-69 Mound Street; this is Direct API Building #6. The 1940 U.S. Federal Census records that Minnie Hittinger was residing at 340 Mound Street in the Mission District, San Bernardino County, CA. Her occupation is listed as "housewife," and her "Industry" is listed as retired. While her Income (presumably from employment) is listed as zero, her response to the question Income from Other Sources is "Yes." The only other member of the household listed is Minnie's sister, Jennie Burkhalter.

An article in The San Bernardino County Sun, dated October 5, 1941, reported on the groundbreaking ceremony for a new men's dormitory on the campus of the College of Medical Evangelists in Loma Linda. The article reads, "Dr. E.H. Risley, dean of the Loma Linda division of the College of Medical Evangelists was master of ceremonies for the groundbreaking ceremonies. First shovel of dirt was turned by Minnie "Auntie" Hittinger and second shovel by Elder John A. Burden, who first purchased the Loma Linda Property (The San Bernardino County Sun, October 5, 1941: page 14).

Minnie Hittinger continues to reside in Loma Linda, California until her death on February 21, 1955. A death notice in The Los Angeles Times notes that she was, "beloved mother of Margaret Hendricks, sister of Jennie Burkwalter; also survived by 3 grandchildren and 5 great-grandchildren (The Los Angeles Times, February 22, 1955: page 41).

In March of 1955, articles appeared in several area newspapers highlighting the generous bequest Minnie Hittinger left to the College of Medical Evangelists. An article in a Los Angeles newspaper detailed the bequest. The article notes, "A quarter million dollar bequest to the College of Medical Evangelists was announced last week by President Godfrey T. Anderson. Speaking of the bequest, President Anderson said, 'We gratefully accept this gift knowing that it reveals a sense of responsibility and oneness which Mrs. Hittinger felt together with CME and all who strive for the welfare of mankind. This generosity is most certainly a tribute to the mind and heart of this woman" (Lincoln Heights Bulletin-News, March 31, 1955: page 7).

Minnie Hittinger is associated with the construction of and original ownership of Direct API Building #6. Please see Appendix C, DPR 523 for additional information.

Hugh C. Wilson 1876-1963

Hugh Crawford Wilson was born in Indiana on October 19, 1876, according to a Family Tree available at Ancestry.com. At the time of his birth, his father William was 25, and his mother Ellen was 22. In 1880 the family was living in El Paso, Colorado, according to the 1880 U. S. Federal Census. On January 20, 1898, Hugh Crawford Wilson married Lavinia J. Gifford in Los Angeles, California. A brief notice in the marriages section of The Los Angeles Times newspaper states, "Hugh Crawford Wilson, 21 years of age and a native of Indiana, and Lynnie L. Gifford, 18 years of age and a native of California; both are residents of Los Angeles" (The Los Angeles Times, January 21, 1898: page 14).

The newlyweds made their home in Long Beach, California, with Hugh's parents and his two sisters, as recorded in the 1900 U.S. Federal Census. The family resided at 266 Ceder Avenue. Hugh's occupation is listed as Day Laborer. In the 1910 U.S. Federal Census, Hugh and Lavinia are living at 456 Cedar Avenue in Long Beach Ward 4, Los Angeles County, California. They are now parents to Fredrick, age 8, and William, age 5. Hugh's occupation is listed as building contractor.

By 1914, Hugh and Lavinia have entered the real estate market in Mound City, California (today's Loma Linda), as evidenced by a brief notice in The San Bernardino County Sun newspaper. It reads, "Deed Sept. 24, 1914; $10. Emma Davis Mills nee Emma C. Davis Sept prop to Hugh C. Wilson and Lavinia G. Wilson all lots 4 and 5 Blk 44 Mound City Redlands" (The San Bernardino County Sun, October 3, 1914: page 9). Direct API Building #12, located at 25058 Prospect Avenue was built on this lot.

By 1915, Hugh C. Wilson and his family were living in Loma Linda. An article in The San Bernardino County Sun recounts the awarding of a contract to Hugh C. Wilson. The article reads, "J. Harold Barnum's new home in The Palms was contracted last night, eight bids having been submitted, with a great range in totals. The contract goes to Hugh C. Wilson, of Loma Linda, a contractor who lives on his orchard there, but has recently been building in Long Beach" (The San Bernardino County Sun, April 18, 1915: page 1).

In 1917, Hugh C. Wilson engaged in a property exchange with W. F. Bybee, exchanging his Loma Linda ranch property for an apartment complex in Long Beach, California. An article in the Long Beach Press-Telegram notes, "Property Exchange – W.F. Bybee, who for a long time has been conducting the Paynette apartments, 1430 East Ocean avenue, has exchanged his interest in this building for a ranch near Loma Linda, Riverside county, belonging to Hugh Wilson. Mr. and Mrs. Bybee and Mrs. G.E. Snell, their daughter, will leave Wednesday for the ranch and Mr. Wilson will assume the management of the apartment house Thursday" (Press-Telegram, June 5, 1917: page 5).

The 1917-1918 World War I Draft Registration Card for Hugh Crawford Wilson lists his address as 1430 East Ocean Avenue, Los Angeles County, California. His occupation is listed as carpenter.

The Loma Linda property once owned by Hugh and Lavinia Wilson continues to change hands when W.E. Bybee sells lots 4 and 5, block 44 to William S. Ritchie in 1920 (Redlands Daily Facts, April 28, 1920: page 4).

In the 1920 U.S. Federal Census, Hugh and Lavinia Wilson continue to reside at 1430 Ocean Avenue in Long Beach, California with sons Fredrick, age 17, and William, age 14. In the 1930 U.S. Federal Census, Hugh and Lavinia Wilson have moved to 3435 East Ocean Avenue in Long Beach, a home that they own. Hugh's occupation is listed as Executive at a Land Corporation.

Hugh C. Wilson died in southern California on October 30, 1963, at the age of 87.

Hugh C. Wilson is associated with the construction of and original ownership of Direct API Building #12. Please see Appendix C, DPR 523 for additional information.

Ritchie Family: William Shannon Ritchie 1857–1918

When William Shannon Ritchie was born on September 12, 1857, in Stow, Summit County, Ohio, his father, George Grier Ritchie, was 35 and his mother, Cathrine "Kate" Shannon, was 30. In both the 1870 and 1880 U.S. Federal Census records, William Shannon Ritchie is listed as residing in Stow, Ohio. According to a Family Tree available at Ancestry.com, in 1900, at the age of 43, William Shannon Ritchie was a resident of Riverside County, California. In that same year, William married Hannah Lulu Joseph in California. Also, according to the 1900 U.S. Federal Census, Hannah Lulu Joseph was born in December of 1867 in Iowa. Throughout the course of their marriage, the Ritchies have no children of their own, but later in life they unofficially adopt a son named Iner, who becomes (Dr.) Iner William Sheld-Ritchie.

According to a Family Tree available at Ancestry.com, William and Hannah reside in Riverside County in the Temescal Canyon and Corona areas during the years 1900 – 1920, where William works as a farmer, primarily producing olives and honey. According to the same source, William and Hannah move to the Redlands area in California in 1920/1921. On April 28, 1920, a notice appearing in the Redlands Daily Facts confirms the purchase of property in Mound City/Loma Linda. It reads, "At Mound City W.E. Bybee has sold to William S. Ritchie, lots 4 and 5, block 44, near Loma Linda" (Redlands Daily Facts, April 28, 1920: page 4). The home that they purchase is called "Snug Harbor," and was built for Captain Lewis S. Davis in 1896/1897. William and Hannah live at Snug Harbor until Hannah's death in 1948.

Hannah Lulu Ritchie, of 365 East Prospect avenue, passed away in Loma Linda on September 6, 1948, at the age of 80. Her obituary mentions that she is survived by husband, William S. Ritchie of Loma Linda, a son and daughter-in-law, Dr. and Mrs. Iner S. Ritchie of Riverside, and two siblings (Redlands Daily Facts, September 8, 1948: page 5).

According to an obituary printed on December 2, 1953, William Shannon Ritchie was heavily involved in the establishment of several Seventh-day Adventist churches in southern California along with being

instrumental in establishing the medical school in Loma Linda. The article reads, "He was responsible for founding the Seventh-day Adventist Churches in Riverside, Corona and San Bernardino. He is credited with making the first donation for establishing a medical school at Loma Linda" (Riverside Daily Press, December 2, 1953: page 24).

William Shannon Ritchie is associated with the ownership of Visual API Building #39. Please see Appendix C, DPR 523 for additional information.

Ritchie Family: Dr. Iner Sheld-Ritchie 1885–1949

Iner Sheld-Ritchie was born on October 6, 1885, in Sweden, to Leander and Eva Sheld. Iner, his two brothers, and his parents immigrated to the United States three years later in 1888. After his mother died in 1891, Iner and his two brothers were put up for adoption in Los Angeles, California. In the 1910 U.S. Federal Census, Iner is recorded as an unmarried student, living in the Mission District, San Bernardino County, California. In 1909, Iner is unofficially adopted by a local couple, William and Hannah Ritchie, who have no biological children of their own. Shortly thereafter, Iner begins calling himself Iner Sheld-Ritchie.

On November 25, 1914, Iner marries Inelda Ruth in Corona, Riverside County, California. Inelda Ruth Ritchie was born in 1897. The Ritchies had four children over the next 12 years: son Iner William Sheld-Ritchie, born in 1915; Daughter Anna Virginia Sheld-Ritchie, born in 1917; daughter Inelda May Sheld-Ritchie, born in 1924; and son Robert Lorraine Sheld-Ritchie, born in 1927.

Dr. Iner Sheld-Ritchie graduated from medical school in Loma Linda in 1915. In 1920, Dr. Sheld-Ritchie joined the College of Medical Evangelists faculty as an instructor of anatomy. According to a Family Tree available at Ancestry.com, Iner and Imelda reside in Ward 6, Riverside, California in 1920. In 1925, their residence is listed as Redlands, California, and in 1930 they are living in Colton, San Bernardino County, California.

After teaching for six years, Dr. Sheld-Ritchie opened a practice in Calexico, California, near the Mexican border. In 1934, Dr. Ritchie left his Calexico practice to serve at a church-owned clinic in Mexico City. After suffering a heart attack in 1936, Dr. Ritchie returned to Loma Linda, but continued making excursions back to Mexico, hosting medical clinics for underprivileged locals.

Dr. Iner Sheld-Ritchie passed away on October 24, 1949, in Riverside County, California. Inelda Ruth Ritchie died in 1993.

Dr. Iner Sheld-Ritchie is associated with the ownership of Visual API Building #39. Please see Appendix C, DPR 523 for additional information.

Ritchie Family: Dr. Iner William Sheld-Ritchie 1915 - 1992

When Iner William Sheld-Ritchie was born on July 23, 1915, in Corona, California, his father, Iner, was 29 and his mother, Inelda, was 18. In the 1920 U.S. Federal Census, Iner William is five years old, and his family lives in Riverside Ward 6, Riverside County, California. In the 1930 U.S. Federal Census, the family lives in Colton, California. In 1935, Iner William's residence is listed as Riverside, California.

On March 16, 1940, Iner William marries Marian Emily Hester, in Santa Monica, California. Marian Emily Hester was also born in 1915. According to the 1940 U.S. Federal Census, Iner William and Marian Emily are living in Riverside, California. They had two children during their marriage, a son, Iner William Shannon Sheld-Ritchie, born in 1947, and a daughter.

According to information contained in the Encyclopedia of Seventh-day Adventists, Dr. Iner William Sheld-Ritchie followed in his father's footsteps by becoming a physician and a medical missionary, "Dr. Iner

William Ritchie, …became a professor at Loma Linda University and continued his father's medical missionary program in Mexico…"

Dr. Iner William Sheld-Ritchie was also known as a prominent Blythe, California physician, practicing at the Palo Verde Hospital in Blythe (Riverside Daily Press, September 30, 1953: page 6).

In 1950, Dr. Iner William Sheld-Ritchie purchased Snug Harbor, also known as The Ritchie Mansion, located on Ritchie Circle in Loma Linda, which had been the family home of his grandparents, William Shannon Ritchie and Hannah Lulu Ritchie for approximately 28 years.

Iner William Sheld-Ritchie died on August 27, 1992, in San Bernardino County, California, at the age of 77, and was buried in his hometown of Corona, Riverside County, California.

Dr. Iner William Sheld-Ritchie is associated with the 1950s remodel and ownership of Visual API Building #39. Please see Appendix C, DPR 523 for additional information.

Lewis Smith Davis 1823-1903

Lewis Smith Davis was born in Stony Brook, Long Island, New York on June 29, 1823. His parents were Henry Lewis Davis (1791 – 1870) and Mary Elizabeth Smith (1798 – 1879). In the 1850 U.S Federal Census, Lewis S. Davis is listed as a resident of Smithtown, Suffolk County, New York. Lewis S. Smith married Christina Achsah Smith on January 24, 1853, in Greenport, Long Island, New York. Lewis and Christina Davis resided in Brooklyn, New York, according to the New York State Census of 1865 and the New York State Census of 1875. Lewis and Christina had seven children, born between 1854 and 1870, three sons and four daughters.

In the 1870 U.S. Federal Census, Lewis S. Davis is listed as living in Brooklyn, New York. He is married to Christina, and his occupation is listed as mariner. The 1900 U.S. Federal Census records Lewis S. Davis as a farmer living in San Bernardino County, California.

A list of real estate transfers from November 16, 1895, as published in The San Bernardino County Sun records the transfer of lots 4 and 5, block 44, Mound City from Mrs. A. M. Beers to L.S. Davis (The San Bernardino County Sun, November 16, 1895: page 3).

The Redlands Daily Facts newspaper records the following on April 17, 1896, "Mr. Stewart and Mr. Davis of Mound City are each erecting cottages to cost $4000" (Redlands Daily Facts, April 17, 1896: page 2).

An article in The San Bernardino County Sun, dated October 12, 1905, provides key biographical information about Captain Lewis S. Davis, Loma Linda resident and owner of the property known as "Snug Harbor," who died on October 9th, 1905. The article reads, "Up to within eight or ten years ago he was actively engaged in maritime business in New York, where nearly all his life was spent. [He] began his seafaring career as a cabin boy on his father's packet on Long Island sound. From cabin boy to the quarter deck he passed through all the intermediate stages and at the age of twenty-one commanded some of the finest schooner packets sailing out of New York for southern ports" (The San Bernardino County Sun, October 12, 1905: page 7).

The article goes on to say that Captain Davis "came ashore" in 1857 and spent the next 40 years in the shipping business where he was recognized along the waterfronts in New York, the many ports along the Eastern Seaboard, and even ports along the Gulf Coast. After closing out most of his business interests in the East, he moved to California to avoid the cold winters and to be closer to his grown children. The article also states, "Since 1897 he has resided at Loma Linda at his beautiful home known far and wide as

"Snug Harbor," on his 40-acre orange grove. He is survived by his wife and four children" (The San Bernardino County Sun, October 12, 1905: page 7).

The Brooklyn Eagle newspaper also published an obituary for Lewis S. Davis on October 12, 1905. The obituary reads, in part, "He made his first voyage when a lad of 12 years, sailing with his father on the sloop Gold Leaf. During his career as a sailor, he had voyaged to nearly every part of the world and had many adventures. In 1857, after a severe illness, he quit the sea and as manager for Jonas Smith, a large vessel owner, accumulated a fortune. In 1895 he retired and purchased for $25,000 an orange grove in San Bernardino County, Cal., where he had since resided. He was married in 1853 to Christina Smith, of Greenport, who survives him, with four children. Captain Davis was widely known and highly respected" (The Brooklyn Eagle, October 12, 1905: page 3).

An article appearing in The San Bernardino County Sun on October 17, 1905, provided details regarding the holdings in Captain Lewis Smith Davis's estate. It reads, "The estate is valued at over $100,000, and consists of realty in this county, San Diego and New York, most of which is improved besides stocks, bonds and promissory notes" (The San Bernardino County Sun, October 17, 1905: page 2).

Captain Lewis Smith Davis is associated with the construction of and original ownership of Visual API Building #39. Please see Appendix C, DPR 523 for additional information.

Robert Lincoln Cone 1915 - 1993

Robert Lincoln Cone was born on June 23, 1915, in Hyattsville, Maryland. His father was Roscoe L. Cone (1869 – 1933) and his mother was Cornelia Susan (Hiett) Cone (1884 – 1980). In the 1920 U.S. Federal Census, the family resides in Brandywine, Prince Georges, Maryland. In the 1930 U. S. Federal Census, the family is living in Chillum, Prince Georges, Maryland.

In 1935, Robert Cone lived in Davidson, Tennessee where he was attending Madison College. Robert L. Cone married Margaret Irene Perkins in Benton, Arkansas on December 24, 1940. At the time of the 1940 U.S. Federal Census, prior to his marriage, Robert is residing on the Madison College Campus, Davidson, Tennessee, he is single, and his occupation is listed as "Helper" at Madison College. As his father passed away in 1933, Cornelia Cone is now listed as the Head of the Cone Household.

In the 1950 U. S. Federal Census, Robert and Margaret Cone have relocated to Visalia, Tulare County, California. They live at 18th Avenue West, and Robert works as a Certified Public Accountant. Also, the Cones now have two daughters Roberta, age 7, and Rita, age 4.

In the 1970 City Directory for Glendale, California, Robert and Margaret Cone are listed as residing at 2301 Canada Boulevard, Glendale, California. Robert's occupation is listed as Treasurer.

Robert Lincoln Cone died on October 8, 1993, in Marion, Oregon, at the age of 78, and was buried in Salem, Oregon. Margaret Irene Cone passed away in 2008.

Robert L and Margaret Cone are associated with the construction of and original ownership of Visual API Building #35. Please see Appendix C, DPR 523 for additional information.

Wilhelm Weber 1874 – 1954

In the 1910 U.S. Federal Census, Wilhelm Weber resides in Lincoln Ward 2, Lancaster County, Nebraska, he is 36 years of age, and he works as a carpenter. His birthplace is listed as Russia, and in answer to the question regarding Naturalization Status it is noted that he has "Papers." His year of immigration is listed as 1893. Both of his parents were also born in Russia. Wilhelm is married to Catarina, and they share five children, two boys and three girls. The Weber's live at 536 B Street, and they own their home.

In the 1920 U.S. Federal Census, Wilhelm (sometimes listed as William) and Catarina (sometimes listed as Catherine) continue to reside at 536 B Street, Lincoln Ward 2, Lancaster County, Nebraska. Wilhelm works as a carpenter.

A California Voter Registration from 1944 shows that Wilhelm Weber had relocated to Loma Linda, California. His address is noted as being on San Mateo Avenue, Loma Linda, San Bernardino County, California. His occupation is listed as carpenter, and his Party Affiliation is Democrat.

In the 1950 U.S. Federal Census, Wilhelm Weber is remarried to a woman named Amelia (sometimes listed as Amila), nine years his junior. The couple reside on East Prospect, Mission District, San Bernardino County, California. At the age of 76, under the section entitled occupation, Wilhelm has stated that he is "Unable to Work." Amelia's place of birth is listed as Russia, and her occupation is listed as keeping house. Both of Amelia's parents were also born in Russia.

Amelia Weber passed away on December 16, 1954, in Loma Linda, California. A brief biography in The San Bernardino County Sun notes that she was 72 years old, a native of Russia, and a resident of Loma Linda for 20 years. (The San Bernardino County Sun, December 16, 1954: page 55) Wilhelm Weber died in 1954.

Wilhelm and Amelia Weber are associated with the construction of and original ownership of Visual API Building #36. Please see Appendix C, DPR 523 for additional information.

Dr. Harold Milton Walton 1892 – 1980; Daisy Coleston Walton 1891 - 1953

Harold Milton Walton was born on February 5, 1892, in Battle Creek, Calhoun County, Michigan, the son of Jessie and Emanuel. He married Daisy E. Coleston on August 26, 1913, in Los Angeles, California. Daisy E. Coleston was born on September 12, 1891, in Trinidad and Tobago, British West Indies.

In the California U.S. Voter Registration covering the years 1917-1922, Daisy E. Walton is listed as a resident of Barstow, San Bernardino County, California. Her party affiliation is Republican, and her occupation is listed as housewife. She is a naturalized United States citizen. In the 1920 U.S. Federal Census, Harold and Daisy Walton reside in St. Helena, Napa County, California.

Dr. Harold M. Walton graduated from Loma Linda University in 1927. A notice in the Loma Linda Briefs section of The San Bernardino County Sun newspaper records the following, "Drs. Floyd W. Gardner, medical class of '21 and Harold M. Walton, medical class of '27, of the faculty at the medical college, have just returned from postgraduate work in the East and have resumed their duties" (The San Bernardino County Sun, August 10, 1928: page 11). Dr. Walton was on staff at the university from 1928 until 1937 and served as medical director for seven of those years.

During the late 1920s/early 1930s, Dr. Harold Walton and Daisy Walton reside in Loma Linda, and they are both employed in the medical field. The California, U. S. Voter Registrations for 1928 – 1930 notes that Daisy E. Walton resides on Prospect Avenue and that she works as a nurse. The 1930 U.S. Federal Census records that Dr. Harold M. Watson and Daisy E. Watson own a home on Prospect Avenue in Loma Linda (Mission District). Harold's occupation is listed as medical doctor employed at the Sanitarium.

In 1937, the Waltons headed East when Dr. Walton received a major promotion. An article in The San Bernardino County Sun details the promotion, "Dr. Harold M. Walton, who has served as medical superintendent of Loma Linda sanitarium for the last seven years, has received an appointment as secretary of the medical department of the Seventh-day Adventist world-wide conference, with offices in Washington (The San Bernardino County Sun, February 21, 1937: page 13).

In the 1940 U.S. Federal Census, Dr. Harold M. Walton, wife Daisy Walton, and their daughter, Lula Watson age 19, are living in Takoma Park, Montgomery County, Maryland. They own their home, located at 716 Kerangan Avenue. Harold's occupation is listed as medical doctor.

The Waltons returned to southern California in 1946. From 1946 until 1955, Dr. Harold Walton was medical director of White Memorial Hospital in Los Angeles. In the 1950 U.S Federal Census, the Waltons reside in Alhambra, California. Harold is recorded as a medical doctor working at a hospital. Daisy Walton passed away on October 22, 1953, at the age of 62.

An article appearing in The San Bernardino County Sun in August of 1955 details Dr. Walton's career to date. The article states, "Dr. Harold M. Walton, former director of professional services on the Los Angeles campus of the College of Medical Evangelists, has moved to the Loma Linda campus of the college to take charge of the campus' student and employee health service, according to Dr. Walter E. Macpherson, dean of the CME School of Medicine" (The San Bernardino County Sun, August 11, 1955: page 17).

The article also notes that, "Dr. Walton organized the first School of Dietetics at the College of Medical Evangelists in 1922 and served as acting director of the school until 1925. Prior to organizing the new CME school, he was dietician and head of the culinary department of the St. Helena Sanitarium and Hospital in St. Helena, Calif. Dr. Walton graduated from the CME School of Medicine in 1928 and was medical director of the Loma Linda Sanitarium and Hospital from 1930 to 1937" (The San Bernardino County Sun, August 11, 1955: page 17).

Dr. Harold L. Walton passed away on April 2, 1980, in Loma Linda, California. Survivors included daughter Lu Walls of Hong Kong, three grandsons, and three great-grandchildren.

Dr. Howard Walton and Daisy Coleston Walton are associated with the construction of and original ownership of Visual API Building #36. Please see Appendix C, DPR 523 for additional information.

Flora J. Borg 1890 - 1965

Flora Joyce Borg (sometimes referred to as Thora J. Borg) was born in Deer Creek, Outagamie County, Wisconsin on November 1, 1890. Both of Flora's parents were born in Denmark. Flora was one of at least seven children born to Peter and Siena (Kristina) Borg.

In the 1910 U.S. Federal Census, Flora Borg resides in Deer Creek, Wisconsin with her parents, five brothers and a sister. Her marital status is single.

In the 1930 U.S. Federal Census, Flora is living on New Jersey Street in Los Angeles, California. Her occupation is listed as Nurse, R.N., and she works at a hospital. She is single and she lives with two siblings, including her older sister, Martha, who is also a nurse.

A notice in the local Encinitas, California newspaper, the Coast Dispatch, on March 23, 1933, mentions that Flora Borg is currently attending to a private patient. It reads, "Mrs. Pauline Harrison, who has been confined to her home for the past few weeks is being attended by Miss Thora Borg formerly of the White Memorial hospital in Los Angeles" (Coast Dispatch, March 23, 1933: page 7).

In the 1940 U.S. Federal Census, Flora Borg is listed as living with her mother and two of her sisters on New Jersey Street in Los Angeles, California. Her occupation is listed as Trained Nurse and she is still single.

In 1952, Flora's elder sister, Martha, passed away in San Francisco, California. The obituary in the San Francisco Call Bulletin highlights Martha's achievements as a nurse. It states, "Martha Borg, superintendent of nurses at Franklin Hospital, director of the hospital's nursing school and president of the California State Board of Nurse Examiners, died yesterday after a three-day illness. Miss Borg came to

San Francisco less than a month ago from the White Memorial Hospital in Los Angeles. She is survived by her sister, Miss Thora Borg of Los Angeles (The San Francisco Call Bulletin, November 10, 1942).

A California, U.S. Voter Registration listing for 1952 notes that Flora Borg was residing at 358 La Mar Road, San Bernardino County, California. The address for Flora Borg remains the same for the 1954 California, U.S. Voter Registration listing.

On December 19, 1953, Flora Borg married Samuel C. Smith, who also resided in Loma Linda. Flora was 63 at the time of her marriage and Samuel was 74. Samuel C. Smith was born in Indiana in 1879. In the 1930 U.S. Federal Census, Samuel C. Smith is married to Jennie E. Smith, and they have two sons still at home, Merrill E. Smith, age 24, and S. Arthur Smith, age 17. The Smith family resides in Glendale, California. Samuel Smith's occupation is listed as shipping clerk in a cookie factory. In the 1940 U.S. Federal Census, Samuel Smith is married to Jennie Smith, and no sons are living at home. The Smith's live in Los Angeles, where Samuel works as a gardener.

In the Redlands City Directory for 1954, Flora Borg Smith and Samuel Smith reside together at 358 La Mar Road, San Bernardino County, California.

Samuel C. Smith passed away on January 24, 1959, in Loma Linda, California. An obituary in the Redlands Daily Facts records, "SMITH – Died in Loma Linda, Calif., Jan. 24, 1959, Samuel C. Smith, 25065 La Mar road, aged 80 years, native of Indiana, and resident of Loma Linda for nine years, California for 30 years. Deceased is survived by his wife, Mrs. Thora Borg Smith, Loma Linda…" (Redlands Daily Facts, January 26, 1959: page 5).

Flora Borg Smith died on June 17, 1965, in Riverside, California.

Flora Borg/Thora J. Smith is associated with the construction of and original ownership of Visual API Building #37. Please see Appendix C, DPR 523 for additional information.

4.4.7. Architects, Builders, and Architectural Styles Associated with the API

Many buildings described and evaluated herein have no architect or contractor listed. This is due, in part, to the City of Loma Linda being incorporated in 1970 with all previous building permits being issued by the County of San Bernardino, which did not maintain or transmit any permit records to the City of Loma Linda. The majority of buildings within the Direct API and Visual API were built prior to 1970, which accordingly limited access to building permits and to establishing architect and contractor names for buildings within the Direct API and Visual API. The only building permit data utilized herein was, in fact, provided by LLU.

Despite the lack of specific building permit data, various overarching conclusions can be made regarding the architectural nature and quality of buildings within the Direct API and Visual API. Viewed in their entirety and based on their overall quality of design, workmanship, use of materials, etc., many buildings within the Direct API and Visual API, if not the majority, were likely built by a contractor utilizing modified plan book designs and were not custom designed by an architect. These types of buildings are referred to herein as nondescript, tract, vernacular, common examples of a type, etc.

4.4.7.1. Architectural Styles Associated with the API

The City of Loma Linda has a rich architectural heritage with representative styles ranking from the low-tech Frink Adobe, the oldest building in Loma Linda, to the high-tech Loma Linda University Medical Center, a visually striking design utilizing a combination of vertical fins and glass curtain walls to create a distinctive modern appearance. A citywide survey prepared in 1988 identifies numerous architectural

styles including but not limited to Adobe, Victorian, Italianate, Craftsman, Colonial Revival, Tudor, and Mission (Hatheway 1988). Subsequent surveys expanded on the architectural nature and quality of Loma Linda architecture and, citywide, it appears that many architectural styles common to southern California have at least one representative example in Loma Linda.

There are only a few buildings in the Direct API and Visual API that are known to have been architect designed or that have a definitive architectural style. The majority of buildings in the Direct API and Visual API are designed in a nondescript, tract, or vernacular manner. Many architectural style guides identify these same building types as being designed in a much better sounding Minimalist Traditional style. But, no matter what identifier is used, these buildings do not present themselves as being custom designed by an architect. They read as plan book designs modified by a contractor or architect for permit approval, and their architectural significance is accordingly diminished in importance.

4.4.7.2. Architects and Builders Associated with the API

Information provided by LLU has identified various architects and builders for several buildings within the Direct API and Visual API. Brief biographies of these individuals have been prepared as follows.

Earl Theodore Heitschmidt 1894-1972

Earl Theodore Heitschmidt was born June 9, 1894, in Portland, Oregon to Theodore Heitschmidt and Margaret “Maggie” Heitschmidt, née McCormick. He had an older brother named Bert and his father worked as a barber. The 1912 Polk’s Portland City Directory indicates that Heitschmidt worked as a clerk at the architecture firm Whitehouse & Fouilhoux in Portland at around the age of 18. Subsequent city directories in 1913, 1914, and 1915 indicate that he worked as a draftsman at Whitehouse & Fouilhoux. In 1915 he was a student at the University of Oregon studying architecture.

Heitschmidt married Mabel Cochran in Jackson County, Oregon in 1918; at the time he was employed as a draftsman in Bremerton, Washington. He studied architecture at the Massachusetts Institute of Technology in 1923; it is not clear if he graduated from this institution or from the University of Oregon. By 1925 Heitschmidt and Mabel lived in Pasadena and Heitschmidt’s occupation was listed as “architect” in the city directory.

By the time of the 1930 census Earl and Mabel Heitschmidt were living in Pasadena, California, with their two children Margaret (age 5) and Earl (age 2). At this time Heitschmidt was working as an architect in general practice. At the time of the 1940 census the family was still residing in Pasadena and Heitschmidt’s occupation was listed as an architect working on commercial buildings. At the time of the 1950 census Heitschmidt and his wife were still living in Pasadena, and by 1957 they were living in San Marino, California. In 1951 Earl Heitschmidt received the “Builder of the Year” title from the Construction Industries Committee of the Los Angeles Chamber of Commerce. In 1953 Earl Heitschmidt was the president the State Board of Architectural Review, and in 1955 Heitschmidt served as first vice-president of the American Institute of Architects.

Earl T. Heitschmidt died in 1972 and was buried in Eugene, Oregon. His wife Mabel died in 1990 and was also buried in Eugene.

Howard Wendell Mounce 1934-1989

Howard Wendell Mounce was born in Walnut Springs, Texas on August 9, 1934, to parents Howard J. and Lenoir Mounce.

At the time of the 1940 census Howard Wendell Mounce was living with his mother and father in Waco, Texas. His brother Larry Dean was born in 1941 and at the time of the 1950 census the family still resided in Waco. Howard Wendell (who often went by Wendell) attended Texas A&M where he majored in architecture and construction engineering, and where he was also a member of the student chapters of the American Institute of Architects and American General Contractors. Mounce was a military student and served in the U.S. Army.

Mounce married Karen L. Nelson of Reseda in 1957 in Los Angeles, California. The couple first lived in College Station, Texas before moving to California permanently in 1959 after Howard Wendell's discharge from the U.S. Army in 1958. The couple eventually had three children. Mounce was involved socially with local politicians; a mayor and a former councilman of Placentia both reported using Mounce's Big Bear cabin in their financial disclosures in 1976. Mounce died in 1989 at the age of 55 in Buellton, California.

Whiting S. Thompson 1910-1985

Whiting Sather Thompson was born in 1910 in Los Angeles County to Whiting and Thea Thompson. He had an older sister named Virginia. Whiting's father was a builder and at the time of the 1920 census the Thompson family lived in Pasadena, California. In 1928 Whiting was a senior at Los Angeles High School; his yearbook indicates that he aspired to be an architect.

Whiting went on to study architecture at the University of Southern California, where he was the president of the College of Architecture in 1933. A 1938 city directory lists his occupation as architect, and according to his WWII draft card, by 1940, Whiting was married, living in Los Angeles, and employed by Earl Heitschmidt. Whiting served as a lieutenant in the U.S. Navy Reserve. At the time of the 1950 census, Whiting was living in Los Angeles with his wife Dorothy Thompson (née Anderson) and was employed as a draftsman. Whiting passed away in 1985. Whiting and Dorothy had one child, daughter Patricia, born in 1954.



Sun-Telegram photo

LOOKING AHEAD — Putting four heads together for a look at the ground being broken for the new Physical Science Building are: (left to right) designers Whiting Thompson and H. Wendell Mounce, contractor J. Putnam Henck and Dr. Ralph A. Petrucci, chairman of physical science, foreground.

4.4.7.3. Companies

Heitschmidt and Thompson 1956-1965 (Direct API Building #1, Visual API Building #18)

Heitschmidt and Thompson were partners in an eponymous architectural firm from 1956-1965. They primarily designed commercial and education buildings in the Los Angeles area, including a 12-story furniture wholesale headquarters, a 25-story downtown Los Angeles office building, a Barker Bros. store in Van Nuys, the offices of the Los Angeles chapter of the National Electrical Contractors Association, the remodel of the Jonathon Club headquarters in Los Angeles, a medical center in Santa Ana, the Harvey Mudd College of Engineering (on which they partnered with New York architect Edward D. Stone) and James Monroe High School. Heitschmidt's work on the Harvey Mudd College of Engineering would continue through several iterations of the firm. Heitschmidt and Thompson designed the business center for the College of Medical Evangelists (Visual API Building #18), which was built in 1958, and prepared future plans for the development of the entire 500 acre college campus (Los Angeles Times, December 7, 1958, page 151). Hetischmidt and Thompson also designed the Loma Linda Market (Direct API Building #1) in 1962.

Earl Heitschmidt and Associates 1965-1972

Heitschmidt and Thompson became Earl Heitschmidt and Associates, which operated from 1965-1972. Earl Heitschmidt and Associates designed a number of commercial and local government buildings around southern California in the 1960s and 1970s, including the Dale Gentry Hall at Loma Linda University, a civic center, library and city hall in Torrance, conversion of classrooms to science labs on the California State College, San Bernardino campus, an addition to the Hollywood YMCA, a Bank of America branch, updated radiology and laboratory facilities at White Memorial Medical Center, and "Project Libra" at Harvey Mudd College, which included a large new engineering and science complex.

Earl Heitschmidt and Associates are not known to have designed any of the buildings within the API, but are included here as part of the history of architectural firms involving Heitschmidt.

Heitschmidt/Mounce/Associates 1970-1974 (Direct API Building #1)

Earl Heidschmidt & Associates announced the reorganization and renaming of the firm to Heitschmidt/Mounce/Associates in December 1970. Under this name, the firm worked on designs for city halls in Manhattan Beach and Torrance, a library in Manhattan Beach, and the remodel of the Pacific Mutual building in Los Angeles. Project Libra on the Harvey Mudd campus was completed in 1972, the same year that Heitschmidt passed away. Heitschmidt/Mounce/Associates designed the 1973 addition to the Loma Linda Market (Direct API Building #1). The company continued to use the name Heitschmidt/Mounce/Associates until at least early 1974, when the firm began preparing plans for the Torrance Police Department jail.

Arnold Scribner Associates (Direct API Building #1, Visual API Building #16)

Arnold Scribner Associates designed a number of residential and commercial buildings in southern California in the 1970s and 1980s, including the Seventh-day Adventist media center in Newbury Park (for which they were awarded the "L.A. Beautiful" award), Bienveneda Casitas townhouses in Pacific Palisades, condominiums in Whittier, townhouses in Echo Park, student and faculty housing on the Pepperdine campus, and a mediterranean-inspired office condominium in Agoura Hills. Arnold Scribner and Associates were selected to design plans for the Loma Linda Civic Center and fire station in 1975, but their plans were eventually determined to be too costly.Arnold Scribner Associates designed the 1977 addition to the Loma Linda Market (Direct API Building #1).They also designed Daniels Hall 50 and 70 on the Loma Linda Unviersity campus in 1978 (Visual API building #16).

Johnson & Nielsen 1955-2012 (Visual API Building #16)

Johnson & Nielsen (sometimes called Johnson Nielsen Associates) was an engineering firm that worked on a variety of commercial projects in southern California. The firm was founded in 1955 and persisted until 2012. Johnson & Nielsen worked on high profile projects such as the Forum in Inglewood, and the Discovery Science Center in Santa Ana as well as many smaller projects including classroom relocation for San Bernardino City Unified School District, construction of a methodist church in Redlands, and assessment of the safety of existing buildings. Johnson & Nielsen were the builders for Daniels Hall 50 and 70 on the Loma Linda Unviersity campus in 1978 (Visual API building #16).

Larry Havstad (Visual API Building #18)

Larry Havstad was a builder on several projects in southern California in the late 1950s through the early 1970s, frequently working with a partner. Havstad, in partnership with Del E. Webb Corp., built the Loma Linda University Medical Center which began construction in 1954. Havstad was the contractor for the construction of College of Medical Evangelists business center (Visual API Building #18), which was built in 1958. Havstad also partnered with Melvin Bergvall to build the Kate Lindsay women's residence hall at the College of Medical Evangelists, which began construction in 1959. Havstad partnered with Otis Hudson to build the Seventh-day Adventist communications complex, which began construction in 1972.

5. BACKGROUND RESEARCH: METHODS AND RESULTS

5.1. Native American Heritage Commission Sacred Lands File Search

On March 11, 2026, Aspen requested that the Native American Heritage Commission (NAHC) complete a search of its Sacred Lands File (SLF) to determine if resources significant to Native Americans have been recorded within the API. On March 19, 2026, Aspen received a response from the NAHC stating that the search of its SLF was positive for the presence of resources within the API or surrounding area (Attachment B). The NAHC also provided a contact list of Native American Tribal governments to contact for additional information regarding resources in the area which included members of Tribal governments. The list provided included 38 contacts at various Tribes.

Aspen provided the NAHC consultation letter and response to Gabriel Rivera, Associate Planner, City of Loma Linda, on March 31, 2026. All necessary tribal consultation and outreach is the responsibility of the City.

5.2. CHRIS Record Search Methods and Results

Aspen staff archaeologist, Elliot D'Antin, conducted a record search at the South Coast Central Information Center (SCCIC) in Fullerton on January 15, 2026, which included a records review of cultural resources within a one-quarter mile radius of the Loma Linda University Village Apartments Project API. Additionally, Aspen consulted historic photos, topographic maps, tract maps, as well as federal, state, and local registers for listed cultural resources within or surrounding the Direct API.

The results of the records search indicate that 16 previous studies have been completed within one-quarter mile of the Loma Linda University Village Apartments Project API (Table 3; Attachment A). Six reports contained data relevant to the Visual API and are highlighted in bold below. All identified reports are summarized as follows.

Table 3. Previous Cultural Resource Studies Conducted within One-Quarter Mile of the Direct API

Report #	Authors	Year	Report Title	Company
SB-00508	Roberta S. Greenwood	1977	Archaeological Resources Survey: West Coast - Mid Continent Pipeline Project, Long Beach to Colorado River	Greenwood and Associates
SB-00509	Greenwood and Associates	1978	Archaeological Resources Survey: West-Coast - Mid-Continent Pipeline Project, Long Beach to Colorado River, The Agua Mansa Alternate Pipeline Route	Greenwood and Associates
SB-01764	**Roger G. Hatheway**	**1988**	**A Windshield Survey and Preliminary Architectural/Historical Inventory of Loma Linda, California**	**Hatheway & Mckenna**
SB-01840	Rebecca Mccorkle Apple and Jan E. Wooley	1988	MCI Rialto To El Paso Fiber Optics Project, Intensive Cultural Resource Survey, San Bernardino and Riverside Counties, California	Dames & Moore
SB-02715	**John F. Romani and Roger G. Hatheway**	**1992**	**Cultural Resource Survey and Mechanical Subsurface Testing for the Proposed Development of a Wellness and Recreation Center, Loma Linda University, Loma Linda, San Bernardino County, CA**	**Hatheway and Associates**
SB-03196	**Roger Hatheway**	**1996**	**Historic Architectural and Archaeological Survey Report for the Ritchie Circle Cancer Patient Lodging Facility. 64pp**	**Hatheway & Associates**
SB-04338	Deborah Mclean	1999	Cultural Resources Assessment for PBMS Telecommunications Facility CM 489-01, 11245 Anderson St, City of Loma Linda, County of San Bernardino, Ca. 3pp	LSA
SB-05927	Jeanette A. McKenna	2007	An Architectural Evaluation of Structures Within the Loma Linda University Medical Center Ambulatory Pavilion in the City of Loma Linda, San Bernardino County, California.	McKenna et al.
SB-06291	**Francesca Smith, Caprice D. Harper, Lillian Makeda, John Dietler, and Carrie Chasteen**	**2008**	**Cultural Resource Technical Report: sbX E Street Corridor BRT Project, Cities of San Bernardino and Loma Linda, San Bernardino County, California**	**SWCA Environmental Consultants**
SB-06438	Jeanette A. McKenna	2008	Historic Property Survey Report: A Cultural Resources Investigation for the Proposed Stewart Street Improvements Project, Located Between Anderson Street and Campus Street in the City of Loma Linda, San Bernardino County, California.	McKenna et al.
SB-06446	**Carrie Chasteen**	**2008**	**Determinations of Effect Report: sbX E Street Corridor Bus Rapid Transit (BRT) Project, Cities of Loma Linda and San Bernardino, San Bernardino County, California.**	**Parsons**

Report #	Authors	Year	Report Title	Company
SB-06447	**Carrie Chasteen**	**2009**	**Addendum Cultural Resources Technical Report: sbX E Street Corridor BRT Project, Cities of San Bernardino and Loma Linda, San Bernardino County, California**	**Parsons**
SB-07257	Jeanette A. McKenna	2012	Addendum Report: Supplemental Studies for Proposed Future Development and expansion of the Loma Linda Medical Center in the City of Loma Linda, San Bernardino County, California.	McKenna et al.
SB-07407	Jeanette A. McKenna	2013	Loma Linda University Health Master Plan--Campus Renovation in the City of Loma Linda, San Bernardino County, California.	McKenna et al.
SB-07701	Jeanette A. McKenna	2014	Proposed Alterations to an Existing Structure at 11130 Anderson Street, Loma Linda, San Bernardino County, California.	McKenna et al.
SB-07834	Bai "Tom" Tang and Terri Jacquemain	2014	Historic Building Evaluation: 24873 and 24885-24889 Prospect Avenue, City of Loma Linda, San Bernardino County, California.	CRM Tech

The records search also indicated that 13 previously recorded cultural resources are located within one-quarter mile of the API (Table 4), none of which are located within the Direct API.

Table 4. Cultural Resources Previously Recorded within One-Quarter Mile of the Direct API

Primary #	Trinomial	Type	Description	Recording Event	Within Direct API	Previous NRHP Evaluation
P-36-014140*	From SB-05927	H	Loma Linda University Medical Center Pavilion	2007 (McKenna et al.)	No	Recommended Not Eligible
P-36-015505	N/A	H	Captain Davis House	1987 (R. Hatheway)	No	Recommended Not Eligible
P-36-020251	N/A	H	Mill Creek Bridge	1987 (Hatheway) 2003 (JRP Consulting) 2010 (ECORP Consulting, Inc	No	Unknown
P-36-020255	N/A	H	Old Bank Building/ Loma Linda Market	1987 (Roger Hatheway) 2008 (Carrie Chasteen) 2012 (McKenna et al.)	No	Recommended Not Eligible
P-36-020801	N/A	H	Evans Hall/Cutler Hall, Loma Linda University	2008 (McKenna et al.)	No	Recommended Not Eligible
P-36-020815	N/A	H	Modernist civic/ education style building	2008 (Carrie Chasteen)	No	Recommended Not Eligible

Primary #	Trinomial	Type	Description	Recording Event	Within Direct API	Previous NRHP Evaluation
P-36-025584*	N/A	H	Center for Dental Research	2012 (McKenna et al.)	No	Recommended Not Eligible
P-36-025585*	N/A	H	School of Dentistry Educational Support Services	2012 (McKenna et al.)	No	Recommended Not Eligible
P-36-025586*	N/A	H	Loma Linda Faculty Endodontics	2012 (McKenna et al.)	No	Recommended Not Eligible
P-36-025615*	N/A	H	Power Plant, Loma Linda University	2013 (McKenna et al.)	No	Recommended Not Eligible
P-36-027339*	N/A	H	Two-story, utilitarian office building	2014 (CRM Tech)	No	Recommended Not Eligible
P-36-029454	N/A	H	Elizabeth Crawford Residence	2015 (Jeanette A. McKenna)	No	Recommended Not Eligible
P-36-029994	CA-SBR-029994H	H	Remains of 9 cesspools built of brick & mortar	2016 (CRM Tech – York & Gallardo)	No	Recommended Not Eligible

*Site Record not processed yet by SCCIC.
P = Precontact, H = Historic, MC = Multi-component, M = Modern.

5.3. SHPO-CHRIS BERD Record Search

Aspen queried the online State Historic Preservation Office (SHPO)- CHRIS BERD for San Bernardino County. A total of 88 built environment resources are listed in the City of Loma Linda. Aspen cross-referenced the BERD-listed built environment resources located in Loma Linda to the names, addresses, and APNs of built environment resources identified within the API. A total of 15 properties are listed in the BERD within the API (Table 5).

Most BERD evaluations are in accordance with National Register of Historic Places (NRHP) guidelines. Within the API, only one resource, 36-017533, Mound City (Loma Linda), is evaluated according to California Historical Resource Status Code 7P: State Point of Historical Interest that does not meet CR criteria. All of the other historic-age resources within the API are buildings, which are evaluated in accordance with Status Code 6Y: Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or local listing.

Using these Status Code 6Y BERD findings as a basis, CRHR evaluations were applied to all BERD buildings within the API as follows.

Table 5. Built Environment Resources in the API Listed in the BERD

Building #	Primary Number	Property Number	Name	Address	APN	Evaluation Info
N/A	36-017533	091009	MOUND CITY (LOMA LINDA)	N/A	N/A	7P, 01/31/1973, SPHI-SBR-019
5A	N/A	167964	N/A	25039 MOUND ST	N/A	6Y, 10/15/2007 HUD071009 D
5A	N/A	169371	N/A	25063 MOUND ST	N/A	6Y, 12/07/2007 HUD071121 C
6	N/A	172759	N/A	25065 MOUND ST	N/A	6Y, 09/09/2000 HUD080822 E
7	N/A	167851	N/A	24998 PROSPECT AVE	N/A	6Y, 09/17/2007, HUD070904P
9C	N/A	171842	N/A	25026 Prospect Ave	N/A	6Y, 06/13/2008 HUD080527 C
10A	N/A	165853	N/A	25034 PROSPECT AVE	N/A	6Y, 04/12/2007, HUD070410C
12	N/A	167427	N/A	25058 PROSPECT AVE	N/A	6Y, 08/27/2007, HUD070820B
13	N/A	165852	N/A	25062 PROSPECT AVE	N/A	6Y, 04/12/2007, HUD070410B
26	N/A	172974	N/A	24975 PROSPECT AVE	N/A	6Y, 08/11/2008, HUD080718J
30	N/A	166200	N/A	25007 PROSPECT AVE	N/A	6Y, 06/28/2007, HUD070622E
31	N/A	172779	N/A	25025 PROSPECT AVE	0284-111-16-0000	6Y, 09/09/2008, HUD080822E
32	N/A	172967	N/A	25035 PROSPECT AVE	0284-111-17-0000	6Y, 09/11/2008 HUD080904 A

Building #	Primary Number	Property Number	Name	Address	APN	Evaluation Info
33	N/A	169995	N/A	25045 PROSPECT AVE	N/A	6Y, 12/28/2007, HUD071213I
39	36-015505	104171	CAPTAIN DAVIS HOUSE	11170 RITCHIE CR	N/A	6Y, 10/17/1996 DOE-36-96-0005-0000 | 6Y, 10/17/1996 HUD960916K

6. RESEARCH DESIGN

The primary goal of a research design is to guide the cultural resources effort to understand the way humans have used the land and resources within a specific area, as well as aid in the determination of the significance of a resource encountered within that area. This is accomplished through the development of research questions that will guide the investigation and outline a framework for interpretation and analysis of findings.

Since the main objective of the present study is to identify the presence or absence of cultural resources, provide an evaluation of their eligibility in accordance with CRHR Criteria and City of Loma Linda Criteria, and determine the potential impacts to them, the goal of this investigation is not necessarily to address complex theories about the development of the San Bernardino Valley. Still, the assessment of the potential significance of a resource should take into consideration a variety of attributes, including the ability to address regional research topics and issues. Although the results of a Phase I investigation are limited in terms of the amount of information that is derived, broad research questions are developed in a research design that can be used to guide the initial investigations of observed cultural resources. The following research questions consider the areal extent and location of the Direct API and Visual API for the Loma Linda University Village Apartments Project, and the results of the record search.

6.1. Archaeological Research Themes and Questions

The most frequent questions asked by any archaeologist of any cultural resource site are who and when, and what are the cultural affiliations and chronology. While these questions are basic, they provide the foundation on which other research questions can be posed and addressed. The reconstruction of events and cultural development are dependent on temporal data. Without the ability, or data, to establish a chronological sequence, archaeologists are less likely to make correlations between material remains and cultural development through time.

Research questions pertinent to this Project are:

- What time periods are represented within the Study Area?
- *Do specific artifacts represent a specific time period, or do they lack temporally diagnostic features?*
- *How are precontact sites within the Study Area tied to a specific Tribal group?*

Data requirements to fulfill answers to these questions include diagnostic artifacts, and features with temporal information.

Subsistence is a basic human need that directly affects human behavior. Precontact subsistence strategies considered several variables, including terrain, site location, availability and distance to water, proximity of food sources, and seasonality, among others. Material cultural such as lithic and groundstone tools, ceramics and flora and faunal remains provide archaeologists with data representative of subsistence-related activities and strategies.

Research questions pertinent to this Project are:

- *Are lithic artifacts present within precontact sites in the Study Area? If so, can the artifact(s) be linked to a specific use, such as general tool production, repair, or maintenance, or task-specific assemblages?*
- *What activities were conducted at precontact sites within the Study Area? Can the activity be linked to a hunter-gatherer type of subsistence strategy, or some other site function?*

Data requirements needed to address these questions include an artifact assemblage with a sufficient number and diversity to determine site function (i.e., bone, ground stone, chipped stone, ceramics, tools, etc.).

Travel and trade have always been defining characteristics of the diverse tribal and band group relationships in California.

Research questions pertinent to this Project are:

- *If lithic material is observed, can any of the material be sourced or traced to a specific region?*
- *What floral and faunal resources were exploited in the Study Area? Were any resources considered exotic?*

Data requirements to address these questions include:

- *Identifiable lithic material that can identify patterns of distribution,*
- *Artifacts that can be from a geographical point of origin to a cultural point of consumption.*
- *Identifiable exotic material.*

6.2. Historic Research Themes and Questions

The following historic research themes and questions are considered in evaluating built environment features within the Visual API. Built environment historic-age properties include all man-made buildings, structures, and objects.

Research questions pertinent to this Project are:

- *Are there structural remains or built environment features present?*
- *Are historic roads or other linear features such as power lines present?*
- *Are agricultural features visible on the property?*
- *Does any identified and evaluated cultural resource property have significant associations with historic events or individuals?*

- *Do any identified and surveyed buildings, structures, objects, or linear features display unusual construction methods or use of materials?*
- *What alterations are visible to any surveyed property, building, structural, or linear feature?*
- *What type of construction materials are used?*
- *What differences are there in methods of construction?*
- *Do differing construction techniques reflect chronological changes?*
- *What aspects of integrity are displayed?*
- *Do construction techniques, designs, or use of materials reflect owner preferences and/or chronological changes?*
- *Are historic names or individuals associated with any given property?*

Data requirements needed to address these questions and those relating to spatial arrangement and cultural geography include:

- *Histories of San Bernardino County and Loma Linda.*
- *Realtor website data.*
- *County of San Bernardino Assessor data, tract and record of survey maps, real property reports, assessor tract, and lot maps.*
- *Historic aerials.*
- *Historic USGS maps.*
- *Historic GLO maps.*
- *Historic San Bernardino County maps.*

7. SURVEY METHODS AND RESULTS

7.1. Methods

The Direct API is located on multiple parcels of land planned for entirely new construction. The Visual API boundary is defined as a one-building-property band, surrounding and including the Direct API, and/or where the Project is highly visible in a direct line-of-sight from directly adjacent properties. The purpose here was to address in a reasonable manner any potential visual impacts of the proposed Project on cultural resources.

Prior to survey, in-depth research was conducted for all identified features sufficient to make fully informed decisions regarding the eligibility of these features in accordance with CRHR Criteria (1-4) and City of Loma Linda Historic evaluation criteria. Major resources consulted include local history books, published and unpublished histories of San Bernardino County and Loma Linda; Sanborn Fire Insurance Maps; digitized historic newspapers via HistoricNewspapers.com; historic aerial imagery from 1930 through 2024 via National Environmental Title Research HistoricAerials.com and Lightbox Environmental Data Resources; various USGS Topo Maps from 1896 through 1981; San Bernardino County Property Information Management System and archives including year-built data, building permits, Assessor Parcel Maps, Record of Survey and recorded tract maps, and Lot Books from 1895 through 1981; and real estate website data and imagery via Redfin.com, Trulia.com, and Zillow. The following cultural resource management and survey reports, prior property evaluations and similar technical studies, as well as the

CHRIS BERD for San Bernardino County, additionally informed context development and resource evaluations.

7.2. Survey Results and Evaluations

On January 24, 2026, Roger Hatheway, M.A., Aspen Senior Cultural Resource Specialist, conducted an intensive archaeological field survey of the Direct API for the Loma Linda University Apartments Project. He completed an intensive built environment pedestrian survey of the Visual API which surrounds the Direct API on January 24 and January 28, 2026. **Note:** Building interiors were not inspected. The majority of residential buildings are occupied by owners and/or renters making interior access problematic, and the field survey of all building exteriors and follow-up historical research did not indicate that any commercial or office building might contain any interior architectural detailing of significance.

7.2.1. Archaeological Resources

No precontact or historic-age archaeological resources were identified during the intensive field survey of the Direct API conducted on January 24, 2026.

7.2.2. Built Environment Resources

A total of 52 previously identified and newly identified built environment resources were identified during the intensive field surveys conducted on January 24 and January 28, 2026, of the Direct API and Visual API. This included 18 properties that were previously either partially or fully evaluated, 32 newly identified historic-age properties that were evaluated as necessary, and two properties that were either ubiquitous or less than 45 years old that were eliminated from further consideration. These findings are summarized in Table 5 below, with more detailed resources descriptions provided in Section 7.2.3.

Note: Building addresses and street name spellings utilized throughout are based on County of San Bernardino PIMS data, on information provided by Rick Wilcox, Director, Loma Linda University, Planning Design & Construction, and on field survey data. Every effort has been made to supply correct information.

Ubiquitous Properties

“Ubiquitous” is a term commonly used in evaluating historic-age properties. Ubiquitous is here defined as “existing or being everywhere,” “widespread,” and “constantly encountered.” Such properties are common throughout the State of California and across the United States. Caltrans has established a precedent for employing ubiquitous exemptions as stated, in part, in Standard Environmental Reference (SER) Volume 2, Chapter 5, as being based on “industry best practices” as set forth in the Secretary of Interior's Standards and Guidelines for Archeology and Historic Preservation; guidance from the Advisory Council on Historic Preservation (ACHP); California Office of Historic Preservation (OHP) publications; Archaeological Resource Management Reports (ARMR): Recommended Contents and Format (1990) and Guidelines for Archaeological Research Designs (1991); and the National Park Service (NPS) National Register Bulletins Guidelines for Evaluating and Registering Archaeological Properties and Guidelines for Evaluating and Registering Traditional Cultural Properties.

In general, ubiquitous properties are less significant, common, or minor built environment features (including all types of buildings, structures, and objects) that display no unique design, architectural, or engineering features. They are rarely determined to qualify as eligible to the CRHR.

The following ubiquitous Direct API Buildings and features were identified during the built environment field surveys conducted on January 24 and January 28, 2026.

- LLU VILLAGE DIRECT API BUILDING #2: Parking Lots - Parcel ID – 0284122270000

This structure was eliminated from further consideration and a DPR 523 historic resource inventory form was not prepared.

Additionally, as discussed in section 4.4.6, Individuals Associated with the API above, the relative importance of individual properties evaluated herein within the API is lessened in accordance with Criterion 2 of the CRHR ("is associated with the lives of persons important in our past"), and/or City of Loma Linda Municipal Code - Historic Preservation Criteria, as this lumps many properties within the API into a much larger, almost ubiquitous, citywide context containing hundreds of properties.

Properties Less Than 45 Years in Age

As a means of establishing the historical significance of properties less than 50 years old, the California Office of Historic Preservation recommends that "sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource" (California OHP 2011a). The National Park Service provides National Register Criteria guidance in considering properties of exceptional importance that achieved significance within the past 50 years under Criteria Consideration G (NPS 1997). Similarly, resources less than 50 years old may be considered for listing in the CRHR if it is demonstrated that sufficient time has passed to understand its historical importance (California OHP 2011b).

The field survey identified one property within the Direct API and/or Visual API less than 50 years in age. This building is:

- LLU VILLAGE VISUAL API BUILDING #15: 25020 Mound Street. Parcel ID – 0284091060000.

In-depth research was conducted to eliminate this building as potentially eligible as an exceptionally significant resource less than 50 years in age under CRHR Criteria (1-4); or City of Loma Linda evaluation criteria and this research is presented in Attachment D.

Table 6. Built Environment Resources within the API

Building #	Location	Address	APN	Year built	Architectural Style	BERD	CRHR Recommendation
1	Direct API	11161 Anderson Street	0284-103-02-1001	1962	Nondescript mid-1950s to early-1960s commercial	Not listed in BERD	Recommended Not CRHR Eligible
2	Direct API	N/A	0284-122-27-0000, 0284-122-28-0000	N/A	N/A	Not listed in BERD	Recommended Not CRHR Eligible
3	Direct API	25027 Mound Street	0284-122-29-0000	1968–1975	Industrial	Not listed in BERD	Recommended Not CRHR Eligible
4	Direct API	25055-25057 La Mar Road	0284-122-01-0000	c. 1951	Nondescript Ranch Style	Not listed in BERD	Recommended Not CRHR Eligible
5A	Direct API	25039 to 25063 Mound Street	0284-122-34-0000	1935–1936	Vernacular style influenced by the Monterey Revival	Listed in BERD (6Y)	Recommended Not CRHR Eligible
5B	Direct API	25043 Mound Street	0284-122-34-0000	1946–1947	Nondescript Post-World War II “Cottage” style	Not listed in BERD	Recommended Not CRHR Eligible
5C	Direct API	25045 Mound Street	0284-122-34-0000	1946–1947	Nondescript Post-World War II “Cottage” style	Not listed in BERD	Recommended Not CRHR Eligible
5D	Direct API	25047 Mound Street	0284-122-34-0000	1946–1947	Nondescript Post-World War II “Cottage” style	Not listed in BERD	Recommended Not CRHR Eligible
5E	Direct API	25049, 51, 53 Mound Street	0284-122-34-0000	1946–1947	Nondescript Post-World War II “Cottage” style	Not listed in BERD	Recommended Not CRHR Eligible
6	Direct API	25065-69 Mound Street	0284-122-31-0000	1935–1936	Nondescript/vernacular	Listed in BERD (6Y)	Recommended Not CRHR Eligible
7	Direct API	24998, 25000, 02, 04, 06, Prospect Avenue	0284-122-26-0000	1953–1954	Nondescript/vernacular	Listed in BERD (6Y)	Recommended Not CRHR Eligible
8	Direct API	25008, 10, 12, 14, 16, Prospect Avenue	0284-122-25-0000	1953–1954	Nondescript/vernacular	Not listed in BERD	Recommended Not CRHR Eligible
9A	Direct API	25018 Prospect Avenue A/B	0284-122-24-0000	1963	Dingbat	Not listed in BERD	Recommended Not CRHR Eligible

Building #	Location	Address	APN	Year built	Architectural Style	BERD	CRHR Recommendation
9B	Direct API	25020, 25022, 25024 Prospect	0284-122-24-0000	1963	Dingbat	Not listed in BERD	Recommended Not CRHR Eligible
9C	Direct API	25026-25028 Prospect Avenue	0284-122-24-0000	1923–1924 (original construction)	Vernacular or four-square version of the Colonial Revival style	Listed in BERD (6Y)	Recommended Not CRHR Eligible
9D	Direct API	25030 & 25032 Prospect Avenue	0284-122-24-0000	1954	Nondescript/vernacular	Not listed in BERD	Recommended Not CRHR Eligible
10A	Direct API	25034 & 25036 Prospect Avenue	0284-122-23-0000	1949/1950–1953	Nondescript/vernacular	Listed in BERD (6Y)	Recommended Not CRHR Eligible
10B	Direct API	25038 & 25040 Prospect Avenue	0284-122-23-0000	1953–1959	Nondescript/vernacular	Not listed in BERD	Recommended Not CRHR Eligible
10C	Direct API	25042 & 25044 Prospect Avenue	0284-122-23-0000	1953–1957	Dingbat	Not listed in BERD	Recommended Not CRHR Eligible
11A	Direct API	25044 & 25048 Prospect Avenue	0284-122-22-0000	1953–1957	Dingbat	Not listed in BERD	Recommended Not CRHR Eligible
11B	Direct API	25050 Prospect Avenue	0284-122-22-0000	1950–1953	Nondescript/vernacular	Not listed in BERD	Recommended Not CRHR Eligible
11C	Direct API	25052, 54, 56 Prospect Avenue	0284-122-22-0000	1950–1953	Nondescript/vernacular	Not listed in BERD	Recommended Not CRHR Eligible
12	Visual API	25058 Prospect Avenue	0284-122-21-0000	1914–1915	Craftsman	Listed in BERD (6Y)	Recommended Not CRHR Eligible
13	Direct API	25062-A 25064-A Prospect Avenue	0284-122-21-0000	1959–1966 (likely early 1960s)	Nondescript/vernacular	Listed in BERD (6Y)	Recommended Not CRHR Eligible
14	Direct API	25082-92 Richie Circle	0284-122-19-0000	1953–1958	Nondescript/vernacular	Not listed in BERD	Recommended Not CRHR Eligible
14A	Direct API	25078-80 Richie Circle	0284-122-19-0000	1953–1958	Nondescript/vernacular	Not listed in BERD	Recommended Not CRHR Eligible

Building #	Location	Address	APN	Year built	Architectural Style	BERD	CRHR Recommendation
14B	Direct API	25078-25092 Richie Circle	0284-122-19-0000	1953–1958	Utilitarian	Not listed in BERD	Recommended Not CRHR Eligible
15	Visual API	25020 Mound Street	0284-091-06-0000	2006	Nondescript/vernacular	Not listed in BERD	Recommended Not CRHR Eligible
16	Visual API	24950 Mound Street	0284-091-06-0000	1979–1980	Nondescript/vernacular	Not listed in BERD	Recommended Not CRHR Eligible
17	Visual API	24930 - 48 Mound Street	0284-091-06-0000	1946	Nondescript/vernacular	Not listed in BERD	Recommended Not CRHR Eligible
18	Visual API	11145-11147 Anderson Street	0284-103-04-0000	1956 (original)/1958 (major addition)	Mid-Century Modern commercial/modernist	Not listed in BERD	Recommended CRHR Eligible – 3CS
19	Visual API	11195 Anderson Street	0284-103-03-0000	1976	Contemporary 1970s commercial	Not listed in BERD	Recommended Not CRHR Eligible
20	Visual API	11209 Anderson Street	0284-111-04-0000	1920	Craftsman	Not listed in BERD	Recommended CRHR Eligible/District
21	Visual API	24921 Prospect Avenue	0284-111-05-0000	1959	Dingbat/vernacular	Not listed in BERD	Recommended Not CRHR Eligible/District
22	Visual API	24939 Prospect Avenue	0284-111-06-0000	1917	Craftsman	Not listed in BERD	Recommended CRHR Eligible/District
23	Visual API	24947 Prospect Avenue	0284-111-07-0000	1921 (original residence)	Vernacular 1960s Commercial	Not listed in BERD	Recommended Not CRHR Eligible/District
24	Visual API	24957 Prospect Avenue	0284-111-35-0000	1932	Vernacular/Craftsman	Not listed in BERD	Recommended CRHR Eligible/District
25	Visual API	24969 Prospect Avenue	0284-111-34-0000	1965	1960s Vernacular	Not listed in BERD	Recommended Not CRHR Eligible/District
26	Visual API	24975 Prospect Avenue	0284-111-10-0000	1925	Craftsman	Listed in BERD (6Y)	Recommended CRHR Eligible/District

Building #	Location	Address	APN	Year built	Architectural Style	BERD	CRHR Recommendation
27	Visual API	24989 Prospect Avenue	0284-111-11-0000	1966	Craftsman	Not listed in BERD	Recommended CRHR Eligible/District
28	Visual API	24995 Prospect Avenue	0284-111-12-0000	1949	Craftsman	Not listed in BERD	Recommended CRHR Eligible/District
29	Visual API	25005 Prospect Avenue	0284-111-13-0000	1922	Craftsman	Not listed in BERD	Recommended CRHR Eligible/District
30	Visual API	25007 Prospect Avenue	0284-111-15-0000	1926	Vernacular Cottage	Listed in BERD (6Y)	Recommended Not CRHR Eligible/District
31	Visual API	25025 Prospect Avenue	0284-111-16-0000	1921/1922	Craftsman Pop-Up Bungalow	Listed in BERD (6Y)	Recommended CRHR Eligible/District
32	Visual API	25035 Prospect Avenue	0284-111-17-0000	1922	Craftsman	Listed in BERD (6Y)	Recommended CRHR Eligible/District
33	Visual API	25045 Prospect Avenue	0284-111-18-0000	1918/1919	Vernacular influenced by Craftsman	Listed in BERD (6Y)	Recommended Not CRHR Eligible/District
34	Visual API	25061 Prospect Avenue	0284-133-39-0000	1946–1947	Nondescript/vernacular	Not listed in BERD	Recommended Not CRHR Eligible
35	Visual API	25072 Prospect Avenue	0284-133-40-0000	1947–1948	Nondescript/vernacular	Not listed in BERD	Recommended Not CRHR Eligible
36	Visual API	25072 Prospect Avenue	0284-122-20-0000	1926	Nondescript Mediterranean influenced	Not listed in BERD	Recommended Not CRHR Eligible
37	Visual API	25065 LaMar Road	0284-122-02-0000	1952–1953	1950s hillside tract home	Not listed in BERD	Recommended Not CRHR Eligible
38	Visual API	11160 Richie Circle	0284-122-40-0000	c. 1979–1980	Nondescript/vernacular	Not listed in BERD	Recommended Not CRHR Eligible
39	Visual API	11170-76 Ritchie Circle	0284-122-39-0000	1896–1897	Queen Anne Victorian and Classical Revival	Listed in BERD (6Y)	Recommended CRHR Eligible – 3CS

Figure 4. Survey Coverage Map



This product reflects geospatial analysis only and is not a substitute for authoritative boundary determinations. Built environment resource boundaries are approximations for visualization purposes only and do not reflect legal boundaries.

7.2.3. Built Environment Resource Descriptions

The following brief descriptions of built environment properties and features within the Direct API and Visual API are prepared using data gathered during the field survey and from data gathered in conducting in-depth research for each property. Additional specific descriptive data has been added using the building data spreadsheet provided by LLU (LLU 2026) with corrected addresses for apartment units.

LLU VILLAGE DIRECT API BUILDING #1: 11161 Anderson Street. Parcel ID – 0284103020000. Historic Name(s): Loma Linda Market, Loma Linda University Campus Store at Campus Plaza, Commerce Center.

Loma Linda Market, located at 11161 Anderson Street, consists of a large one to two-story store and office complex built beginning in 1962. The market closed in 2025. The last tenant in the complex left in 2026. The original building component is designed in a nondescript mid-1950s to early-1960s commercial architectural style. Major architectural features on the original building unit consist of a large low-pitched roof and a one-story portico surrounding the east and north elevations. Several major additions have been made including a shed roof addition to the southeast corner of the original building, and a large connected two-story office addition to the northeast corner of the original building unit. In addition, a wrap-around covered walkway/portico has completely altered the appearance of the very simply designed original 1962 building. Architectural details on the original building unit consist of concrete block, exposed wood beams, and simple plate glass windows. In reviewing a historic photograph of Building #1 nearing completion, it is clear that today, the original building retains a low degree of architectural integrity. Associated property-specific features include the larger Campus Plaza, and a large parking lot. Landscape features include mature trees on the south and north elevations, with grassy areas near the main entrance. In summary, the Loma Linda Market located at 11161 Anderson Street presents itself as a more-or-less ubiquitous example of California mid-1950s to early-1960s commercial architecture. As originally completed in 1962, this building is the work of a well-known architect (Heitschmidt and Thompson), but it is clearly not their masterwork. In consideration of the various alterations and additions to this building, neither the individual building components nor the entire current assemblage, display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #1, DPR 523 form (Attachment C) for additional information.



Loma Linda Market Nearing Completion in 1962 (Park 2007, page 172).

LLU VILLAGE DIRECT API FEATURE #2: Parking Lots - Parcel ID – 0284122270000.

LLU VILLAGE DIRECT API BUILDING #2 consists of an interconnected set of asphalt paved parking lots surrounding the Loma Linda Market and serving the entire Campus Plaza building complex. Architectural features include signage, concrete car stops, and individually striped parking areas with designated handicap spaces. These parking lots are ubiquitous in nature across California and the entire nation. They exhibit no unusual design, engineering, construction types, or use of materials. They are physically and functionally connected to parking lots within the Visual API and are treated as a single parking unit herein.

LLU VILLAGE DIRECT API BUILDING #3: 25027 Mound Street. Parcel ID – 0284122290000. Historic Name(s): Safety Education Center, Center, Cytology Building.

The Cytology Building located at 25027 Mound Street consists of a one-story manufactured building constructed at some point between 1968 and 1975. It is built in a rectangular building plan and is designed in a ubiquitous industrial style common to manufactured buildings with applied decorative detail. Major architectural features include an offset main entrance on the north elevation, with a secondary entrance on the west elevation, and a very low-pitched gabled roof shape. Architectural details include flat window and doorway openings, metal siding, applied decorative stonework, and a projecting flat roof extension over the main entrance. Associated features include a one-story rectangular garage/shed with a medium pitched gabled roof. Landscape features include small shrubs.

In summary, the Cytology Building is a manufactured building and does not appear as the work of a master architect or builder. It does not display any unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #3, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #4: 25055 and 25057 La Mar Road. Parcel ID – 0284122010000. Historic Name(s): Beatrice E. Crosby, Ester A. Koch and Dorothy H. Etheridge, and Lawence M. Nelson.

Direct API Building #4 is located at 25055 and 25057 La Mar Road. Parcel ID – 0284122010000, consisting of a one-story residence built circa 1951. It is built in an irregular plan and is designed in a nondescript Ranch Style common to post-World War II homes. Major architectural features include offset main entrances and a projecting bay with picture window on the north elevation, a medium pitched gabled roof with a step-down gabled roof over the western entry area with a projecting shed roof over the entrance. Architectural details include a new shingle style roof, the use of concrete block, stucco siding, simple bargeboards, and wood porch posts. The building retains a medium degree of architectural integrity as various original sash windows have been replaced. Also, originally a single-family residence, this building has been converted to rental units. Landscape features are minimal, including a sloping grass lawn, various small shrubs, and a palm tree. A detached garage is located to the rear of or south of the residence. The residence is not associated with a grouping or district of similar buildings.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #4, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #5A: 25039 to 25063 Mound Street. Parcel ID – 0284122340000. Historic Name(s): Otis A. and Celia E. Hudson Property.

Direct API Building #5A is located at 25039 to 25063 Mound Street. Parcel ID – 0284122340000, consists of a two-story residential apartment unit built in 1935/1936. It is built in a narrow U-shaped plan and is designed in a curious stylistic mix brought about by the creation of multiple exterior entries. It is generally

influenced by the Monterey Revival architectural style which was highly popular in California design beginning in the 1920s. Major architectural features include first and second story apartment entrances, a large second story porch/entry, two narrow two-story building wings to the south creating the U-shaped plan, and a shared terraced garden walkway with the adjacent apartments to the east. Architectural details include a composite roof, a first-floor window bay, flat window and doorway openings, stucco siding, simple bargeboards, wood porch posts, a chimney, and exposed rafter ends. The building retains a medium degree of architectural integrity despite several window and doorway alterations. Building #5A and Building #6 share a large connecting stepped-garden-patio, built of concrete and concrete block with decorative metal lamps. This patio appears as contemporary with the construction of both buildings circa 1935. Landscape features include a sloping grass lawn, various small shrubs, an orange tree, and the shared terraced walkway/garden. This residential apartment is not associated with a known grouping or district of similar nearby buildings.

In summary, although influenced by the highly popular Monterey Revival architectural style, this multi-family residential unit does not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship. The major reason for this is that the building essentially "crams" or cobbles together rental units into the design, resulting in a more off-balance appearance than most significant Monterey Revival buildings. For example, it has a half-balcony in the second story to the east with an offset apartment semi-basement apartment entry to the west imparting discordant asymmetry. The main elevation and others appear, therefore, as very poorly designed. Please refer to the LLU VILLAGE DIRECT API BUILDING #5A, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #5B: 25043 Mound Street. Parcel ID – 0284122340000. Historic Name(s): Otis A. and Celia E. Hudson Rental Property.

Direct API Building #5B: 25043 Mound Street. Parcel ID – 0284122340000, consists of a small one-story residence similar in design and style to three adjacent rental units built in 1946/1947. It is built in an irregular plan with two offset rectangular components and is designed in a nondescript Post-World War II "Cottage" style. Major architectural features include an offset and raised main entrance, a medium pitched gabled roof with two cross-axial components, and a shared walkway with adjacent cottage rental units. Architectural details include shiplap-style wood siding, roof shingles, scalloped decorative wood siding in the gable areas, flat window and doorway openings, wood sash windows, and a concrete foundation. The building retains a high degree of architectural integrity. Landscape features are minimal, including a small grass lawn and small shrubs. Direct API Buildings #5B, #5C, #5D, #5E, and an associated one-story rectangular garage to the south, were constructed at the same time in 1946/1947. They are all designed as a version of a simple Post-World War II cottage architectural style, of which many different versions are commonly found across California. They appear as plan book designs. They do not present themselves as significant architecturally or as possible contributors to a larger district of historically or architecturally significant historic-age buildings.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #5B, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #5C: 25045 Mound Street. Parcel ID – 0284122340000. Historic Name(s): Otis A. and Celia E. Hudson Rental Property.

Direct API Buildings #5B, #5C, #5D, #5E, and associated garage units to the south, were constructed at the same time in 1946/1947. Direct API Building #5C: 25045 Mound Street. Parcel ID – 0284122340000, consists of a small one-story residence similar in design and style to three adjacent rental units. It is built in an essentially rectangular plan and is designed in a nondescript Post-World War II "Cottage" style. Major architectural features include a centrally located and raised main entrance, a medium pitched gabled roof with projecting gabled bay on the north elevation, and a shared walkway with adjacent cottage rental units. Architectural details include shiplap-style wood siding, roof shingles, scalloped decorative wood siding in the gable areas, flat window and doorway openings, wood sash windows, a metal railing for the entry steps, and a concrete foundation. The building retains a high degree of architectural integrity. Landscape features are minimal, including a small grass lawn and small shrubs. Direct API Buildings #5B, #5C, #5D, #5E, and an associated one-story rectangular garage to the south, were constructed at the same time in 1946/1947. They are all designed as a version of a simple Post-World War II cottage architectural style, of which many different versions are commonly found across California. They appear as plan book designs. They do not present themselves as significant architecturally or as possible contributors to a larger district of historically or architecturally significant historic-age buildings.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #5C, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #5D: 25047 Mound Street. Parcel ID – 0284122340000. Historic Name(s): Otis A. and Celia E. Hudson Rental Property.

Direct API Building #5D: 25047 Mound Street. Parcel ID – 0284122340000, consists of a small one-story residence similar in design and style to three adjacent rental units, all of which were built in 1946/1947. It is the smallest of the adjacent rental units. It is built in an essentially square plan and is designed in a nondescript Post-World War II "Cottage" style. Major architectural features include a centrally located and raised main entrance set in a shallow and offset bay on the north elevation, a medium pitched gabled roof, and a shared walkway with adjacent cottage rental units. Architectural details include shiplap-style wood siding, roof shingles, scalloped decorative wood siding in the gable areas, flat window and doorway openings, wood sash windows, a metal railing for the entry steps, and a concrete foundation. The building retains a high degree of architectural integrity although there have been window replacements. Landscape features are minimal, including a small grass lawn, small shrubs, and an orange tree. Direct API Buildings #5B, #5C, #5D, #5E, and an associated one-story rectangular garage to the south, were constructed at the same time in 1946/1947. They are all designed as a version of a simple Post-World War II cottage architectural style, of which many different versions are commonly found across California. They appear as plan book designs. They do not present themselves as significant architecturally or as possible contributors to a larger district of historically or architecturally significant historic-age buildings.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #5D, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #5E: 25049, 51, 53 Mound Street. Parcel ID – 0284122340000. Otis A. and Celia E. Hudson Rental Property.

Direct API Building #5E: 25049, 51, 53 Mound Street. Parcel ID – 0284122340000, consists of a one-story, multi-family residential building, similar in design and style to three adjacent rental units, all of which were built in 1946/1947. It is the largest of the adjacent rental units and it faces to the west. It is built in

a rectangular plan and is designed in a nondescript Post-World War II "Cottage" style. Major architectural features include three rental unit raised entry areas, a medium pitched gabled roof with two shallow cross-axial bays, and a shared walkway with adjacent cottage rental units. Architectural details include shiplap-style wood siding, roof shingles, scalloped decorative wood siding in the gable areas, flat window and doorway openings, wood sash windows, a metal railing for the entry steps, awnings on several large west-facing windows, and a concrete foundation. The building retains a high degree of architectural integrity. Landscape features are minimal, including a small grass lawn and small shrubs. Direct API Buildings #5B, #5C, #5D, #5E, and an associated one-story rectangular garage to the south, were constructed at the same time in 1946/1947. They are all designed as a version of a simple Post-World War II cottage architectural style, of which many different versions are commonly found across California. They appear as plan book designs. They do not present themselves as significant architecturally or as possible contributors to a larger district of historically or architecturally significant historic-age buildings.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #5E, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #6: 25065, 67, and 69 Mound Street. Parcel ID – 0284122310000. Historic Name(s): Minnie Hittinger.

Direct API Building #6: 25065-69 Mound Street. Parcel ID – 0284122310000, consists of a large two-story triplex apartment built in 1935/1936. It is built in an L-shaped plan and is designed in a nondescript style. Major architectural features include a two-story truncated round tower at the northeast corner of the building, a medium pitched cross-axial roof with a hipped roof end, a second story porch on the north elevation with a first story entry area, and first and second story entries on the west elevation. Architectural details include a shingled roof, stucco siding, wood porch posts, exposed rafter ends, flat window and doorway openings, and some original sash windows. The building retains a medium degree of architectural integrity as various windows have been replaced. Building #5A and Building #6 share a large connecting stepped-garden-patio, built of concrete and concrete block with decorative metal lamps. This patio appears as contemporary with the construction of both buildings circa 1935. At first glance, this building appears to have been substantially altered by conversion of an older building to apartments with older decorative detail removed, etc. In reality, it was designed as such, in much the same manner that Building #5A appears to have been cobbled together. In brief, the building presents itself as very poorly designed. Landscape features include a large sloping grassy lawn, various small shrubs, orange trees, and a shared terraced garden with adjacent apartments to the west. A detached garage is located to the rear of or south of the residence.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #6, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #7: 24998, 25000, 02, 04, 06, Prospect Avenue. Parcel ID – 0284122260000. Historic Name(s): Herbert C. and Vera Honor Rental Property.

Direct API Building #7: 24998, 25000, 02, 04, 06, Prospect Avenue. Parcel ID – 0284122260000, consists of an elongated one-story apartment unit built in 1953/1954. It is linked by proximity and design to Direct API Building #8. It is designed in a nondescript or vernacular style common to post-World War II rental housing that was built quickly and inexpensively across California. Major architectural features include a stepped-down medium pitched gabled roof accommodating the slope of the lot with hipped roof ends,

and a series of raised main entries on the west elevation with small garage spaces, and a driveway and additional parking in front of the entries. Architectural details include a shingled roof, stucco siding, wood porch posts, and small hipped porch roofs, exposed rafter ends, flat window and doorway openings, and sash windows. The building retains a high degree of architectural integrity. This building presents itself as a plan book design with little or no original architectural handiwork. Landscape features are minimal, including small shrubs and flowering plants. Although this building is associated with Direct API Building #8, it does not appear to be associated with a larger and significant architectural grouping of buildings.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #7, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #8: 25008, 10, 12, 14, 16, Prospect Avenue. Parcel ID – 0284122250000. Historic Name(s): Nile I. and Mildred E. Reeves Rental Property.

Direct API Building #8: 25008, 10, 12, 14, 16, Prospect Avenue. Parcel ID – 0284122250000, consists of an elongated one-story apartment unit built in 1953/1954. It is linked by proximity and design to Direct API Building #7. It is designed in a nondescript or vernacular style common to post-World War II rental housing that was built quickly and inexpensively across California. Major architectural features include a stepped-down medium pitched gabled roof accommodating the slope of the lot with hipped roof ends, and a series of level main entries on the east elevation with a driveway with parking in front of the entries. This building shares a driveway with Direct API Building #9A. Architectural details include a shingled roof, stucco siding, flat window and doorway openings, with entries under projecting eaves. The building retains a medium degree of architectural integrity with various windows having been replaced with aluminum sliders. This building presents itself as a plan book design with little or no original architectural handiwork. Landscape features are minimal, including small trees, shrubs, flowering plants, and patches of grass at each entry. Although this building is directly associated with Direct API Building #7 and Direct API Building #9A, it does not appear to be associated with a larger and significant architectural grouping of buildings.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #8, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #9A: 25018 Prospect Avenue A/B. Parcel ID – 0284122240000. Historic Name(s): Nile I. and Mildred E. Reeves Rental Property.

Direct API Building #9A: 25018 Prospect Avenue A/B. Parcel ID – 0284122240000, consists of a two-story apartment unit built in 1963 in a rectangular building plan with parking underneath. It is linked by proximity to and shares a driveway with Direct API Building #8. It is designed in an unremarkable version of what is commonly referred to as the “Dingbat” architectural style, a style used commonly across Southern California from the 1950s to the early 1970s to meet the post-World War II housing boom. Major architectural features include parking underneath some of the residential units (a Dingbat hallmark), and a medium pitched roof with gablets. Architectural details include a composite roof, stucco siding, flat window and doorway openings with entries under projecting roof eaves. The building retains a high degree of architectural integrity. It is linked by design and construction to Direct API Building #9B with a shared patio/entry level. Landscape features are minimal including a tree, shrub, and small grassy area shared with Direct API Building #9B. Although this building is directly associated with Direct API Building #9B, it does not appear to be associated with a larger and significant architectural grouping of buildings

of a similar architectural style. It is, in fact, a very simply designed and entirely unremarkable version of Dingbat apartment architecture.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #9A, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #9B: 25020A/B), 25022A/B/C/D, 25024 A/B/C/D Prospect. Parcel ID – 0284122240000. Historic Name(s): Nile I. and Mildred E. Reeves Rental Property.

Direct API Building #9B: 25043 Mound Street. Parcel ID – 0284122240000, consists of a three-level apartment unit built in 1963 in a rectangular building plan with partial parking underneath. It is designed in an unremarkable version of what is commonly referred to as the "Dingbat" architectural style, a style used commonly across Southern California from the 1950s to the early 1970s to meet the post-World War II housing boom. Major architectural features include parking underneath some of the residential units (a Dingbat hallmark), a medium pitched roof with gablets, a full-length first-story entry area under the second story balcony, and a full length second story balcony with entries on the west elevation. Architectural details include a composite roof, metal stairs leading to the second story, stucco siding, metal railings, and flat window and doorway openings. The building retains a high degree of architectural integrity. Landscape features are minimal including a tree, shrub, and a small grassy area shared with Direct API Building #9A. Although this building is directly associated with Direct API Building #9A, it does not appear to be associated with a larger and significant architectural grouping of buildings of a similar architectural style. It is, in fact, a very simply designed and entirely unremarkable version of Dingbat apartment architecture.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #9B, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #9C: 25026 and 25028 Prospect Avenue. Parcel ID – 0284122240000. Historic Name(s): Moses S. Gordon Rental Property, Paul I. Toppenberg, Nile I. and Mildred E. Reeves Rental Property.

Direct API Building #9C: 25026 and 25028 Prospect Avenue. Parcel ID – 0284122240000, consists of a two-story residential apartment. It was originally built in 1923-1924 as a set of "Flats," which were rebuilt and remodeled in 1926/1927, and rebuilt and remodeled again in 1934/1935. It is built in a rectangular plan and is designed in a vernacular or four-square version of the Colonial Revival style. Major architectural features include an offset first story main entrance, offset first and second story inset porches, and a hipped roof. Architectural details include a shingle roof, narrow wood siding, flat window and doorway openings, wood sash windows with simple wood surrounds, and exposed rafter ends under the eaves. The building retains a medium degree of architectural integrity as various modifications were made converting the original two-family set of flats resulting in the current multi-resident set of apartments. Alterations include new windows throughout, mostly new doors, some windows with AC units, new AC units cut into walls, and several new doorways cut into original wall surfaces. In addition, the original orange groves surrounding the building have been demolished, substantially altering the original setting. Current landscape features are minimal, including a small grass lawn, various small shrubs, and a tree. The building is not associated with a known grouping or district of similar nearby buildings.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. It was most likely designed by the original contractor using plan book designs. Please refer to the LLU VILLAGE DIRECT API BUILDING #9C, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #9D: 25030 and 25032 Prospect Avenue. Parcel ID – 0284122240000. Historic Name(s): Nile I. and Mildred E. Reeves Rental Property.

Direct API Building #9D: 25030 and 25032 Prospect Avenue. Parcel ID – 0284122240000, consists of a one-story residential apartment built in 1954. It is built in an extremely shallow U-shaped plan and is designed in a nondescript style common to post-World War II residential architecture. This building presents itself as a plan book design with minimal genuine architectural handiwork. Major architectural features include offset main entrances with projecting bays on the south elevation, and a medium pitched hipped roof. Architectural details include roof shingles, the use of applied decorative brick detailing, stucco siding, flat window and doorway openings, and wood sash windows with simple wood surrounds. The building retains a high degree of architectural integrity. Landscape features are minimal, including small shrubs, and a grassy area palm tree. Two driveways are located at either end of the building connecting to Prospect Avenue. The apartment is not associated with a significant grouping or district of similar nearby buildings.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #9D, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #10A: 25034 and 25036 Prospect Avenue. Parcel ID – 0284122230000. Historic Name(s): Paul H. and Helen K. Deeb Rental Property.

Direct API Building #10A: 25034 and 25036 Prospect Avenue. Parcel ID – 0284122230000, consists of a one-story apartment built at some point between 1949/1950 and 1953. It is associated with the Hillcrest apartment group. It is designed in a nondescript or vernacular style common to post-World War II housing which had to be built quickly and inexpensively to meet the post-WW II housing boom. The building presents itself as a plan book design with minimal architectural detailing. Major architectural features include a stepped-down medium pitched gabled roof accommodating the slope of the lot with hipped roof ends, and a series of slightly raised entries on the north and south elevations. Architectural details include a shingled roof, stucco siding, an inset entry under the eaves, flat window and doorway openings, and wood sash windows. The building retains a high degree of architectural integrity although security doors have been added. Landscape features include small shrubs, trees, and flowering plants.

Parcels 0284-122-22-0000 and 0284-122-23-0000, containing Direct API Buildings #10A, #10B, #10C, #11A, #11B, and #11C are linked visually and physically connected by shared paths and walkways as part of the Hillcrest group. The buildings represent an associated grouping of nearby buildings constructed in two similar styles (#10A, #10B, #11B, #11C - Cottage) and (#10C, #11A - Dingbat) built at approximately the same time. The walkways and trees are, in fact, the most visually striking features of the Hillcrest group. Despite this, the entire grouping when viewed in its entirety, remains undistinguished architecturally and the grouping does not appear to qualify as a significant architectural and historical district.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or

use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #10A, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #10B: 25038 and 25040 Prospect Avenue. Parcel ID – 0284122230000. Historic Name(s): Paul H. and Helen K. Deeb Rental Property.

Direct API Building #10B: 25038 and 25040 Prospect Avenue. Parcel ID – 0284122230000, consists of a one-story apartment built at some point between 1953 and 1959. It is associated with the Hillcrest apartment group. It is designed in a nondescript or vernacular style common to post-World War II housing which had to be built quickly and inexpensively to meet the post-WW II housing boom. The building presents itself as a plan book design with minimal architectural detailing. Major architectural features include a stepped-down medium pitched gabled roof accommodating the slope of the lot with hipped roof ends and raised entries with concrete steps on the east elevation. Architectural details include a shingled roof, stucco siding, small projecting hipped roofs with brackets over the entries, flat window and doorway openings, and wood sash windows. Landscape features include small shrubs, trees, and flowering plants.

Parcels 0284-122-22-0000 and 0284-122-23-0000, containing Direct API Features #10A, #10B, #10C, #11A, #11B, and #11C are linked visually and physically connected by shared paths and walkways as part of the Hillcrest group. The buildings represent an associated grouping of nearby buildings constructed in two similar styles (10A, #10B, #11B, #11C - Cottage) and (#10C, #11A - Dingbat) built at approximately the same time. The walkways and trees are, in fact, the most visually striking features of the Hillcrest group. Despite this, the entire grouping when viewed in its entirety, remains undistinguished architecturally and the grouping does not appear to qualify as a significant architectural and historical district.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #10B, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #10C: 25042 and 25044 Prospect Avenue. Parcel ID – 0284122230000. Historic Name(s): Paul H. and Helen K. Deeb Rental Property.

Direct API Building #10C: 25042 and 25044 Prospect Avenue. Parcel ID – 0284122230000, consists of a two-story apartment built at some point between 1953-1957. Direct API Buildings #10C and #11A are linked by common design elements and physically connected by a patio/bridge and a parking garage underneath. Building #10C is built in a rectangular plan and is designed in a nondescript or vernacular “Dingbat” architectural style (with parking stalls underneath) common to post-World War II apartment architecture in Southern California. Major architectural features include raised second-story twin entries on the south elevation, a flat roof porch over the second story entries, a connecting bridge/patio to Direct API Building #11A, and underground parking on the north elevation. Architectural details include concrete steps with metal railings leading to the entry areas, a composite roof, and flat window and doorway openings with wood sash windows. Landscape features are minimal, including a small grass lawn, small shrubs, and a small tree. The building retains a high degree of architectural integrity although security doors have been added.

Parcels 0284-122-22-0000 and 0284-122-23-0000, containing Direct API Buildings #10A, #10B, #10C, #11A, #11B, and #11C are linked visually and physically connected by shared paths and walkways as part of the Hillcrest group. The buildings represent an associated grouping of nearby buildings constructed in two similar styles (10A, #10B, #11B, #11C - Cottage) and (#10C, #11A - Dingbat) built at approximately the same time. The walkways and trees are, in fact, the most visually striking features of the Hillcrest group.

Despite this, the entire grouping when viewed in its entirety, remains undistinguished architecturally and the grouping does not appear to qualify as a significant architectural and historical district.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. It is, in fact, a very simply designed and unremarkable version of Dingbat apartment architecture. Please refer to the LLU VILLAGE DIRECT API BUILDING #10C, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #11A: 25046 and 25048 Prospect Avenue. Parcel ID – 0284122220000. Historic Name(s): Paul H. and Helen K. Deeb Rental Property.

Direct API Building #11A: 25046 and 25048 Prospect Avenue. Parcel ID – 028412222000, consists of a two-story apartment built at some point between 1953-1957. Direct API Buildings #10C and #11A are linked by common design elements and physically connected by a patio/bridge and a parking garage underneath. Building #11A is built in a rectangular plan and is designed in a nondescript or vernacular "Dingbat" architectural style (with parking stalls underneath) common to post-World War II apartment architecture in Southern California. Major architectural features include raised second-story twin entries on the south elevation, a flat roof porch over the second story entries, a connecting bridge/patio to Direct API Building #10C, and underground parking on the north elevation. Architectural details include concrete steps with metal railings leading to the entry areas, a composite roof, and flat window and doorway openings with wood sash windows. Landscape features are minimal, including a small grass lawn, and small shrubs. The building retains a high degree of architectural integrity although security doors and a window air conditioning unit have been added.

Parcels 0284-122-22-0000 and 0284-122-23-0000, containing Direct API Buildings #10A, #10B, #10C, #11A, #11B, and #11C are linked visually and physically connected by shared paths and walkways as part of the Hillcrest group. The buildings represent an associated grouping of nearby buildings constructed in two similar styles (10A, #10B, #11B, #11C - Cottage) and (#10C, #11A - Dingbat) built at approximately the same time. The walkways and trees are, in fact, the most visually striking features of the Hillcrest group. Despite this, the entire grouping when viewed in its entirety, remains undistinguished architecturally and the grouping does not appear to qualify as a significant architectural and historical district.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. It is, in fact, a very simply designed and unremarkable version of Dingbat apartment architecture. Please refer to the LLU VILLAGE DIRECT API BUILDING #11A, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #11B: 25050 Prospect Avenue. Parcel ID – 0284122220000. Historic Name(s): Paul H. and Helen K. Deeb Rental Property.

Direct API Building #11B: 25050 Prospect Avenue. Parcel ID – 0284122220000, consists of a small one-story apartment building built between 1950 and 1953. It is associated with the Hillcrest apartment group. It is designed in a nondescript or vernacular style common to post-World War II housing which had to be built quickly and inexpensively to meet the post-WW II housing boom. The building presents itself as a plan book design with minimal architectural detailing. Major architectural features include a hipped roof, and a raised and inset main entry with concrete steps on the west elevation. Architectural details include metal porch railings, roof shingles, and flat window and doorway openings with wood sash windows. Landscape features include small shrubs, trees, and flowering plants. The building retains a high degree of architectural integrity although security doors have been added.

Parcels 0284-122-22-0000 and 0284-122-23-0000, containing Direct API Buildings #10A, #10B, #10C, #11A, #11B, and #11C are linked visually and physically connected by shared paths and walkways as part of the Hillcrest group. The buildings represent an associated grouping of nearby buildings constructed in two similar styles (10A, #10B, #11B, #11C - Cottage) and (#10C, #11A - Dingbat) built at approximately the same time. The walkways and trees are, in fact, the most visually striking features of the Hillcrest group. Despite this, the entire grouping when viewed in its entirety, remains undistinguished architecturally and the grouping does not appear to qualify as a significant architectural and historical district.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #11B, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #11C: 25052, 54, 56 Prospect Avenue. Parcel ID – 0284122220000. Historic Name(s): Paul H. and Helen K. Deeb Rental Property.

Direct API Building #11C: 25052, 54, 56 Prospect Avenue. Parcel ID – 0284122220000, consists of a one-story apartment building built between 1950 and 1953. It is associated with the Hillcrest apartment group. It is designed in a nondescript or vernacular style common to post-World War II housing which had to be built quickly and inexpensively to meet the post-WW II housing boom. The building presents itself as a plan book design with minimal architectural detailing. Major architectural features include a stepped-down medium pitched gabled roof accommodating the slope of the lot with hipped roof ends, and a set of raised entries on the west elevation with a level and inset entry on the south elevation. Architectural details include a shingled roof, stucco siding, brackets over the entries under the eaves on the west elevation, flat window and doorway openings, and wood sash windows. The building retains a high degree of architectural integrity although security doors and several air conditioning units have been added. Landscape features include small shrubs, trees, and flowering plants.

Parcels 0284-122-22-0000 and 0284-122-23-0000, containing Direct API Buildings #10A, #10B, #10C, #11A, #11B, and #11C are linked visually and physically connected by shared paths and walkways as part of the Hillcrest group. The buildings represent an associated grouping of nearby buildings constructed in two similar styles (10A, #10B, #11B, #11C - Cottage) and (#10C, #11A - Dingbat) built at approximately the same time. The walkways and trees are, in fact, the most visually striking features of the Hillcrest group. Despite this, the entire grouping when viewed in its entirety, remains undistinguished architecturally and the grouping does not appear to qualify as a significant architectural and historical district.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #11C, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #12: 25058 Prospect Avenue. Parcel ID – 0284122210000. Historic Name(s): Hugh C. Wilson Residence

Direct API Building #12: 25058 Prospect Avenue. Parcel ID – 0284122210000, the Wilson Residence, consists of a one-story building originally built beginning in 1914 and completed in 1915 as a single-family residence. It is built in an essentially rectangular plan and is designed and built as an example of the Craftsman style. Major architectural features consist of a low medium pitched cross-axial gabled roof, with a gabled main entry porch with complex cross axial component. The roof has been modified several times. Architectural details include a shingle roof, river rock and concrete exterior detailing, simple bargeboards, bracketed gable ends with vertical wood detailing, wood porch posts, shiplap-style

horizontal wood siding, vertical wood detailing in the gable vents, flat window and doorway openings, simple decorative wood window surrounds, a chimney, and over-scaled wood brackets throughout. Landscape features incudes trees, shrubs, and flowering plants, and the palm trees that line Prospect Avenue. The building retains a medium degree of exterior architectural integrity. It has been altered on larger and smaller scales including conversion from a single-family residence to a duplex. Many of the larger alterations are historic, and they are carried out in the Craftsman Style. These larger alterations are, however, also conducted in a rather ham-fisted manner (under eaves, rafter extensions, etc.). The porch area also appears to have been rebuilt at least once as the appearance of the porch is not seamless. Smaller, but equally significant alterations include the replacing of the majority of the original wood sash windows with double-glazed metal frame windows, the replacement of many if not most of the original wood brackets and porch posts, and the addition of an HVAC unit to the roof, the enclosure of a sleeping porch to the rear of the building, a new entry door leading to a newly created apartment, and the addition of wood lattice.

In summary, this building does present itself as an example of the Craftsman style, but it has been substantially altered and does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #12, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #13: 25062, 25062-A, 25064-A Prospect Avenue. Parcel ID – 0284122210000. Historic Name(s): Otis A. Hudson Rental Apartment.

Direct API Building #13: 25062, 25062-A 25064-A Prospect Avenue. Parcel ID – 0284122210000, consists of a two-level apartment unit built in a rectangular building plan at some point between 1959 and 1966, most likely in the early 1960s. It is designed in a vernacular apartment architectural style common to southern California in the late-1950s and 1960s, as an extension of post-World War II rental housing that was built quickly and inexpensively across California. Major architectural features include a medium pitched roof, and twin and separate second-story entry areas accessed by concrete steps. Architectural details include metal railings leading to the second story, concrete wall surfaces, vertical board-and-batten siding, and flat window and doorway openings with aluminum slider windows. The building retains a high degree of architectural integrity although security doors have been added. Landscape features are minimal including an unmaintained dirt parking area. This building presents itself as a plan book design with little or no original architectural handiwork. The building is a particularly undistinguished example of apartment architecture.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #13, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #14: 25082-25092 Richie Circle. Parcel ID – 0284122190000. Historic Name(s): Paul H. and Helen K. Deeb Rental Apartment.

Direct API Building #14, Direct API Building #14A, and Direct API Building #14B are linked by location on the same parcel of land and by historic ownership.

Direct API Building #14: 25082-25092 Richie Circle. Parcel ID – 0284122190000, consists of a two-story apartment unit built in an extremely shallow L-shaped building plan. It was built at some point between 1953 and 1958. It is designed in a vernacular architectural style common to residential apartments in southern California in the 1950s and 1960s. Major architectural features include a medium pitched cross-

axial roof, and a second story accessed by concrete steps. Architectural details include metal railings leading to the second story, stucco wall surfaces, a full-length second-story walkway with metal railing, and flat window and doorway openings with aluminum slider windows. The building retains a high degree of architectural integrity although security doors have been added. Landscape features include mature trees, shrubs, and flowering plants. The building is an example of vernacular apartment architecture common to California. There are literally thousands of similar buildings in the southland, and this building presents itself as a plan book design with little or no original architectural handiwork.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #14, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #14A: 25078-25080 Richie Circle. Parcel ID – 0284122190000. Historic Name(s): Paul H. and Helen K. Deeb Rental Apartment.

Direct API Building #14, Direct API Building #14A, and Direct API Building #14B are linked by location on the same parcel of land and by historic ownership.

Direct API Building #14A: 25078-25080 Richie Circle. Parcel ID – 0284122190000, consists of a one-story apartment unit built in a rectangular building plan. It was built at some point between 1953 and 1958. It is designed in a vernacular architectural style common to residential apartments in southern California in the 1950s and 1960s. Major architectural features include a medium-pitched hipped roof and level entry areas. Architectural details include a shingle roof, stucco wall surfaces, and flat window and doorway openings with slider windows. The building retains a medium degree of architectural integrity as all windows have been replaced, security doors have been added, and new HVAC units have been added to the roof. Landscape features are minimal including shrubs and flowering plants. There are literally thousands of similar buildings in the southland, and this building presents itself as a plan book design with little or no original architectural handiwork. This building is a particularly undistinguished example of apartment architecture.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #14A, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE DIRECT API BUILDING #14B: No Address - Parking Garage for 25078-25092 Richie Circle. Parcel ID – 0284122190000. Historic Name(s): Paul H. and Helen K. Deeb Rental Properties Apartment Garage.

Direct API Building #14, Direct API Building #14A, and Direct API Building #14B are linked by location on the same parcel of land and by historic ownership.

Direct API Building #14B: Parking Garage for 25078-92 Richie Circle. Parcel ID – 0284122190000, consists of a one-story parking garage. It was built at some point between 1953 and 1958. It is built in a rectangular plan with a full-length open parking entry area supported by metal posts. It is designed in an entirely utilitarian style. Architectural features include a low shed roof and stucco wall surfaces. The building retains a high degree of architectural integrity although it is in fair to poor condition. There are literally thousands of similar buildings in the southland, and this building presents itself as a plan book design with little or no original architectural handiwork. It is a particularly undistinguished example of architectural design.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE DIRECT API BUILDING #14B, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #15: 25020 Mound Street. Parcel ID – 0284091060000. Historic Name: Daniells Hall East.

Visual API Building #15: 25020 Mound Street. Parcel ID – 0284091060000, consists of a large and modern three to five-story apartment block built in 2006. Major architectural features include street level entry on the south elevation, an attached parking garage, and projecting bays on the entry elevation. This building references design elements of earlier Daniells Hall apartments. Built in 2006, BUILDING #15 was eliminated from further consideration as being less than 45 years old with no apparent outstanding design or engineering elements that would qualify the building as being of exceptional importance. The building is, however, well designed and constructed on a challenging hillside lot.

The entire set of Daniells Hall residential apartment blocks were built at three separate points in time beginning in 1946 with the construction of the Mound Street Apartments-Daniells Hall Residence Building 30 (Building #17), then in 1979/1980 with the construction of Daniells Hall 10, 20, 50, 60, 70, and 80 (Buildings #16), and finally with the construction of Daniells Hall East in 2006 (Building #15). Each subsequent unit architecturally references the previous unit in some manner. These references are not, however, sufficient to warrant the creation of a district of Daniells Hall apartment units.

LLU VILLAGE VISUAL API BUILDING(S) #16: 24950 Mound Street. Parcel ID – 0284091060000. Historic Name(s): Daniells Hall 50 and Daniells Hall 70.

Visual API Building #16: Direct API Buildings #16: 24910, 20, 50, 60, 70, and 80 Mound Street, Parcel ID – 0284091060000, consists of a set of large multi-story apartments. There are six separate units, two of which front on Mound Street, and four of which are primarily accessible from Circle Drive. From a distance the color scheme used on these buildings references Mediterranean architectural themes, although the buildings themselves are designed in a rather nondescript architectural style referencing, in part, the earlier pre-1949 Mound City Apartments at 24930 - 48 Mound Street. Major architectural features include projecting bays with twin balconies, medium pitched gabled roofs, and parking underneath the apartments on Mound Street. Architectural details include flat window and doorway openings, red roofing, and flat stucco wall surfaces. The buildings are in good condition. Landscaping is minimal. It includes trees along Mound Street and small shrubs adjacent to the walkway leading up to Circle Drive.

The entire set of Daniells Hall residential apartment blocks were built at three separate points in time beginning in 1946 with the construction of the Mound Street Apartments-Daniells Hall Residence Building 30 (Building #17), then in 1979/1980 with the construction of Daniells Hall 10, 20, 50, 60, 70, and 80 (Building(s) #16), and finally with the construction of Daniells Hall East in 2006 (Building #15). Each subsequent unit architecturally references the previous unit in some manner. These references are not, however, sufficient to warrant the creation of a district of Daniells Hall apartment units.

Visual API Building(s) #16 were designed by architect Arnold Scribner and built by contractor Johnson & Nielsen. However, the buildings do not display unusual design, construction methods, engineering techniques, or use of materials, etc. Please refer to the LLU VILLAGE VISUAL API BUILDING(S) #16, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #17: 24930 - 48 Mound Street. Parcel ID – 0284091060000. Name(s): Mound Street Apartments, Daniells Hall Residence Building 30.

Visual API Building #17: 24930 - 48 Mound Street. Parcel ID – 0284091060000, consists of a two-story apartment block residence. It was built in 1946. It is built in an extremely shallow H-shaped building plan and is designed in a nondescript architectural style common to post-World War II rental housing that was built quickly and inexpensively across California. Major architectural features include large cross-axial projecting bays at each end of the building, a complex cross-axial hipped roof, and a centrally located and inset first and second-story area with walkways leading to apartment units. Architectural details include flat window and doorway openings, a shingle roof, stucco wall surfaces, a metal roof cupola/vent, and metal stairway railings. The most visible architectural feature is a centrally located two-level reverse T-shape set of stairs leading to the second story. This staircase entirely replaces the original with new materials like metal treads but generally duplicates the original design. Additional alterations include new doors, AC unit installations, and a sprinkler system. Landscaping includes mature palm trees, shrubs, and flowering plants. The building is well maintained and retains a medium-to-high degree of architectural integrity.

The entire set of Daniells Hall residential apartment blocks were built at three separate points in time beginning in 1946 with the construction of the Mound Street Apartments-Daniells Hall Residence Building 30 (Building #17), then in 1979/1980 with the construction of Daniells Hall 10, 20, 50, 60, 70, and 80 (Buildings #16), and finally with the construction of Daniells Hall East in 2006 (Building #15). Each subsequent unit architecturally references the previous unit in some manner. These references are not, however, sufficient to warrant the creation of a district of Daniells Hall apartment units.

In summary, this building is designed in a manner common to post-World War II rental housing that was built quickly and inexpensively across California. It does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE VISUAL API BUILDING #17, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #18: 11147 Anderson Street. Parcel ID – 0284103040000. Historic Name(s): US Post Office, College of Medical Evangelists Business Center, Loma Linda University Business Center, Loma Linda Office of Enrollment, Loma Linda University Health Welcome Center, and Loma Linda Student Services Center-Student Pavillion.

Visual API Building #18: 11147 Anderson Street. Parcel ID – 0284103040000, has historically functioned as the center for student services at LLU from 1958 to the present, or for almost 70 years. The original component of this building complex was built in 1956. The second component was completed in 1958. Various other additions and remodels have taken place from 1959 to the 2000s. The original building components, the Post Office in 1956, and the business center building in 1958 are designed as examples of Mid-Century Modern commercial architecture, also frequently referred to under the general descriptor – Modernist. A plaque on the front of the building records that Loma Linda University acknowledges the financial contributions of Josie I Burdick Beasley, 1887-1987, who funded construction of this building in 1958.

Visual API Building #18 consists of a one and two-story building. It is bult in an irregular building plan. The primary or main elevation faces to the west. It consists of three major façade components originally built as follows: a Post Office at the north end of the primary elevation; business offices in the middle; and a bank at the south end of the primary elevation. These individual components, built at two separate points in time (north first in 1956 and middle and south 1958), are each articulated into individual but complementary design elements. The middle component is slightly recessed. The southern and northern components are similar with low-pitched gabled rooflines and facades accented by large vertical pillars inserted into large vertical window and entry bays, and red brick wall surfaces. The window bays are accented with individual horizontal window bands. These are so similar in design they appear to mirror

each other from a distance. The middle building component references the design elements to the north and south. This includes vertical piers or columns attached to the wall surface, red brick wall surfaces at the first story level, and large banded windows at the first and second story levels. A large canopy extends across the entire middle component of the building extending to the curb. When viewed from the air, this canopy eliminates the recess of the middle component. A large cafeteria was built to the rear of the middle component creating an irregular building plan. The building has been altered by minor modifications to each of the primary west facing elevation building components, mostly at the entry areas. Overall, these alterations are visually interpreted as relatively minor. The cafeteria has been remodeled several times. The north elevation, despite minor alterations, continues to reflect the original design intent. The south elevation is unaltered. In summary, Visual API Building #18, retains integrity of location, design, setting, materials, workmanship, feeling, and association. Please refer to the LLU VILLAGE VISUAL API BUILDING(S) #18, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #19: 11195 Anderson Street. Parcel ID – 0284103030000. Historic Name(s): Security Pacific National Bank, Bank of America.

Visual API Building #19: 11195 Anderson Street. Parcel ID – 0284103030000, consists of a Bank of America building with interior component rising to two stories in height. It was built in 1976. It is built in an essentially square building plan with a projecting wing on the north elevation for a drive through portico. The primary entry is on the east elevation facing an adjacent parking lot, although a traditional entry area fronts on Anderson Street. The roof shape is complex with varying angles and shapes. The building is designed in a 1970s contemporary style and was built as a Security Pacific National Bank. Architectural details include the use of concrete block, flat and arched window and doorway openings, and stucco wall surfaces. Landscape features include a grass lawn, various small shrubs, and mature trees. The building retains a high degree of architectural integrity but does not present itself as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE VISUAL API BUILDING #19, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #20: 11209 Anderson Street. Parcel ID – 0284111040000. Name Assigned in 2005: Vollmer Residence. Today: Institute for Health Policy and Leadership.

Visual API Building #20: As described, in part, in 2005 (Hatheway 2025a, page 61): This building, located at 11209 Anderson Street, APN 0284-111-04-0000, consists of a one-story single-family residence. Its original use was as a single-family residence. It is built in a rectangular plan, and is designed in the Craftsman style. The building retains a high degree of architectural integrity.

Today, this building remains much the same as described in the 2005 Hatheway & Associates report. Please refer to the LLU VILLAGE VISUAL API BUILDING #20, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #21: 24921 Prospect Avenue. Parcel ID – 0284111050000. Name Assigned in 2005: LLUF Prospect Apartment #1.

Visual API Building #21: As described in 2005 (Hatheway 2025a, page 62): This building, located at 24921 Prospect Avenue, APN 0284-111-05-0000, consists of a two-story multi-family apartment, containing 5 – 14 units. It is built in an L-shaped plan and is designed in the “Dingbat” Vernacular style. The building retains a high degree of architectural integrity.

Today, this building remains much the same as described in the 2005 Hatheway & Associates report. Please refer to the LLU VILLAGE VISUAL API BUILDING #21, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #22: 24939 Prospect Avenue. Parcel ID – 0284111060000. Name assigned in 2005: Graf Residence.

Visual API Building #22: As described, in part, in 2005 (Hatheway 2025a, pages 62-63): This building, located at 24939 Prospect Avenue, APN 0284-111-06-0000, consists of a one-story building. It was originally built as a single-family residence. It is built in an essentially rectangular plan and is designed in the Craftsman style. The building retains a medium degree of architectural integrity.

Today, this building remains much the same as described in the 2005 Hatheway & Associates report. Please refer to the LLU VILLAGE VISUAL API BUILDING #22, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #23: 24947 Prospect Avenue. Parcel ID – 0284111070000. Name Assigned in 2005: Steunenberg/Reynolds Residence, University Mortgage.

Visual API Building #23: As described, in part, in 2005 (Hatheway 2025a, page 63): The buildings located at 24947 Prospect Avenue, APN 0284-111-07-0000, consist of a one-story general office (a mortgage company) with an older attached residential unit to the rear, and an even older detached residential unit to the extreme rear of the property. The original use of the property was as a single-family residence. The commercial office is built in a rectangular plan, in the Vernacular 1960s Commercial style, and was originally built as a residential rental unit.

Today, this building remains much the same as described in the 2005 Hatheway & Associates report. Please refer to the LLU VILLAGE VISUAL API BUILDING #23, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #24: 24957 Prospect Avenue. Parcel ID – 0284111350000. Name Assigned in 2005: Surdam Rental/Edgington Residence.

Visual API Building #24: As described, in part, in 2005 (Hatheway 2025a, page 65): The buildings, located at 24957 Prospect Avenue, APN 0284-111-35-0000, consist of a grouping of four one-story residences (SFR4) into a bungalow court. Originally, there was one single-family residence on the property. Three buildings, designed as Vernacular expressions of the Craftsman style were added as rental units at a later date.

Today, this building remains much the same as described in the 2005 Hatheway & Associates report. Please refer to the LLU VILLAGE VISUAL API BUILDING #24, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #25: 24969 Prospect Avenue. Parcel ID – 0284111340000. Name Assigned in 2005: LLUF Prospect Apartment #2.

Visual API Building #25: As described, in part, in 2005 (Hatheway 2025a, page 66): This building, located at 24969 Prospect Avenue, APN 0284-111-34-0000, consists of a two-story multi-family apartment building. It is built in a rectangular, almost square plan, in a 1960s Vernacular style. The building retains a high degree of architectural integrity.

Today, this building remains much the same as described in the 2005 Hatheway & Associates report. Please refer to the LLU VILLAGE VISUAL API BUILDING #25, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #26: 24975 Prospect Avenue. Parcel ID – 0284111100000. Name Assigned in 2005: Meyer/Sauerwein Residence.

Visual API Building #26: As described, in part, in 2005 (Hatheway 2025a, page 67): This building, located at 24975 Prospect Avenue, APN 0284-111-10-0000, consists of a one-story single-family residence. Its original use was as a single-family residence. It is built in an essentially rectangular plan and was originally designed as an example of the Craftsman style. The building retains a high degree of architectural integrity.

Today, this building remains much the same as described in the 2005 Hatheway & Associates report. Please refer to the LLU VILLAGE VISUAL API BUILDING #26, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #27: 24989 Prospect Avenue. Parcel ID – 0284111110000. Name Assigned in 2005: Chilton Rental Property.

Visual API Building #27: As described, in part, in 2005 (Hatheway 2025a, page 68): This building, located at 24989 Prospect Avenue, APN 0284-111-11-0000, consists of a two-story multi-family Quad residence. It was originally a multi-family residence. It is built in a rectangular plan and is designed in the Craftsman style. The building retains a high degree of architectural integrity.

Today, this building remains much the same as described in the 2005 Hatheway & Associates report. Please refer to the LLU VILLAGE VISUAL API BUILDING #27, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #28: 24995 Prospect Avenue. Parcel ID – 0284111120000. Name Assigned in 2005: Robertson Property/Bowers Residence.

Visual API Building #28: As described, in part, in 2005 (Hatheway 2025a, page 69): This building, located at 24995 Prospect Avenue, APN 0284-111-12-0000, consists of a one-story triplex. It was originally built as a single-family residence. It is built in an essentially rectangular plan and is designed in the Craftsman style. The building retains a medium degree of architectural integrity.

Today, this building remains much the same as described in the 2005 Hatheway & Associates report. Please refer to the LLU VILLAGE VISUAL API BUILDING #28, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #29: 25005 Prospect Avenue. Parcel ID – 0284111130000. Name Assigned in 2005: Schafer Property/Allen-Miller Residence.

Visual API Building #29: As described, in part, in 2005 (Hatheway 2025a, page 70): This building, located at 25005 Prospect Avenue, APN 0284-111-13-0000, consists of a one-story single-family residence. It was originally built as a single-family residence. It is built in a rectangular plan and is designed in the Craftsman style. The building retains a high degree of architectural integrity.

Today, this building remains much the same as described in the 2005 Hatheway & Associates report. Please refer to the LLU VILLAGE VISUAL API BUILDING #29, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #30: 25007 Prospect Avenue. Parcel ID – 0284111150000. Name Assigned in 2005: Frank & Olive Smith Property.

Visual API Building #30: As described, in part, in 2005 (Hatheway 2025a, page 71): This building, located at 25007 Prospect Avenue, APN 0284-111-15-0000, consists of a one-story single-family residence. It was originally built as a single-family residence. It is built in a rectangular plan and is designed in a Vernacular Cottage style. The building retains a low degree of architectural integrity.

Today, this building remains much the same as described in the 2005 Hatheway & Associates report. Please refer to the LLU VILLAGE VISUAL API BUILDING #30, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #31: 25025 Prospect Avenue. Parcel ID – 0284111160000. Name Assigned in 2005: Schafer/Allen-Miller Investment Property.

Visual API Building #31: As described, in part, in 2005 (Hatheway 2025a, page 72): This building, located at 25025 Prospect Avenue, APN 0284-111-16-0000, consists of a two-story duplex. It was originally built as a single-family residence. It is built in a rectangular plan and is designed as an outstanding example of the Craftsman Pop-Up Bungalow style. The building retains a medium degree of architectural integrity.

Today, this building remains much the same as described in the 2005 Hatheway & Associates report. Please refer to the LLU VILLAGE VISUAL API BUILDING #31, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #32: 25035 Prospect Avenue. Parcel ID – 0284111170000. Name Assigned in 2005: Bennett Residence.

Visual API Building #32: As described, in part, in 2005 (Hatheway 2025a, page 74): This building, located at 25035 Prospect Avenue, APN 0284-111-17-0000, consists of a one-story single-family residence. It was originally built as a single-family residence. It is built in a rectangular plan and is designed as an example of the Craftsman style. The building retains a medium-to-high degree of architectural integrity.

Today, this building remains much the same as described in the 2005 Hatheway & Associates report. Please refer to the LLU VILLAGE VISUAL API BUILDING #32, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #33: 25045 Prospect Avenue. Parcel ID – 0284111180000. Name Assigned in 2005: Toppenberg/Moran Residence.

Visual API Building #33: As described, in part, in 2005 (Hatheway 2025a, page 74): This building, located at 25045 Prospect Avenue, APN 0284-111-18-0000, consists of a two-story triplex. It was originally built as a single-family residence. It is built in a rectangular plan, and the overall design was originally influenced by the Craftsman style. The building retains an extremely low degree of architectural integrity.

Today, this building remains much the same as described in the 2005 Hatheway & Associates report. Please refer to the LLU VILLAGE VISUAL API BUILDING #33, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #34: 25061 Prospect Avenue. Parcel ID – 0284133390000. Historic Name(s): Robert L and Margaret Cone, Howard A. and Willa R. Grube, and J. Varner and Ruby C. Johns Residence.

Visual API Building #34: 25061 Prospect Avenue. Parcel ID – 0284133390000, consists of a one-story residence. It was built in 1946/1947 according to County assessor's records. It is built in a rectangular plan on a slightly sloping lot and is designed in a nondescript style common to post-World War II tract homes. Major architectural features include a raised centrally located main entrance with offset porch, a medium pitched gabled roof with projecting gabled bay. A secondary entrance is located on the east elevation. Architectural details include a shingle roof, stucco siding, flat window and doorway openings with wood sash windows, and a wood porch post. The building retains a high degree of architectural integrity. A detached garage is located to the east of the main residence. The residence is not associated with a known grouping or district of similar historically significant buildings nearby. It is a common or ubiquitous example of tract architecture common to post-World War II housing that had to be built quickly and inexpensively across California.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE VISUAL API BUILDING #34, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #35: 25071 Prospect Avenue. Parcel ID – 0284133400000. Historic Name(s): Wilhelm and Amelia Weber and Maurice J. and Elvira C. Blais Residence.

Visual API Building #35: 25071 Prospect Avenue. Parcel ID – 0284133400000, consists of a one-story residence. It was built in 1947/1948 according to County assessor's records. It is built in a rectangular plan on a sloping lot and is designed in a nondescript style common to post-World War II tract homes. Major architectural features include a corner main entrance, a pyramidal roof with a pitched roof component on the main or north elevation. Architectural details include a shingle roof, stucco siding, flat window and doorway openings with wood sash windows, and wood porch posts. The building retains a high degree of architectural integrity although security screen doors have been installed. A detached garage is located to the rear of or south of the residence. The residence is not associated with a known grouping or district of similar historically significant buildings nearby. It is a common or ubiquitous example of tract architecture common to post-World War II housing that had to be built quickly and inexpensively across California.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE VISUAL API BUILDING #35, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #36: 25072 Prospect Avenue. Parcel ID – 0284122200000. Historic Name(s): H. M. and Daisy Walton et al., Residence.

Visual API Building #36: 25072 Prospect Avenue. Parcel ID – 0284122200000, consists of a one-story residence. It was built in 1926 according to County assessor's records. It is built in an L-shaped plan and is designed in a nondescript Mediterranean influenced architectural style that represents an alteration to the original square-shaped building depicted on a 1928 Sanborn Map (EDR Sanborn, 1928). Major architectural features include a hipped roof shape, an offset main entrance fronting on Prospect Avenue, an addition to the rear or to the original north elevation creating the current L-shaped plan, and an open garage portico on the west elevation. Architectural details include a shingle roof, stucco siding, red tile detailing, a scalloped detail on the southeast corner of the building, and flat window and doorway openings with wood sash windows. Additional alterations include an addition to the original garage and remodeling to a rental unit, AC units cut into wall surfaces, a new entry door, and a carport addition. The building retains a low degree of architectural integrity. A separate non-historic apartment unit is located

to the rear of the residence. The residence is not associated with a known grouping or district of similar nearby buildings and presents itself as a common or ubiquitous example of architecture.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE VISUAL API BUILDING #36, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #37: 25065 LaMar Road. Parcel ID – 0284122020000. Historic Name(s): Thora Joyce Borg, Thora J. Smith, Anna Thompson, and John R. and Elizabeth V. Boulden Residence.

Visual API Building #37: 25065 LaMar Road. Parcel ID – 0284122020000, consists of a one-story residence. It was built in 1952/1953 according to County assessor's records. It is built in an irregular plan and is designed as a somewhat unusual expression of an early 1950s hillside tract home. The residence is perched on a hillside with a detached one-story garage built below-grade at street level. Major architectural features include a composite roof shape with multiple shed roof components, an offset main entrance on the north or main elevation, a secondary entrance on the east elevation, and a large set of concrete steps leading from street level to the main entry area. Architectural details include metal railings on the steps and porch area, stucco and concrete wall surfaces, flat window and doorway openings with wood sash windows, and a brick chimney. The building retains a relatively high degree of architectural integrity. Landscape features include a small grass lawn, two large palm trees, and small shrubs and vines protecting the hillside slope. The residence is not associated with a known grouping or district of similar historically significant buildings nearby. It is an example of tract architecture common to post-World War II housing that had to be built quickly and inexpensively across California.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE VISUAL API BUILDING #37, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #38: 11160 Richie Circle. Parcel ID – 0284122400000. Name(s): Linda M. Bianchi and Jack and Jane Smith Rental Property, William D. and Elnora Evans.

Visual API Building #38: 11160 Richie Circle. Parcel ID – 0284122400000, consists of a two-story apartment building. It was built circa 1979/1980 in an essentially U-shaped building plan and is designed in a somewhat unconventional and poorly designed vernacular interpretation of late-1970s to early-1980s apartment architecture.

Major architectural features include an inset entry area with a second story balcony and entry area on the main or west elevation, a composite roof shape with a central medium pitched gable cutout, a large set of stairs leading to the second story, and a first story parking area covered by a shed roof on the north elevation. Architectural details include metal stairway railing, flat stucco wall surfaces, and flat window and doorway openings with aluminum slider windows. The building retains a high degree of architectural integrity although security doors have been added. Landscape features include mature trees, shrubs, and flowering plants. This apartment building presents itself as an ungainly design, and it is not associated with a known grouping or district of similar nearby buildings. It does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials.

In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display unusual design, construction methods, engineering techniques, or use of materials. Please refer to the LLU VILLAGE VISUAL API BUILDING #38, DPR 523 form (Attachment C) for additional information.

LLU VILLAGE VISUAL API BUILDING #39: 11170-76 Ritchie Circle. Parcel ID – 0284122390000. Historic Name(s): Captain Davis "Snug Harbor" Residence, William S. & Anna Lulu Ritchie, and Iner W. and Marian H. Ritchie Residence - Ritchie Mansion.

Visual API Building #39: 11170-76 Ritchie Circle. Parcel ID – 0284122390000. As described, in part, in 1996 (Hatheway 1996, page 74): The structure located at 11170-76 Ritchie Circle consists of a two-story Victorian residence with attic, originally built as a single-family residence in 1896/1897. Today, it serves as a multi-occupant residential "Inn" for cancer patients. It is located to the north of Prospect Avenue at the extreme north end of Ritchie Circle. It has a level main entry facing south towards Ritchie Circle and a secondary highly decorated elevation facing eastward. It is located atop a steep hillside/bluff which provides scenic vistas when looking outward from the east elevation of the San Bernardino Mountains to the north. Originally built as a single-family residence in 1895 it has been rebuilt and altered on both the exterior and interior including several additions. It is presently laid out in a modified L-shaped building plan and is representative of a mix of architectural styles including Queen Anne Victorian and Classical Revival. Major architectural features include a two-story mass with offset one story wing, a steeply pitched hipped roof with cross axial gables, a central main entry, offset entry porch, a large brick patio/fountain area with four over-scaled Classical Revival porch columns, a rear two story extension wing with first story window bay and raised entry with brick stairway, a raised brick porch on the east elevation, and a one story west wing with medium pitched gable roof. Architectural details include shiplap wood siding, sash windows with simple wood surrounds, some original wood panel doors, a minimal amount of fishscale shingling and sawn woodwork in the gable areas. Today, the building appears much the same as it did in 1996, when described in a Hatheway & Associates report (Hatheway 1996) but many code upgrades have since been made and the building is in much better physical condition.

The building was remodeled by Dr. Iner William Sheld-Ritchie and his wife in the 1950s. At the time, the 1996 Hatheway & Associates report was prepared, these alterations were not 45+ years in age, and they were considered non-historic. They now exceed 45+ years in age and can be considered historic, especially as they were designed and implemented by Dr. Iner William Sheld-Ritchie following his repurchase of the building and property after it had previously been donated to the College of Medical Evangelists in 1948.

Today, Snug Harbor/Richie Mansion is the only remaining late-nineteenth century grove house in its original location in the central-city portion City of Loma Linda. Despite many alterations, when viewed while driving north up Ritchie Circle, it serves as a powerful reminder of time and time past.

Please refer to the LLU VILLAGE VISUAL API BUILDING #39, DPR 523 form update (Attachment C) for additional information.

7.2.4. Built Environment Resource Evaluations

The following properties were identified during the built environment field surveys of the Direct API and Visual API on January 24 and January 28, 2026. Each of these properties was evaluated in detail in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria as follows.

7.2.4.1. LLU VILLAGE DIRECT API BUILDING #1: 11161 Anderson Street. Parcel ID – 0284103020000.

Historic Name(s): Loma Linda Market, Loma Linda University Campus Store at Campus Plaza, Commerce Center.

Direct API Building #1, the Loma Linda Market and Commerce Center, located at 11161 Anderson Street, consists of a 1-2 story store and office complex built in 1962 with two major additions, the first in 1973 and a much larger addition in 1977.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU funded facilities growth and development, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Therefore, Aspen recommends that LLU VLLAGE DIRECT API BUILDING #1, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Loma Linda University was the owner of this building at the time of construction in 1962 with major additions in 1973 and 1977.

This building was originally designed by the architectural firm Heitschmidt and Thompson, led by Earl Heitschmidt and Whiting S. Thompson. The builder was Larry Havstadt. Earl Heitschmidt was a prominent architect. Heitschmidt received the “Builder of the Year” title from the Construction Industries Committee of the Los Angeles Chamber of Commerce, in 1953 Earl Heitschmidt was the president the State Board of Architectural Review, and in 1955 Heitschmidt served as first vice-president of the American Institute of Architects. Earl Heitschmidt and Associates replaces Heitschmidt and Thompson in 1965. Larry Havstadt was a general contractor/builder of local importance, and Heitschmidt and Thompson was also hired by the College of Medical Evangelists to prepare future plans for the development of the entire 500 acre college campus (Los Angeles Times, December 7, 1958, page 151). For additional information regarding Heitschmidt and Thompson, Earl Heitschmidt, Whiting S. Thomspon, and Larry Havstadt, please refer to report section 4.4.7: Architects, Builders, and Architectural Styles Associated with the API.

These are significant historical associations. However, an extremely large and architecturally incompatible addition by Arnold Scribner and Associates in 1977, and additional major exterior modifications to the original 1962 building, including a wrap-around exterior walkway/portico, have compromised these historical associations by completely altering the appearance of the original building. For additional information regarding Arnold Scribner and Associates, please refer to report section 4.4.7: Architects, Builders, and Architectural Styles Associated with the API.

In consideration of massive alterations to the original building compromising this building's association with prominent individuals, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #1, does not qualify as eligible for listing, in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #1, the Loma Linda Market and Commerce Center, located at 11161 Anderson Street, consists of a 1-2 story store and office complex. It was built beginning in 1962. Originally designed by a well-known architectural firm (Heitschmidt and Thompson in 1962), this building has two major additions; Heitschmidt and Mounce in 1973, and an architecturally incompatible addition by Arnold Scribner and Associates in 1977. Until it closed in 2025, this building was the Loma Linda University Market/Campus Store and office complex. It is built in an irregular shaped plan and was originally designed, unlike nearby Visual API Building #18, in a much more nondescript mid-1950s to early-1960s commercial style frequently called Modernist. Alterations have doubled the size of the original building.

In summary, the Loma Linda Market presents itself as a common example of California mid-1950s to early 1960s commercial architecture. In consideration of the various alterations and additions to this building, neither the individual building components nor the entire current assemblage can be regarded as architecturally significant. It displays no unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #1, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #1, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #1, DPR 523 form set (Attachment C) for additional information.

7.2.4.2. LLU VILLAGE DIRECT API FEATURE #2: Parking Lots - Parcel ID – 0284122270000.

LLU VILLAGE DIRECT API FEATURE #2, consists of a large, paved parking lot, connected to large parking lots within the Visual API serving the entire Campus Plaza building complex. The parking areas are physically and functionally connected and are treated and evaluated as a single parking unit herein. These parking lots are ubiquitous in nature with hundreds of thousands of similar features found across California and the entire nation. The parking lots display no unusual design, engineering, construction types, or use of materials. As such, they do not appear to qualify as eligible in accordance with CRHR Criteria (1-4) and/or City of Loma Linda Municipal Code - Historic Preservation criteria. As ubiquitous features, they are eliminated from further consideration and a DPR 523 form set was not prepared.

7.2.4.3. LLU VILLAGE DIRECT API BUILDING #3: 25027 Mound Street. Parcel ID – 0284122290000.

Historic Name(s) Associated with Property: Safety and Training Center, Cytology Building.

The Cytology Building located at 25027 Mound Street consists of a one-story manufactured building built at some point between 1968 and 1975. It was originally built as a Safety and Training Center.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s or the contemporary expansion of Loma Linda University from the 1970s to present. Therefore, it does not belong to an early period of development in the history of LLU funded growth and development, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #3, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Loma Linda University was the owner of this building at the time of construction at some point between 1968 and 1975. In-depth historical research conducted by Aspen staff has not identified any significant individuals specifically associated with this building that rise to a level of significance sufficient to warrant recommending this building as historically significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #3, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

The Cytology Building located at 25027 Mound Street consists of a one-story manufactured building built at some point between 1968 and 1975. It is built in a rectangular building plan and is designed in a ubiquitous industrial style common to manufactured buildings with applied decorative detail. As a manufactured building, the Cytology Building does not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #3, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #3, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING 3, DPR 523 form set (Attachment C) for additional information.

7.2.4.4. LLU VILLAGE DIRECT API BUILDING #4: 25055 and 25057 La Mar Road. Parcel ID – 0284122010000.

Historic Name(s) Associated with Property: Beatrice E. Crosby, Ester A. Koch and Dorothy H. Etheridge, and Lawence M. Nelson.

Direct API Building #4 is located at 25055 and 25057 La Mar Road. Parcel ID – 0284122010000, consisting of a one-story residence built circa 1951.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history.

The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore,

belong to a later period of development, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was originally built as a single family residence, but it was later acquired by LLU for use as a rental property faculty and/or student residential housing. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #4, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Frederick A. and Beatrice E. Crosby were the owners of this building at the time of construction circa 1951. Subsequent historic owners include Ester A. Koch and Dorothy H. Etheridge in 1975/1976, and Lawence M. Nelson in 1978. In-depth historical research conducted by Aspen staff has determined there are no significant individuals specifically associated with this building that rise to a level of significance sufficient to warrant recommending this building as historically significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #4, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #4 consists of a one-story residence. It is built in an irregular plan and is designed in a nondescript style common to post-World War II tract homes. This building does not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #4, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #4, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #4, DPR 523 form set (Attachment C) for additional information.

7.2.4.5. LLU VILLAGE DIRECT API BUILDING #5A: 25039 Mound Street. Parcel ID – 0284122340000.

Historic Name(s) Associated with Property: Otis A. and Celia E. Hudson Property.

Direct API Building #5A is located at 25039 to 25063 Mound Street. Parcel ID – 0284122340000, consists of a two-story residential apartment unit built in 1935/1936.

25039 Mound Street and 25063 Mound Street are listed individually in the BERD. The status code for both addresses is 6Y, indicating that these properties were determined ineligible for National Register by consensus through the Section 106 process and not evaluated for the California Register or local listing. Both addresses were evaluated in 2007.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the expansion of campus facilities that took place between 1930 and 1945. It does, therefore, belong to a middle period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a residence and rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5A, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Otis A. and Celia E. Hudson were the owners of this building at the time of construction in 1935.

Otis Arthur Hudson is a prominent figure who worked for the College of Medical Evangelism in various positions, most prominently as the comptroller. However, Otis A. and/or Celia E. Hudson were builders or owners of multiple rental properties within the Direct API and Visual API, and their connection to any individual property is accordingly diminished in importance. The Hudson's, like many historical individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of deeding these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with the Hudsons as this building is one of many built by the Hudsons for rental purposes. For additional information regarding Otis and Celia Hudson, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5A, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #5A consists of a two-story residential apartment unit. It is built in a narrow U-shaped plan and is designed in a curious stylistic mix brought about by the creation of multiple exterior entries. It is generally influenced by the Monterey Revival architectural style which was highly popular in California design beginning in the 1920s. The building retains a medium degree of architectural integrity despite several window and doorway alterations. Building #5A and Building #6 share a large connecting stepped-garden-patio. Although influenced by the highly popular Monterey Revival architectural style, this multi-family residential unit does not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship. The major reason for this is that the building essentially "crams" rental units into the design, resulting in a more off-balance appearance than most significant Monterey Revival buildings. The main elevation appears, therefore, as very poorly designed.

Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5A, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield

significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5A, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #5A, DPR 523 form set (Attachment C) for additional information.

7.2.4.6. LLU VILLAGE DIRECT API BUILDING #5B: 25043 Mound Street. Parcel ID – 0284122340000.

Historic Name(s) Associated with Property: Otis A. and Celia E. Hudson Rental Property.

Direct API Building #5B consists of a small one-story residence similar in design and style to three adjacent rental units. Direct API Buildings #5B, #5C, #5D, #5E, and associated garage units to the south, were constructed at the same time in 1946/1947.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5B, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Otis A. and Celia E. Hudson were the original owners and builders of this rental property built in 1946/1947. This building is continuously although rather briefly owned by the Hudson's until title is transferred to the Southeastern California Association of 7th Day Adventists in 1953.

Otis Arthur Hudson is a prominent figure who worked for the College of Medical Evangelism in various positions, most prominently as the comptroller. However, Otis A. and/or Celia E. Hudson were builders or owners of multiple rental properties within the Direct API and Visual API, and their connection to any individual property is accordingly diminished in importance. The Hudson's, like many historical individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of deeding these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with the Hudsons as this building is one of many built by the Hudsons for rental purposes. For additional information regarding Otis and Celia Hudson, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5B, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #5B consists of a small one-story residence similar in design and style to three adjacent rental units. It is built in an irregular plan with two offset rectangular components Direct API Buildings #5B, #5C, #5D, #5E, and an associated one-story rectangular garage to the south, were constructed at the same time in 1946/1947. They are all designed as a version of a simple Post-World War II cottage architectural style, of which many different versions are commonly found across California. They appear as plan book designs. None of these four buildings appear as the work of a master architect or builder, and the individual building components do not display any significant or unique architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship. They do not present themselves as possible contributors to a larger district of similarly designed historically or architecturally significant historic-age buildings.

In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5B, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield

significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5B, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #5B, DPR 523 form set (Attachment C) for additional information.

7.2.4.7. LLU VILLAGE DIRECT API BUILDING #5C: 25045 Mound Street. Parcel ID – 0284122340000.

Historic Name(s) Associated with Property: Otis A. and Celia E. Hudson Rental Property.

Direct API Building #5C consists of a small one-story residence similar in design and style to three adjacent rental units. Direct API Buildings #5B, #5C, #5D, #5E, and associated garage units to the south, were constructed at the same time in 1946/1947.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5C, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Otis A. and Celia E. Hudson were the original owners and builders of this rental property built in 1946/1947. This building is continuously although rather briefly owned by the Hudson's until title is transferred to the Southeastern California Association of 7th Day Adventists in 1953.

Otis Arthur Hudson is a prominent figure who worked for the College of Medical Evangelism in various positions, most prominently as the comptroller. However, Otis A. and/or Celia E. Hudson were builders or owners of multiple rental properties within the Direct API and Visual API, and their connection to any individual property is accordingly diminished in importance. The Hudson's, like many historical individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of deeding these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with the Hudsons as this building is one of many built by the Hudsons for rental purposes. For additional information regarding Otis and Celia Hudson, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5C, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #5C consists of a small one-story residence similar in design and style to three adjacent rental units. It is built in an essentially rectangular plan. Direct API Buildings #5B, #5C, #5D, #5E, and an associated one-story rectangular garage to the south, were constructed at the same time in 1946/1947. They are all designed as a version of a simple Post-World War II cottage architectural style, of which many different versions are commonly found across California. They appear as plan book designs. None of these four buildings appear as the work of a master architect or builder, and the individual building components do not display any significant or unique architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship. They do not present themselves as possible contributors to a larger district of similarly designed historically or architecturally significant historic-age buildings.

In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5C, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield

significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5C, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #5C, DPR 523 form set (Attachment C) for additional information.

7.2.4.8. LLU VILLAGE DIRECT API BUILDING #5D: 25047 Mound Street. Parcel ID – 0284122340000.

Historic Name(s) Associated with Property: Otis A. and Celia E. Hudson Rental Property.

Direct API Building #5D consists of a small one-story residence similar in design and style to three adjacent rental units. Direct API Buildings #5B, #5C, #5D, #5E, and associated garage units to the south, were constructed at the same time in 1946/1947.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5D, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Otis A. and Celia E. Hudson were the original owners and builders of this rental property built in 1946/1947. This building is continuously although rather briefly owned by the Hudson's until title is transferred to the Southeastern California Association of 7th Day Adventists in 1953.

Otis Arthur Hudson is a prominent figure who worked for the College of Medical Evangelism in various positions, most prominently as the comptroller. However, Otis A. and/or Celia E. Hudson were builders or owners of multiple rental properties within the Direct API and Visual API, and their connection to any individual property is accordingly diminished in importance. The Hudson's, like many historical individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of deeding these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with the Hudsons as this building is one of many built by the Hudsons for rental purposes. For additional information regarding Otis and Celia Hudson, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5D, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #5D consists of a small one-story residence similar in design and style to three adjacent rental units. It consists of a small one-story residence, the smallest of the adjacent rental units, and it is built in an essentially square plan. Direct API Buildings #5B, #5C, #5D, #5E, and an associated one-story rectangular garage to the south, were constructed at the same time in 1946/1947. They are all designed as a version of a simple Post-World War II cottage architectural style, of which many different versions are commonly found across California. They appear as plan book designs. None of these four buildings appear as the work of a master architect or builder, and the individual building components do not display any significant or unique architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship. They do not present themselves as possible contributors to a larger district of similarly designed historically or architecturally significant historic-age buildings.

In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5D, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield

significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5D, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #5D, DPR 523 form set (Attachment C) for additional information.

7.2.4.9. LLU VILLAGE DIRECT API BUILDING #5E: 25049, 51, 53 Mound Street. Parcel ID – 0284122340000.

Historic Name(s) Associated with Property: Otis A. and Celia E. Hudson Rental Property.

Direct API Building #5E consists of a one-story, multi-family residential building, similar in design and style to three adjacent rental units. Direct API Buildings #5B, #5C, #5D, #5E, and associated garage units to the south, were constructed at the same time in 1946/1947.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5E, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Otis A. and Celia E. Hudson were the original owners and builders of this rental property built in 1946/1947. This building is continuously although rather briefly owned by the Hudson's until title is transferred to the Southeastern California Association of 7th Day Adventists in 1953.

Otis Arthur Hudson is a prominent figure who worked for the College of Medical Evangelism in various positions, most prominently as the comptroller. However, Otis A. and/or Celia E. Hudson were builders or owners of multiple rental properties within the Direct API and Visual API, and their connection to any individual property is accordingly diminished in importance. The Hudson's, like many historical individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of deeding these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with the Hudsons as this building is one of many built by the Hudsons for rental purposes. For additional information regarding Otis and Celia Hudson, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5E, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #5E consists of a one-story, multi-family residential building, similar in design and style to three adjacent rental units. It is the largest of the adjacent rental units and unlike the others it faces to the west. Direct API Buildings #5B, #5C, #5D, #5E, and an associated one-story rectangular garage to the south, were constructed at the same time in 1946/1947. They are all designed as a version of a simple Post-World War II cottage architectural style, of which many different versions are commonly found across California. They appear as plan book designs. None of these four buildings appear as the work of a master architect or builder, and the individual building components do not display any significant or unique architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship. They do not present themselves as possible contributors to a larger district of similarly designed historically or architecturally significant historic-age buildings.

In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5E, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield

significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #5E, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #5E, DPR 523 form set (Attachment C) for additional information.

7.2.4.10. LLU VILLAGE DIRECT API BUILDING #6: 25065, 67, and 69 Mound Street. Parcel ID – 0284122310000.

Historic Name(s) Associated with Property: Minnie Hittinger.

Direct API Building #6 consists of a large two-story apartment complex built in 1935/1936.

25065 Mound Street is listed in the BERD. The status code for this property is 6Y, indicating that these properties were determined ineligible for National Register by consensus through the Section 106 process and not evaluated for the California Register or local listing. The property was evaluated in 2008.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the expansion of campus facilities that took place between 1930 and 1945. It does, therefore, belong to a middle period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #6, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Minnie Hittinger was the owner of this building at the time of construction in 1935/1936. Subsequent historic owners include the College of Medical Evangelists. Minnie Wagy/Hittinger was a prominent benefactor to many Seventh-day Adventist endeavors across California, and her association with this building is of some local interest. However, her much larger contributions for the construction of many other facilities at Loma Linda, such as the Men's Dormitory, outweigh her association with this building.

Finally, Hittinger, like many historical individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of deeding these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with Hittinger or any individual. For additional information regarding Minnie Hittinger, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #6, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #6 consists of a large two-story apartment complex. It is built in an L-shaped plan and is designed in a nondescript style. The building retains a medium degree of architectural integrity as various windows have been replaced. Building #5A and Building #6 share a large connecting stepped-garden-patio, built of concrete and concrete block with decorative metal lamps. This patio appears as contemporary with the construction of both buildings circa 1935. At first glance, this building appears to have been substantially altered by conversion of an older building to apartments with older decorative detail removed, etc. In reality, it was designed as such, in much the same manner that Building #5A appears to have been cobbled together. In brief, the building presents itself as poorly designed. This building does not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship.

In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #6, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield

significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #6, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. Accordingly, it does not appear to qualify for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #6, DPR 523 form set (Attachment C) for additional information.

7.2.4.11. LLU VILLAGE DIRECT API BUILDING #7: 24998, 25000, 02, 04, 06, Prospect Avenue. Parcel ID – 0284122260000.

Historic Name(s) Associated with Property: Herbert C. and Vera Honor Rental Property.

Direct API Building #7: 24998, 25000, 02, 04, 06, Prospect Avenue. Parcel ID – 0284122260000, consists of an elongated one-story apartment unit built in 1953/1954.

24998 Prospect Avenue is listed in the BERD. The status code for this property is 6Y, indicating that it was determined ineligible for National Register by consensus through the Section 106 process and not evaluated for the California Register or local listing. The property was evaluated in 2007.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #7, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Herbert C. and Vera Honor were the owners of this building at the time of construction in 1953/1954. Subsequent historic owners include Loma Linda University. Herbert C. and Vera Honor are of some local interest as they were both employed as Physician-Surgeons at Loma Linda. Their tenure at Loma Linda is, however, overshadowed by their work at other Seventh-day Adventist medical facilities.

The Honor's, like many prominent individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of deeding these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with the Honors, or any individual as it was built as a rental. For additional information regarding Herbert C. and Vera Honor, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen staff has determined there are no significant individuals specifically associated with this building that rise to a level of significance sufficient to warrant recommending this building as historically significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #7, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #7 consists of an elongated one-story apartment unit. It is linked by proximity and design to Direct API Building #8. It is designed in a nondescript or vernacular style common to post-World War II housing. This building presents itself as a plan book design with little or no original architectural handiwork. Although this building is associated with Direct API Building #8, it does not appear to be associated with a larger and significant architectural grouping of buildings. In summary, this building does not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship. In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #7, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #7, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #7, DPR 523 form set (Attachment C) for additional information.

7.2.4.12. LLU VILLAGE DIRECT API BUILDING #8: 25008, 10, 12, 14, 16, Prospect Avenue. Parcel ID – 0284122250000.

Historic Name(s) Associated with Property: Nile I. and Mildred E. Reeves Rental Property.

Direct API Building #8: 25008, 10, 12, 14, 16, Prospect Avenue. Parcel ID – 0284122250000, consists of an elongated one-story apartment unit built in 1953/1954.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #8, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Nile I. and Mildred E. Reeves were the owners of this building at the time of construction circa 1953/1954. The Reeves were builders or owners of multiple properties within the Direct API, and their connection to any individual property is accordingly diminished in importance.

The Reeves, like many prominent individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of transferring these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with the Reeves as this building is one of many built by the Reeves for rental purposes. For additional information regarding Nile I. and Mildred E. Reeves, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #8, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #8 consists of an elongated one-story apartment unit. It is linked by proximity and design to Direct API Building #7. It is designed in a nondescript or vernacular style common to post-World War II housing. The building retains a medium degree of architectural integrity with various windows having been replaced with aluminum sliders. This building presents itself as a plan book design with little or no original architectural handiwork. Although this building is directly associated with Direct API Building #7 and Direct API Building #9A, it does not appear to be associated with a larger and significant architectural grouping of buildings. This building does not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship. In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #8, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #8, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any

future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #8, DPR 523 form set (Attachment C) for additional information.

7.2.4.13. LLU VILLAGE DIRECT API BUILDING #9A: 25018 Prospect Avenue A/B. Parcel ID – 0284122240000.

Historic Name(s) Associated with Property: Nile I. and Mildred E. Reeves Rental Property.

Direct API Building #9A: 25018 Prospect Avenue A/B. Parcel ID – 0284122240000, consists of a two-story apartment unit built in 1963 in a rectangular building plan with parking underneath.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #9A, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Nile I. and Mildred E. Reeves were the owners of this building at the time of construction in 1963. The Reeves were builders/owners of multiple properties within the Direct API, and their connection to any individual property is accordingly diminished in importance.

The Reeves, like many prominent individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of transferring these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with the Reeves or any other individual as this building is one of many. For additional information regarding Nile I. and Mildred E. Reeves, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #9A, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #9A consists of a two-story apartment unit built in a rectangular building plan with parking underneath. It is linked by proximity and shares a driveway with Direct API Building #8. It is designed in an unremarkable version of what is commonly referred to as the "Dingbat" architectural style, a style used commonly across Southern California from the 1950s to the early 1970s to meet the post-World War II housing boom. It is linked by design and physically by construction to Direct API Building #9B. This building does not, however, appear to be associated with a larger and significant architectural grouping of buildings of a similar architectural style. It is, in fact, a very simply designed and entirely unremarkable version of Dingbat apartment architecture. This building does not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship. In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #9A, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #9A, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #9A, DPR 523 form set (Attachment C) for additional information.

7.2.4.14. LLU VILLAGE DIRECT API BUILDING #9B: 25020A/B), 25022A/B/C/D, 25024 A/B/C/D Prospect.

Historic Name(s) Associated with Property: Nile I. and Mildred E. Reeves Rental Property.

Direct API Building #9B: 25043 Mound Street. Parcel ID – 0284122240000, consists of a three-level apartment unit built in 1963 in a rectangular building plan with partial parking underneath.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #9B, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Nile I. and Mildred E. Reeves were the owners of this building at the time of construction in 1963. The Reeves were builders/owners of multiple properties within the Direct API, and their connection to any individual property is accordingly diminished in importance.

The Reeves, like many prominent individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of transferring these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with the Reeves as this building is one of many built by the Reeves for rental purposes. For additional information regarding Nile I. and Mildred E. Reeves, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #9B, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #9B consists of a three-level apartment unit built in a rectangular building plan with partial parking underneath. It is designed in an unremarkable version of what is commonly referred to as the "Dingbat" architectural style, a style used commonly across southern California from the 1950s to the early 1970s to meet the post-World War II housing boom. It is linked by design and physically by construction to Direct API Building #9A. This building does not, however, appear to be associated with a larger and significant architectural grouping of buildings of a similar architectural style. It is, in fact, a very simply designed and entirely unremarkable version of Dingbat apartment architecture. This building does not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship. In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #9B, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #9B, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #9B, DPR 523 form set (Attachment C) for additional information.

7.2.4.15. LLU VILLAGE DIRECT API BUILDING #9C: 25026 and 25028 Prospect Avenue. Parcel ID – 0284122240000.

Historic Name(s) Associated with Property: Moses S. Gordon Rental Property, and Paul I. Toppenberg, Nile I. and Mildred E. Reeves Rental Property.

Direct API Building #9C: 25026 and 25028 Prospect Avenue. Parcel ID – 0284122240000, consists of a two-story residential apartment. It was originally built in 1923-1924 as a set of "Flats," which were rebuilt and remodeled in 1926/1927, and rebuilt and remodeled again in 1934/1935.

25026 Prospect Avenue is listed in the BERD. The status code for this property is 6Y, indicating that it was determined ineligible for National Register by consensus through the Section 106 process and not evaluated for the California Register or local listing. The property was evaluated in 2008.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period between 1920 and 1929 during which the Loma Linda hospital and sanitarium and adjacent historic "downtown" area were developed. It does, therefore, belong to a middle period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a set of flats or apartments. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #9C, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Moses S. Gordon is the historic individual most closely associated with this historic-age property that was built in 1923/1924. Subsequent owners include Paul I. Toppenberg (1938) and Nile I. and Mildred E. Reeves (1941-1980). Moses Gordon came to California relatively late in life, relocating first to Palm Springs, and then to Loma Linda/Redlands in the early-1920s. He was primarily a real-estate speculator and investor but was also listed as an orange grove rancher. In-depth historical research conducted by Aspen staff has determined that this building was a speculative real estate investment on Gordon's part. It was not his personal residence. It was built as a set of rental units, or "Flats" (EDR 1928 and 1931 Sanborn Maps) and his association with this building does not appear to rise to a level of significance sufficient to warrant recommending this building as historically significant in association with Gordon or any other individual. For additional information regarding Moses S. Gordon, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #9C, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #9C consists of a two-story residential apartment. It is built in a rectangular plan and is designed in a vernacular or four-square version of the Colonial Revival style. The building retains a medium degree of architectural integrity as various modifications were made converting the original two-family set of flats resulting in the current multi-resident set of apartments. Alterations include new windows throughout, mostly new doors, some windows with AC units, new AC units cut into walls, and several new doorways cut into original wall surfaces. In addition, the original orange groves surrounding the building have been demolished, substantially altering the original setting. This building does not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship. It was most likely built by the original contractor using plan book designs. In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #9C, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #9C, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #9C, DPR 523 form set (Attachment C) for additional information.

7.2.4.16. LLU VILLAGE DIRECT API BUILDING #9D: 25030 and 25032 Prospect Avenue. Parcel ID – 0284122240000.

Historic Name(s) Associated with Property: Nile I. and Mildred E. Reeves Rental Property.

Direct API Building #9D: 25030 and 25032 Prospect Avenue. Parcel ID – 0284122240000, consists of a one-story residential apartment built in 1954.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #9D, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Nile I. and Mildred E. Reeves were the owners of this building at the time of construction in 1954. The Reeves were builders/owners of multiple properties within the Direct API, and their connection to any individual property is accordingly diminished in importance.

The Reeves, like many prominent individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of transferring these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with the Reeves as this building is one of many built by the Reeves for rental purposes. For additional information regarding Nile I. and Mildred E. Reeves, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #9D, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #9D consists of a one-story residential apartment. It is built in an extremely shallow U-shaped plan and is designed in a nondescript style common to post-World War II residential architecture. This building presents itself as a plan book design with minimal genuine architectural handiwork. The building retains a high degree of architectural integrity, but it does not appear as the work of a master

architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship. In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #9D, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #9D, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #9D, DPR 523 form set (Attachment C) for additional information.

7.2.4.17. LLU VILLAGE DIRECT API BUILDING #10A: 25034 and 25036 Prospect Avenue. Parcel ID – 0284122230000.

Historic Name(s) Associated with Property: Paul H. and Helen K. Deeb Rental Property.

Direct API Building #10A: 25034 and 25036 Prospect Avenue. Parcel ID – 0284122230000, consists of a one-story apartment built at some point between 1949/1950 and 1953.

25034 Prospect Avenue is listed in the BERD. The status code for this property is 6Y, indicating that it was determined ineligible for National Register by consensus through the Section 106 process and not evaluated for the California Register or local listing. This property was evaluated in 2007.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place

between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #10A, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Paul H. and Helen K. Deeb were the owners of this building at the time of construction between 1950-1953. The Deeb's were builders or owners of multiple properties within the Direct API, and their connection to any individual property is accordingly diminished in importance.

The Deeb's, like many prominent individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of transferring these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with the Deeb's or any other individual. For additional information regarding Paul H. and Helen K. Deeb, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #10A, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #10A consists of a one-story apartment building associated with the Hillcrest apartment group. It is designed in a nondescript or vernacular style common to post-World War II housing. **Note:** Parcels 0284-122-22-0000 and 0284-122-23-0000, containing Direct API Buildings #10A, #10B, #10C, #11A, #11B, and #11C are linked visually and physically connected by shared paths and walkways as part of the Hillcrest apartment group. The buildings represent an associated grouping of buildings constructed in two similar styles (10A, #10B, #11B, #11C – Vernacular Cottage) and (#10C, #11A - Dingbat) built at approximately the same time. The walkways and trees are, in fact, the most visually striking features of the Hillcrest group. The entire grouping, when viewed in its entirety, remains undistinguished architecturally and the mini-grouping does not appear to qualify as a significant architectural and historical district.

These buildings do, in fact, present themselves as essentially plan book designs with minimal genuine architectural handiwork. The buildings in this grouping retain a medium to high degree of architectural integrity, but they do not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship.

In summary, Aspen staff has determined, in the absence of an associated district of resources to which these buildings might be contributors, that these buildings do not rise to a level of significance sufficient to warrant recommending them as individually or collectively architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #10A, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #10A, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #10A, DPR 523 form set (Attachment C) for additional information.

7.2.4.18. LLU VILLAGE DIRECT API BUILDING #10B: 25038 and 25040 Prospect Avenue. Parcel ID – 0284122230000.

Historic Name(s) Associated with Property: Paul H. and Helen K. Deeb Rental Property.

Direct API Building #10B consists of a one-story apartment building associated with the Hillcrest Apartment complex built at some point between 1953 and 1959.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in

the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #10B, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Paul H. and Helen K. Deeb were the owners of this building at the time of construction between 1953-1959. The Deeb's were builders or owners of multiple properties within the Direct API, and their connection to any individual property is accordingly diminished in importance.

The Deeb's, like many prominent individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of transferring these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with the Deeb's. For additional information regarding Paul H. and Helen K. Deeb, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #10B, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #10B consists of a one-story apartment building associated with the Hillcrest apartment group. It is designed in a nondescript or vernacular style common to post-World War II housing. **Note:** Parcels 0284-122-22-0000 and 0284-122-23-0000, containing Direct API Buildings #10A, #10B, #10C, #11A, #11B, and #11C are linked visually and physically connected by shared paths and walkways as part of the Hillcrest apartment group. The buildings represent an associated grouping of buildings constructed in two similar styles (10A, #10B, #11B, #11C – Vernacular Cottage) and (#10C, #11A - Dingbat) built at approximately the same time. The walkways and trees are, in fact, the most visually striking features of the Hillcrest group. The entire grouping, when viewed in its entirety, remains undistinguished architecturally and the mini-grouping does not appear to qualify as a significant architectural and historical district.

These buildings do, in fact, present themselves as essentially plan book designs with minimal genuine architectural handiwork. The buildings in this grouping retain a medium to high degree of architectural integrity, but they do not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship.

In summary, Aspen staff has determined, in the absence of an associated district of resources to which these buildings might be contributors, that these buildings do not rise to a level of significance sufficient to warrant recommending them as individually or collectively architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #10B, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #10B, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #10B, DPR 523 form set (Attachment C) for additional information.

7.2.4.19. LLU VILLAGE DIRECT API BUILDING #10C: 25042 and 25044 Prospect Avenue. Parcel ID – 0284122230000.

Historic Name(s) Associated with Property: Paul H. and Helen K. Deeb Rental Property.

Direct API Building #10C: 25042 and 25044 Prospect Avenue. Parcel ID – 0284122230000, consists of a two-story apartment built at some point between 1953-1957. Direct API Buildings #10C and #11A are linked by common design elements and physically by a patio/bridge and a parking garage underneath.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place

between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #10C, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Paul H. and Helen K. Deeb were the owners of this building at the time of construction between 1953-1959. The Deeb's were builders or owners of multiple properties within the Direct API, and their connection to any individual property is accordingly diminished in importance.

The Deeb's, like many prominent individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of transferring these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with the Deeb's. For additional information regarding Paul H. and Helen K. Deeb, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #10C, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #10C consists of a two-story apartment building. It is visually and physically connected to Direct API Building #11A. It is built in a rectangular plan. It is designed in a nondescript or vernacular "Dingbat" architectural style (with parking stalls underneath) common to post-World War II apartment architecture in southern California. It is, in fact, a very simply designed and unremarkable version of Dingbat apartment architecture. **Note:** Parcels 0284-122-22-0000 and 0284-122-23-0000, containing Direct API Buildings #10A, #10B, #10C, #11A, #11B, and #11C are linked visually and physically connected by shared paths and walkways as part of the Hillcrest apartment group. The buildings represent an associated grouping of buildings constructed in two similar styles (10A, #10B, #11B, #11C – Vernacular Cottage) and (#10C, #11A - Dingbat) built at approximately the same time. The walkways and trees are, in fact, the most visually striking features of the Hillcrest group. The entire grouping, when viewed in its

entirety, remains undistinguished architecturally and the mini-grouping does not appear to qualify as a significant architectural and historical district.

These buildings do, in fact, present themselves as essentially plan book designs with minimal genuine architectural handiwork. The buildings in this grouping retain a medium to high degree of architectural integrity, but they do not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship.

In summary, Aspen staff has determined, in the absence of an associated district of resources to which these buildings might be contributors, that these buildings do not rise to a level of significance sufficient to warrant recommending them as individually or collectively architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #10C, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #10C, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #10C, DPR 523 form set (Attachment C) for additional information.

7.2.4.20. LLU VILLAGE DIRECT API BUILDING #11A: 25046 and 25048 Prospect Avenue. Parcel ID – 0284122220000.

Historic Name(s) Associated with Property: Virgie A. Zender and Paul H. and Helen K. Deeb Rental Property.

Direct API Building #11A: 25046 and 25048 Prospect Avenue. Parcel ID – 028412222000, consists of a two-story apartment built at some point between 1953-1957. Direct API Buildings #10C and #11A are linked by common design elements and physically by a patio/bridge and a parking garage underneath.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #11A, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Samuel P. and Virgie A. Zender or Paul H. and Helen K. Deeb were the owners of this building at the time of construction between 1950-1953. The property is transferred to Loma Linda University in January of 1974. Samuel P. and/or Virgie A. Zender or Paul H. and Helen K. Deeb were builders or owners of multiple properties within the Direct API, and their connection to any individual property is accordingly diminished in importance.

The Deeb's, like many prominent individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of transferring these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with Samuel P. and/or Virgie A. Zender the, and the Deeb's, as this building is one of many built by the Deeb's for rental purposes. For additional information regarding Paul H. and Helen K. Deeb, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #11A, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #11A consists of a two-story apartment building. It is visually and physically connected to Direct API Building #10C. It is built in a rectangular plan. It is designed in a nondescript or vernacular "Dingbat" architectural style (with parking stalls underneath) common to post-World War II apartment

architecture in southern California. It is, in fact, a very simply designed and unremarkable version of Dingbat apartment architecture. **Note:** Parcels 0284-122-22-0000 and 0284-122-23-0000, containing Direct API Buildings #10A, #10B, #10C, #11A, #11B, and #11C are linked visually and physically connected by shared paths and walkways as part of the Hillcrest apartment group. The buildings represent an associated grouping of buildings constructed in two similar styles (10A, #10B, #11B, #11C – Vernacular Cottage) and (#10C, #11A - Dingbat) built at approximately the same time. The walkways and trees are, in fact, the most visually striking features of the Hillcrest group. The entire grouping, when viewed in its entirety, remains undistinguished architecturally and the mini-grouping does not appear to qualify as a significant architectural and historical district.

These buildings do, in fact, present themselves as essentially plan book designs with minimal genuine architectural handiwork. The buildings in this grouping retain a medium to high degree of architectural integrity, but they do not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship.

In summary, Aspen staff has determined, in the absence of an associated district of resources to which these buildings might be contributors, that these buildings do not rise to a level of significance sufficient to warrant recommending them as individually or collectively architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #11A, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #11A, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #11A, DPR 523 form set (Attachment C) for additional information.

7.2.4.21. LLU VILLAGE DIRECT API BUILDING #11B: 25050 Prospect Avenue. Parcel ID – 0284122220000.

Historic Name(s) Associated with Property: Virgie A. Zender and Paul H. and Helen K. Deeb Rental Property.

Direct API Building #11B consists of small one-story apartment building associated with the Hillcrest Apartment complex built between 1950 and 1953.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #11B, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Samuel P. and Virgie A. Zender or Paul H. and Helen K. Deeb were the owners of this building at the time of construction between 1950-1953. The property is transferred to Loma Linda University in January of 1974. Samuel P. and/or Virgie A. Zender or Paul H. and Helen K. Deeb were builders or owners of multiple properties within the Direct API, and their connection to any individual property is accordingly diminished in importance.

The Deeb's, like many prominent individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of transferring these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with Samuel P. and/or Virgie A. Zender, the Deeb's, or any other individual as this building is one of many. For additional information regarding Paul H. and Helen K. Deeb, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #11B, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #11B consists of small one-story apartment building associated with the Hillcrest Apartment complex. It is built in a rectangular plan and is designed in a nondescript or vernacular style common to post-World War II apartment architecture. **Note:** Parcels 0284-122-22-0000 and 0284-122-23-0000, containing Direct API Buildings #10A, #10B, #10C, #11A, #11B, and #11C are linked visually and physically connected by shared paths and walkways as part of the Hillcrest apartment group. The buildings represent an associated grouping of buildings constructed in two similar styles (10A, #10B, #11B, #11C – Vernacular Cottage) and (#10C, #11A - Dingbat) built at approximately the same time. The walkways and trees are, in fact, the most visually striking features of the Hillcrest group. The entire grouping, when viewed in its entirety, remains undistinguished architecturally and the mini-grouping does not appear to qualify as a significant architectural and historical district.

These buildings do, in fact, present themselves as essentially plan book designs with minimal genuine architectural handiwork. The buildings in this grouping retain a medium to high degree of architectural integrity, but they do not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship.

In summary, Aspen staff has determined, in the absence of an associated district of resources to which these buildings might be contributors, that these buildings do not rise to a level of significance sufficient to warrant recommending them as individually or collectively architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #11B, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #11B, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #11B, DPR 523 form set (Attachment C) for additional information.

7.2.4.22. LLU VILLAGE DIRECT API BUILDING #11C: 25052, 54, 56 Prospect Avenue. Parcel ID – 0284122220000.

Historic Name(s) Associated with Property: Virgie A. Zender and Paul H. and Helen K. Deeb Rental Property.

Direct API Building #11C consists of a one-story apartment building associated with the Hillcrest Apartment complex built between 1950 and 1953.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #11C, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Samuel P. and Virgie A. Zender or Paul H. and Helen K. Deeb were the owners of this building at the time of construction between 1950-1953. The property is transferred to Loma Linda University in January of 1974. Samuel P. and/or Virgie A. Zender or Paul H. and Helen K. Deeb were builders or owners of multiple properties within the Direct API, and their connection to any individual property is accordingly diminished in importance.

The Deeb's, like many prominent individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of transferring these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with Samuel P. and/or Virgie A. Zender, and the Deeb's, as this building is one of many built by the Deeb's for rental purposes. For additional information regarding Paul H. and Helen K. Deeb, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #11C, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #11C consists of a one-story apartment building associated with the Hillcrest Apartment complex. It is designed in a nondescript or vernacular style common to post-World War II housing. **Note:** Parcels 0284-122-22-0000 and 0284-122-23-0000, containing Direct API Buildings #10A, #10B, #10C, #11A, #11B, and #11C are linked visually and physically connected by shared paths and walkways as part of the Hillcrest apartment group. The buildings represent an associated grouping of buildings constructed in two similar styles (10A, #10B, #11B, #11C – Vernacular Cottage) and (#10C, #11A - Dingbat) built at approximately the same time. The walkways and trees are, in fact, the most visually striking features of the Hillcrest group. The entire grouping, when viewed in its entirety, remains undistinguished architecturally and the mini-grouping does not appear to qualify as a significant architectural and historical district.

These buildings do, in fact, present themselves as essentially plan book designs with minimal genuine architectural handiwork. The buildings in this grouping retain a medium to high degree of architectural integrity, but they do not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship.

In summary, Aspen staff has determined, in the absence of an associated district of resources to which these buildings might be contributors, that these buildings do not rise to a level of significance sufficient to warrant recommending them as individually or collectively architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #11C, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #11C, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #11C, DPR 523 form set (Attachment C) for additional information.

7.2.4.23. LLU VILLAGE DIRECT API BUILDING #12: 25058 Prospect Avenue. Parcel ID – 0284122210000.

Historic Name(s) Associated with Property: Hugh C. Wilson Residence

Direct API Building #12: 25058 Prospect Avenue. Parcel ID – 0284122210000, the Wilson Residence, consists of a one-story building built beginning in 1914 and completed in 1915 as a single-family residence.

Direct API Building #12 consists of a one-story multi-unit rental building originally built as a single-family residence in the Craftsman architectural style. This building was previously identified with partial evaluation by Roger Hatheway as part of his 1988 report entitled, A Windshield Survey and Preliminary Architectural/Historical Inventory of Loma Linda, California, Prepared by Roger G. Hatheway, Hatheway & McKenna. Prepared for: Community Development Department, City of Loma Linda, January 1988.

- LLU VILLAGE DIRECT API BUILDING #12: 25058 Prospect Avenue. Parcel ID – 0284122210000
    - Evaluated as a Category 5 Property: Resources of Local Interest and/or as possible district components.

25058 Prospect Avenue is listed in the BERD. The status code for this property is 6Y, indicating that it was determined ineligible for National Register by consensus through the Section 106 process and not evaluated for the California Register or local listing. This property was evaluated in 2007.

This building was re-surveyed and re-evaluated as part of the LLU Village Apartments Project and determined to not qualify as individually eligible to the CRHR, or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. In-depth historical research conducted by Aspen has determined that the subject building was originally built as a single family residence and is generally associated with the early growth and development of residential housing in the City of Loma Linda. This does not, however, qualify this building as being associated with a significant and specific historic event.

Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. It has, in fact, served as a rental property for most of its existence. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #12, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. This building was built by Hugh C. Wilson in 1914 Other historic names associated

with this building include W. E. Bybee 1918-1920, J. J. Maisle and M. Weir in 1921, Dr. Iner S. & Inelda R. Ritchie 1939-1943, Olin D. & Helen Bray 1943, Olin D. & Helen Bray 1946, Claire H. & Martha C. Biggins 1948, Charles R. and Vesta M. Callicott 1950-1954, and Otis A. Hudson 1954, and the Southeastern California Association of 7th Day Adventists 1974-1980.

Hugh Wilson was a builder in southern California, and then an executive in a land corporation living in Long Beach. The Craftsman home he built for his family on Prospect Avenue in 1914 was an early use of the architectural style in Loma Linda. However, his tenure in what would later become the City of Loma Linda was minimal, and he quickly sold the property in 1918. In brief, Hugh Wilson was not of great importance to the history of Loma Linda. This building was subsequently owned in quick succession by a large number of individuals, and it served as a rental property for most of its existence.

In-depth historical research conducted by Aspen staff has determined that this building's association with historic individuals does not rise to a level of significance sufficient to warrant recommending this building as historically significant. For additional information regarding key owners, Hugh C. Wilson, Dr. Iner S. & Inelda R. Ritchie, and Otis A. Hudson, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #12, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #12 consists of a one-story building originally built as a single-family residence. It is built in an essentially rectangular plan and is designed and built in the Craftsman style. The building retains a medium degree of exterior architectural integrity. Photographs provided by LLU staff highlight the many alterations and sometimes crude construction techniques. This building has been altered on larger and smaller scales including conversion from a single-family residence to a duplex. Many of the larger alterations are historic. These larger alterations are, however, also conducted in a rather ham-fisted manner (under eaves, rafter extensions, etc.). The porch area also appears to have been rebuilt at least once as the appearance of the porch is not seamless. Smaller, but equally significant alterations include the replacing of the majority of the original wood sash windows with double-glazed metal frame windows, the replacement of many if not most of the original wood brackets and porch posts, and the addition of an HVAC unit to the roof, the enclosure of a sleeping porch to the rear of the building, a new entry door leading to a newly created apartment, and the addition of wood lattice.

This building presents itself as an example of the Craftsman style similar to Craftsman style buildings in the adjacent Prospect-Starr Architectural and Historical District. If it were located across the street it would qualify as a district contributor. Direct API Building #12 cannot, however, be placed into the existing district as standard professional procedures and guidelines do not commonly allow what is best explained as an architectural "hangar" to qualify as a contributor to an existing architectural and historical district.

Aspen recommends, therefore, that LLU VILLAGE DIRECT API BUILDING #12, does not qualify as individually eligible for listing, or as a district contributor, in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #12, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. It is similar to Craftsman style buildings in the adjacent Prospect-Starr Architectural and Historical District, but it does not appear to qualify as a district contributor as it stands alone on the opposite side of Prospect Avenue. Accordingly, and based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #12, DPR 523 form set (Attachment C) for additional information.

7.2.4.24. LLU VILLAGE DIRECT API BUILDING #13: 25062, 25062-A 25064-A Prospect Avenue. Parcel ID – 0284122210000.

Historic Name(s) Associated with Property: Otis A. Hudson Rental Apartment.

Direct API Building #13: 25062, 25062-A 25064-A Prospect Avenue. Parcel ID – 0284122210000, consists of a two-level apartment unit built in a rectangular building plan at some point between 1959 and 1966, most likely in the early 1960s.

25062 Prospect Avenue is listed in the BERD. The status code for this property is 6Y, indicating that it was determined ineligible for National Register by consensus through the Section 106 process and not evaluated for the California Register or local listing. This property was evaluated in 2007.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion

of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #13, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. This building was constructed at some point between 1959 and 1966, most likely in the early 1960s. Historic names associated with this building are Otis A. Hudson, who built multiple properties within the LLU Village Direct API, and his connection to any individual property is accordingly diminished in importance.

In summary, Otis A. Hudson, like many historical individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as individually historically significant as this building is one of many built by Otis Hudson. For additional information regarding Otis A. Hudson, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #13, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #13 consists of a two-level apartment unit built in a rectangular building plan at some point between 1959 and 1966, most likely in the early 1960s. It is designed in a vernacular apartment architectural style common to southern California in the late-1950s and 1960s, as an extension of post-World War II rental housing that was built quickly and inexpensively across California. The building retains a high degree of architectural integrity although security doors have been added. Landscape features are minimal including an unmaintained dirt parking area. This building presents itself as a plan book design with little or no original architectural handiwork. The building is a particularly undistinguished example of apartment architecture. This building does not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship.

In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study

has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #13, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #13, DPR 523 form set (Attachment C) for additional information.

7.2.4.25. LLU VILLAGE DIRECT API BUILDING #14: 25082-25092 Richie Circle. Parcel ID – 0284122190000.

Historic Name(s) Associated with Property: Paul H. and Helen K. Deeb Rental Apartment.

Direct API Building #14: 25082-25092 Richie Circle. Parcel ID – 0284122190000, consists of a two-story apartment unit built in an extremely shallow L-shaped building plan. It was built at some point between 1953 and 1958.

Note: Direct API Building #14, Direct API Building #14A, and Direct API Building #14B are linked by location on the same parcel of land, by historic ownership, and by closely approximate dates of construction.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #14, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Paul H. and Helen K. Deeb were the owners of this building at the time of construction between 1953-1959. The Deeb's were builders or owners of multiple properties within the Direct API, and their connection to any individual property is accordingly diminished in importance.

The Deeb's, like many prominent individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of transferring these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with the Deeb's as this building is one of many built by the Deeb's for rental purposes. For additional information regarding Paul H. and Helen K. Deeb, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #14, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #14, Direct API Building #14A, and Direct API Building #14B are linked by location on the same parcel of land, by historic ownership, and by having been constructed at essentially the same time. Direct API Building #14 consists of a two-story apartment unit built in an extremely shallow L-shaped building plan. It was built at some point between 1953 and 1958. It is designed in a vernacular architectural style common to residential apartments across southern California in the 1950s and 1960s. There are literally thousands of similar buildings in the southland, and this building presents itself as an essentially plan book design with little or no original architectural handiwork. This building does, therefore, not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship.

In summary, Aspen has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #14, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #14, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #14, DPR 523 form set (Attachment C) for additional information.

7.2.4.26. LLU VILLAGE DIRECT API BUILDING #14A: 25078-25080 Richie Circle. Parcel ID – 0284122190000.

Historic Name(s) Associated with Property: Paul H. and Helen K. Deeb Rental Apartment.

Direct API Building #14, Direct API Building #14A, and Direct API Building #14B are linked by location on the same parcel of land and by historic ownership.

Direct API Building #14A: 25078-25080 Richie Circle. Parcel ID – 0284122190000, consists of a one-story apartment unit built in a rectangular building plan. It was built at some point between 1953 and 1958.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #14A, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Paul H. and Helen K. Deeb were the owners of this building at the time of

construction between 1953-1959. The Deeb's were builders or owners of multiple properties within the Direct API, and their connection to any individual property is accordingly diminished in importance.

The Deeb's, like many prominent individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of transferring these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with the Deeb's as this building is one of many built by the Deeb's for rental purposes. For additional information regarding Paul H. and Helen K. Deeb, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #14A, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #14, Direct API Building #14A, and Direct API Building #14B are linked by location on the same parcel of land, by historic ownership, and by having been constructed at essentially the same times.

Direct API Building #14A consists of one-story apartment unit built in a rectangular building plan. It is designed in a vernacular architectural style common to residential apartments in southern California in the 1950s and 1960s. There are literally thousands of similar buildings in the southland, and this building presents itself as a plan book design with little or no original architectural handiwork. The building retains a medium degree of architectural integrity as all windows have been replaced, security doors have been added, and new HVAC units have been added to the roof. This building does not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship. It is designed in a highly vernacular architectural style and is a particularly undistinguished example of apartment architecture.

In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #14A, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #14A, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #14A, DPR 523 form set (Attachment C) for additional information.

7.2.4.27. LLU VILLAGE DIRECT API BUILDING #14B: No Address - Parking Garage for 25078-25092 Richie Circle. Parcel ID – 0284122190000.

Historic Name(s) Associated with Property: Paul H. and Helen K. Deeb Rental Properties Apartment Garage.

Direct API Building #14, Direct API Building #14A, and Direct API Building #14B are linked by location on the same parcel of land and by historic ownership.

Direct API Building #14B: Parking Garage for 25078-92 Richie Circle. Parcel ID – 0284122190000, consists of a one-story parking garage. It was built at some point between 1953 and 1958.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #14B, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Paul H. and Helen K. Deeb were the owners of this building at the time of construction between 1953-1959. The Deeb's were builders or owners of multiple properties within the Direct API, and their connection to any individual property is accordingly diminished in importance.

The Deeb's, like many prominent individuals associated with the Seventh-day Adventist medical facility in Loma Linda, built property for investment and rental purposes with the ultimate intention of transferring these properties to the College/University. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with the Deeb's as this building is one of many built by the Deeb's for rental purposes. For additional information regarding Paul H. and Helen K. Deeb, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #14B, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Direct API Building #14, Direct API Building #14A, and Direct API Building #14B are linked by location on the same parcel of land, by historic ownership, and by having been constructed at essentially the same time. Direct API Building #14B consists of a one-story parking garage. It is built in a rectangular plan with a full-length open parking entry area supported by metal posts. It is designed in an entirely utilitarian style and is a particularly undistinguished example of architectural design. The building retains a high degree of architectural integrity although it is in fair to poor condition. There are literally thousands of similar cheaply built garage units found across the southland, and this building presents itself as a plan book design with little or no original architectural handiwork. This building does, therefore, not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship. In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #14B, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #14B does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE DIRECT API BUILDING #14B, DPR 523 form set (Attachment C) for additional information.

7.2.4.28. LLU VILLAGE VISUAL API BUILDING #15: 25020 Mound Street. Parcel ID – 0284091060000.

Historic Name: Daniells Hall East. Part of A. G. Daniells Residence Complex.

Visual API Building #15 consists of a large and modern three-to-five-story apartment block. This building was briefly researched and eliminated from future consideration as historically significant in accordance with CRHR Criteria (1-4), and/or City of Loma Linda Municipal Code - Historic Preservation criteria. It was built in 2006, was designed by ONYX, and was built by Tilden-Coil. Aspen recommends that this building does not appear to qualify in considering properties of exceptional importance that achieved significance within the past 50 years.

The entire set of A. G. Daniells Residence Complex residential apartment blocks were built at three separate points in time beginning prior to 1949 with the construction of the Mound Street Apartments-Daniells Hall Residence Building 30 (rebuilt circa 1974), then in 1980 with the construction of Daniells Hall Buildings located at 24910, 20, 50, 60, 70, and 80 Mound Street, and finally with the construction of Daniells Hall East in 2006. Each subsequent unit architecturally references previous units in some manner. These references are not, however, sufficient to warrant the creation of a district of A.G. Daniells Residence Complex apartment units.

A DPR 523 form set was not prepared for this building.

7.2.4.29. LLU VILLAGE VISUAL API BUILDING(S) #16: 24950 Mound Street. Parcel ID – 0284091060000.

Historic Name(s) Associated with Property: Daniells Hall 24910, 20, 50, 60, 70, and 80**.** Part of A. G. Daniells Residence Complex.

Visual API Building(s) #16 are a set of six large multi-story apartments built in 1979/1980.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the contemporary expansion of Loma Linda University from the 1970s to present. They do, therefore, belong to a later period of development in the history of LLU funded growth

and development and associated student facilities, and their importance is diminished accordingly. More importantly, this is a general association, and there is no significant and specific historic event associated with these buildings.

Finally, these buildings were built specifically for use as rental properties. Today, these buildings are included in an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and their individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING(S) #16, do not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Loma Linda University was the owner of this building at the time of construction in 1978. This building is literally one of an unknown but large number of properties currently owned by Loma Linda University in the City of Loma Linda, and this historic connection is accordingly diminished in importance. These buildings were designed by architect Arnold Scribner, and bult by contractor Johnson & Nielsen. Research has determined that these individuals, while well-known during their time period, do not rise to a level of significance sufficient to warrant recommending these buildings as historically significant. For additional information regarding Scribner and Johnson & Nielsen, please refer to report Section 4.4.7: Architects, Builders, and Architectural Styles Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING(S) #16, do not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Visual API Building #16: Direct API Buildings #16: 24910, 20, 50, 60, 70, and 80 Mound Street, Parcel ID – 0284091060000, consist of a set of large multi-story apartments. There are six separate units, two of which front directly on Mound Street with adjacent parking, and four of which are primarily accessible from Circle Drive. From a distance the color scheme used on these buildings references Mediterranean architectural themes, although the buildings themselves are designed in a rather nondescript architectural style referencing, in part, the earlier pre-1949 Mound City Apartments at 24930 - 48 Mound Street. The apartments were designed by architect Arnold Scribner and built by contractor Johnson & Nielsen. However, the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship. For additional information regarding Scribner and Johnson & Nielsen, please refer to report Section 4.4.7: Architects, Builders, and Architectural Styles Associated with the API.

The entire set of A. G. Daniells Residence Complex residential apartment blocks were built at three separate points in time beginning prior to 1949 with the construction of the Mound Street Apartments-Daniells Hall Residence Building 30 (rebuilt circa 1974), then in 1980 with the construction of Daniells Hall

Buildings located at 24910, 20, 50, 60, 70, and 80 Mound Street, and finally with the construction of Daniells Hall East in 2006. Each subsequent unit architecturally references previous units in some manner. These references are not, however, sufficient to warrant the creation of a district of A.G. Daniells Residence Complex apartment units.

In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that these buildings do not rise to a level of significance sufficient to warrant recommending them as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING(S) #16, do not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING(S) #16, do not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that these buildings are not eligible as district contributors to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, they do not appear to qualify as contributors to any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING(S) #16, DPR 523 form set (Attachment C) for additional information.

7.2.4.30. LLU VILLAGE VISUAL API BUILDING #17: 24930 - 48 Mound Street. Parcel ID – 0284091060000.

Historic Name(s) Associated with Property: Mound Street Apartments, Daniells Hall Residence Building 30. Part of A. G. Daniells Residence Complex.

Visual API Building #17 consists of a two-story apartment block built in 1946.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in

the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was built specifically for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #17, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. The College of Medical Evangelists was the owner of this building at the time of construction in 1946. Archival data provided to Aspen by LLU did not identify any significant historic individuals at the College/University associated with this building.

Additional historical research conducted by Aspen in an effort to identify historic individuals associated with this building included consultation of a wide variety of databases, most notably city directories and Ancestry.com. No significant individuals specifically associated with this building were identified who rise to a level of significance sufficient to warrant recommending this building as historically significant.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #17, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Visual API Building #17 consists of a two-story apartment block residence. It was built in 1946. It is built in an extremely shallow H-shaped building plan and is designed in a nondescript architectural style common to post-World War II rental housing that was built quickly and inexpensively across California. The most visible architectural feature is a centrally located two-level reverse T-shape set of stairs leading to the second story. The existing staircase entirely replaces the original with new materials like metal treads but generally duplicates the original design. Additional alterations include new doors, AC unit installations, and a sprinkler system. Landscaping includes mature palm trees, shrubs, and flowering plants. The building is well maintained and retains a medium to high degree of architectural integrity.

The entire set of Daniells Hall residential apartment blocks were built at three separate points in time beginning in 1946 with the construction of the Mound Street Apartments-Daniells Hall Residence Building 30 (Building #17), then in 1979/1980 with the construction of Daniells Hall 10, 20, 50, 60, 70, and 80 (Buildings #16), and finally with the construction of Daniells Hall East in 2006 (Building #15). Each subsequent unit architecturally references the previous unit in some manner. These references are not, however, sufficient to warrant the creation of a district of Daniells Hall apartment units.

In summary, this building is designed in a manner common to post-World War II rental housing that was built quickly and inexpensively across California. It does not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements (except the exterior staircase which has been replaced), construction methods, engineering techniques, or use of materials, and/or quality of workmanship.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #17, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #17, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #17, DPR 523 form set (Attachment C) for additional information.

7.2.4.31. LLU VILLAGE VISUAL API BUILDING #18: 11147 Anderson Street. Parcel ID – 0284103040000.

Historic Name(s) Associated with Property: US Post Office, College of Medical Evangelists Business Center, Loma Linda University Business Center, Loma Linda Office of Enrollment, Loma Linda University Health Welcome Center, and Loma Linda Student Services Center-Student Pavillion.

Visual API Building #18: 11147 Anderson Street. Parcel ID – 0284103040000, has historically functioned as the center for student services at LLU from 1958 to the present, or for almost 70 years. The original component of this building complex was built in 1956. The second component was completed in 1958.

This building complex was previously surveyed and evaluated on a 2008 DPR 523 historic resource inventory form (P36-020815) prepared by Carrie Chasteen for the Cultural Resources Technical Report sbX E Street Corridor BRT Project, Cities of San Bernardino and Loma Linda, San Bernardino County, California (SWCA 2008).

- LLU VILLAGE VISUAL API BUILDING #18: 11147 Anderson Street. Parcel ID – 0284103040000
    - Evaluated as NRHP Status Code 6Z: Found ineligible for NR, CR or Local designation through survey evaluation.

The primary reasons that Visual API Building #18 was determined to not qualify as eligible to the NRHP and/or the CRHR in 2008 were that it was built some 50 years after Loma Linda was founded, that it was not associated with historically important persons, and that it "is a common example of a Modernist civic education building in Loma Linda, is not known to be the work of a master, and is not known to have been built using an innovative construction technique" (SWCA 2008, Chasteen DPR 523- P36-020815).

The above 2008 evaluation was reviewed during the intensive field surveys conducted on January 24 and January 28, 2026, of the Direct API and Visual API. Additional historical research conducted as part of the present study has resulted in the identification of a significant individual associated with the building and the identification of the architect and builder.

As a result, a DPR 523 form Update was prepared for this building, and the building has been determined to qualify in accordance with California Historical Resource Status Code 3CS: Appears eligible for CR as an individual property through survey evaluation.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. In-depth historical research conducted by Aspen has determined that the subject building is generally associated with the growth and development of Loma Linda University and with serving the historic expansion of the Loma Linda University Medical Center student community, resulting in the need for a modern facility to better accommodate student and community needs. More importantly, the building is directly linked to an historical donation/gift to the College of Medical Evangelists that "exemplifies the willingness of private citizens to identify the need of education to the extent of giving" (Progress Bulletin 1955, page 11).

A plaque on the front of Visual API Building #18 records that Loma Linda University acknowledges the financial contributions of Josie I Burdick Beasley, 1887-1987, who funded construction of this building in 1958. Historical research has determined that Spencer W. and Josie I Beasley donated a gift of one million dollars to the College of Medical Evangelists in 1944. The gift consisted of approximately 1000 acres of walnut groves and other real estate and securities in Pomona, California (West Los Angeles Independent 1944, page 4). This was a massive gift in 1944. Various portions of the property were sold off over time, and the ranch was operated by the College in association with the Loma Linda Foundation until 1955, when the remaining 290 acres of the Pomona property were sold to Hadley-Cherry Inc. of Los Angeles (Progress Bulletin April 4, 1955, page 11). The money received from this sale is linked directly to the construction of Visual API Building #18 (Reynolds 1995, pages 96-97). In brief, the construction of Building #18 is directly linked to one of the largest historic gifts made to the College of Medical Evangelists, a gift that was historically referred to as exemplary. **Note:** For some reason Spencer W. Beasley is not referenced on the plaque in front to the building.

Therefore, Aspen recommends that LLU VILLAGE DIRECT API BUILDING #18, does qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. A plaque on the front of the building records that Loma Linda University acknowledges the financial contributions of Josie I Burdick Beasley, 1887-1987, who funded construction of this building in 1958. The significance of Ms. Beasley had been discussed above under CRHR Criterion (1). Interestingly, Ms. Beasley does not appear to qualify as individually significant. She and her husband

Spencer were, in reality, simple farmers. They do not appear prominently in any biographies or newspaper articles.

This building was designed by the architectural firm Heitschmidt and Thompson, led by Earl Heitschmidt and Whiting S. Thompson. The builder was Larry Havstadt. Earl Heitschmidt was a prominent architect. He received the "Builder of the Year" title from the Construction Industries Committee of the Los Angeles Chamber of Commerce, in 1953 Earl Heitschmidt was the president of the State Board of Architectural Review, and in 1955 Heitschmidt served as first vice-president of the American Institute of Architects. Earl Heitschmidt and Associates replaces Heitschmidt and Thompson in 1965.

Larry Havstadt was a general contractor/builder of local importance, and the firm of Heitschmidt and Thompson was also hired by the College of Medical Evangelists to prepare future plans for the development of the entire 500-acre college campus (Los Angeles Times, December 7, 1958, page 151). These are significant historical associations. For additional information regarding Heitschmidt and Thompson, Earl Heitschmidt, Whiting S. Thompson, and Larry Havstadt, please refer to report Section 4.4.7: Architects, Builders, and Architectural Styles Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #18, does qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction. Visual API Building #18 consists of a one and two-story building built from 1956 to 1958. It is designed as an example of Mid-Century Modern commercial architecture, also frequently referred to under the general descriptor – Modernist. It retains integrity of location, design, setting, materials, workmanship, feeling, and association. It was designed by the architectural firm Heitschmidt and Thomas, led by Earl Heitschmidt and Whiting S. Thompson. The builder was Larry Havstadt. The significance of these individuals is discussed in detail above, and in report Section 4.4.7: Architects, Builders, and Architectural Styles Associated with the API.

As noted above, Larry Havstadt was a general contractor/builder of local importance, and the firm of Heitschmidt and Thomas was also hired by the College of Medical Evangelists to prepare future plans for the development of the entire 500 acre college campus (Los Angeles Times, December 7, 1958, pages 141 and 151). They did, in fact, specifically design the new student and business complex "to blend with other college buildings" (Los Angeles Times, December 7, 1958, page 151). In review, this building was specifically designed to embody the distinctive characteristics of a type, period, or method of construction, so that it would blend in with other college buildings. It is the work of a well-known architectural firm that also prepared a master plan for the development of the entire college campus and was built by a local contractor.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #18, does qualify as eligible for listing in accordance with CRHR Criterion (3), and in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield

significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #18, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

Please refer to the LLU VILLAGE VISUAL API BUILDING #18, DPR 523A Update (Attachment C) for additional information.

7.2.4.32. LLU VILLAGE VISUAL API BUILDING #19: 11195 Anderson Street. Parcel ID – 0284103030000.

Historic Name(s) Associated with Property: Security Pacific National Bank, Bank of America.

Visual API Building #19 consists of a Bank of America building with interior component rising to two stories in height. It was built in 1976.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. **Note:** Building #19, the Security Pacific National Bank-Bank of America, is included here as having been built as a student facility as the previous central campus bank was located in Building #18. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the contemporary expansion of Loma Linda University from the 1970s to present. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #19, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past**.** This building was constructed by Security Pacific National Bank in 1976. The underlying owner of the property is Loma Linda University, and the building is currently operated by the Bank of America. This building is literally one of an unknown but large number of properties currently owned by Loma Linda University in the City of Loma Linda, and this historic connection is accordingly diminished in importance.

Archival data provided to Aspen by LLU did not identify any significant historic individuals, architects or builders, associated with this building. Additional historical research was conducted by Aspen in an effort to identify historic individuals associated with this building by consulting a wide variety of databases. No significant individuals specifically associated with this building were identified who rise to a level of significance sufficient to warrant recommending this building as historically significant.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #19, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Visual API Building #19 consists of a Bank of America building with interior component rising to two stories in height. It was built in 1976. It is built in an essentially square building plan with a projecting wing on the north elevation for a drive through portico. The primary entry is on the east elevation facing an adjacent parking lot, although a traditional entry area fronts on Anderson Street. The building is designed in a contemporary 1970s style. This building does not, however, appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship. In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #19, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #19, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #19, DPR 523 form set (Attachment C) for additional information.

7.2.4.33. LLU VILLAGE VISUAL API BUILDING #20: 11209 Anderson Street. Parcel ID – 0284111040000.

Name Assigned in 2005: Vollmer Residence**. Today:** Institute for Health Policy and Leadership.

Visual API Building #20 consists of a one-story single-family residence. This building is located along the northern boundary of the Prospect-Starr Architectural and Historical District.

Previously evaluated in 2005 in accordance with California Historical Resource Status Codes 3CB: Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation

(Hatheway 2005a). This finding was confirmed during the intensive field survey of the Visual API conducted January 28, 2026.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #20, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

7.2.4.34. LLU VILLAGE VISUAL API BUILDING #21: 24921 Prospect Avenue. Parcel ID – 0284111050000.

Name Assigned in 2005: LLUF Prospect Apartment #1.

Visual API Building #21 consists of a two-story multi-family apartment. This building is located along the northern boundary of the Prospect-Starr Architectural and Historical District.

Previously evaluated in 2005 in accordance with California Historical Resource Status Code 6Z: Found ineligible for NR, CR or Local designation through survey evaluation (Hatheway 2005a). This finding was confirmed during the intensive field survey of the Visual API conducted January 28, 2026. Please refer to the LLU VILLAGE VISUAL API BUILDING #21, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

7.2.4.35. LLU VILLAGE VISUAL API BUILDING #22: 24939 Prospect Avenue. Parcel ID – 0284111060000.

Name assigned in 2005: Graf Residence.

Visual API Building #22 consists of a one-story building. It was originally built as a single-family residence. This building is located along the northern boundary of the Prospect-Starr Architectural and Historical District.

Previously evaluated in 2005 in accordance with California Historical Resource Status Codes 3CB: Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation (Hatheway 2005a). This finding was confirmed during the intensive field survey of the Visual API conducted January 28, 2026.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #22, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

7.2.4.36. LLU VILLAGE VISUAL API BUILDING #23: 24947 Prospect Avenue. Parcel ID – 0284111070000.

Name Assigned in 2005: Steunenberg/Reynolds Residence, University Mortgage.

Visual API Buildings #23 consist of a mix of commercial office and residential units. This building is located along the northern boundary of the Prospect-Starr Architectural and Historical District.

Previously evaluated in 2005 in accordance with California Historical Resource Status Codes 6Z: Found ineligible for NR, CR or Local designation through survey evaluation (Hatheway 2005a). This finding was confirmed during the intensive field survey of the Visual API conducted January 28, 2026.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #23, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

7.2.4.37. LLU VILLAGE VISUAL API BUILDING #24: 24957 Prospect Avenue. Parcel ID – 0284111350000.

Name Assigned in 2005: Surdam Rental/Edgington Residence.

Visual API Building #24 consists of a group of four one-story residences. This building is located along the northern boundary of the Prospect-Starr Architectural and Historical District.

Previously evaluated in 2005 in accordance with California Historical Resource Status Codes 3CD: Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation (Hatheway 2005a). This finding was confirmed during the intensive field survey of the Visual API conducted January 28, 2026.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #24, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

7.2.4.38. LLU VILLAGE VISUAL API BUILDING #25: 24969 Prospect Avenue. Parcel ID – 0284111340000.

Name Assigned in 2005: LLUF Prospect Apartment #2.

Visual API Building #25 consists of a two-story multi-family apartment building. This building is located along the northern boundary of the Prospect-Starr Architectural and Historical District.

Previously evaluated in 2005 in accordance with California Historical Resource Status Codes 6Z: Found ineligible for NR, CR or Local designation through survey evaluation (Hatheway 2005a). This finding was confirmed during the intensive field survey of the Visual API conducted January 28, 2026.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #25, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

7.2.4.39. LLU VILLAGE VISUAL API BUILDING #26: 24975 Prospect Avenue. Parcel ID – 0284111100000.

Name Assigned in 2005: Meyer/Sauerwein Residence.

Visual API Building #26 consists of a one-story single-family residence. This building is located along the northern boundary of the Prospect-Starr Architectural and Historical District.

24975 Prospect Avenue is listed in the BERD. The status code for this property is 6Y, indicating that it was determined ineligible for National Register by consensus through the Section 106 process and not evaluated for the California Register or local listing. This property was evaluated in 2008.

Previously evaluated in 2005 in accordance with California Historical Resource Status Codes 3CB: Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation (Hatheway 2005a). This finding was confirmed during the intensive field survey of the Visual API conducted January 28, 2026.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #26, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

7.2.4.40. LLU VILLAGE VISUAL API BUILDING #27: 24989 Prospect Avenue. Parcel ID – 0284111110000.

Name Assigned in 2005: Chilton Rental Property.

Visual API Building #27 consists of a two-story multi-family residential unit. This building is located along the northern boundary of the Prospect-Starr Architectural and Historical District.

Previously evaluated in 2005 in accordance with California Historical Resource Status Codes 3CB: Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation (Hatheway 2005a).

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #27, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

7.2.4.41. LLU VILLAGE VISUAL API BUILDING #28: 24995 Prospect Avenue. Parcel ID – 0284111120000.

Name Assigned in 2005: Robertson Property/Bowers Residence.

Visual API Building #28 consists of a one-story triplex. This building is located along the northern boundary of the Prospect-Starr Architectural and Historical District.

Previously evaluated in 2005 in accordance with California Historical Resource Status Codes 3CB: Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation (Hatheway 2005a). This finding was confirmed during the intensive field survey of the Visual API conducted January 28, 2026.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #28, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

7.2.4.42. LLU VILLAGE VISUAL API BUILDING #29: 25005 Prospect Avenue. Parcel ID – 0284111130000.

Name Assigned in 2005: Schafer Property/Allen-Miller Residence.

Visual API Building #29 consists of a one-story single-family residence. This building is located along the northern boundary of the Prospect-Starr Architectural and Historical District.

Previously evaluated in 2005 in accordance with California Historical Resource Status Codes 3CB: Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation (Hatheway 2005a). This finding was confirmed during the intensive field survey of the Visual API conducted on January 28, 2026.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #29, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

7.2.4.43. LLU VILLAGE VISUAL API BUILDING #30: 25007 Prospect Avenue. Parcel ID – 0284111150000.

Name Assigned in 2005: Frank & Olive Smith Property.

Visual API Building #30 consists of a one-story single-family residence. This building is located along the northern boundary of the Prospect-Starr Architectural and Historical District.

25007 Prospect Avenue is listed in the BERD. The status code for this property is 6Y, indicating that it was determined ineligible for National Register by consensus through the Section 106 process and not evaluated for the California Register or local listing. This property was evaluated in 2007.

Previously evaluated in 2005 in accordance with California Historical Resource Status Codes 6Z: Found ineligible for NR, CR or Local designation through survey evaluation (Hatheway 2005a). This finding was confirmed during the intensive field survey of the Visual API conducted January 28, 2026.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #30, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

7.2.4.44. LLU VILLAGE VISUAL API BUILDING #31: 25025 Prospect Avenue. Parcel ID – 0284111160000.

Name Assigned in 2005: Schafer/Allen-Miller Investment Property.

Visual API Building #31 consists of a two-story duplex. This building is located along the northern boundary of the Prospect-Starr Architectural and Historical District.

25025 Prospect Avenue is listed in the BERD. The status code for this property is 6Y, indicating that it was determined ineligible for National Register by consensus through the Section 106 process and not evaluated for the California Register or local listing. This property was evaluated in 2008.

Previously evaluated in 2005 in accordance with California Historical Resource Status Codes 3CB: Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation (Hatheway 2005a). This finding was confirmed during the intensive field survey of the Visual API conducted January 28, 2026.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #31, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

7.2.4.45. LLU VILLAGE VISUAL API BUILDING #32: 25035 Prospect Avenue. Parcel ID – 0284111170000.

Name Assigned in 2005: Bennett Residence.

Visual API Building #32 consists of a one-story single-family residence. This building is located along the northern boundary of the Prospect-Starr Architectural and Historical District.

25035 Prospect Avenue is listed in the BERD. The status code for this property is 6Y, indicating that it was determined ineligible for National Register by consensus through the Section 106 process and not evaluated for the California Register or local listing. This property was evaluated in 2008.

Previously evaluated in 2005 in accordance with California Historical Resource Status Codes 3CB: Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation (Hatheway 2005a). This finding was confirmed during the intensive field survey of the Visual API conducted January 28, 2026.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #32, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

7.2.4.46. LLU VILLAGE VISUAL API BUILDING #33: 25045 Prospect Avenue. Parcel ID – 0284111180000.

Name Assigned in 2005: Toppenberg/Moran Residence.

Visual API Building #33 consists of a two-story triplex. This building is located along the northern boundary of the Prospect-Starr Architectural and Historical District.

25045 Prospect Avenue is listed in the BERD. The status code for this property is 6Y, indicating that it was determined ineligible for National Register by consensus through the Section 106 process and not evaluated for the California Register or local listing. This property was evaluated in 2007.

Previously evaluated in 2005 in accordance with California Historical Resource Status Codes 6Z: Found ineligible for NR, CR or Local designation through survey evaluation (Hatheway 2005a). This finding was confirmed during the intensive field survey of the Visual API conducted January 28, 2026.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #33, original 2004 DPR 523 form and 2026 DPR 523 Update (Attachment C) for additional information.

7.2.4.47. LLU VILLAGE VISUAL API BUILDING #34: 25061 Prospect Avenue. Parcel ID – 0284133390000.

Historic Name(s) Associated with Property: The College of Medical Evangelists, Robert L. and Margaret Cone, Howard A. and Willa R. Grube, and J. Varner and Ruby C. Johns Residence.

Visual API Building #34: 25061 Prospect Avenue. Parcel ID – 0284133390000, consists of a one-story residence. It was built in 1946/1947 according to County assessor's records.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was originally built as a single family residence by the College of Medical Evangelists and sold to private owners. It was later acquired by LLU for use as a rental property for faculty and/or student residential housing. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical

significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #34, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. This building was built by the College of Medical Evangelists in 1946/1947. It was sold to Robert L. and Margaret Cone in 1956 and was subsequently owned by Howard A. and Willa R. Grube, and J. Varner and Ruby C. Johns. In-depth historical research conducted by Aspen staff has determined there are no significant individuals specifically associated with this building that rise to a level of significance sufficient to warrant recommending this building as historically significant.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #34, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Visual API Building #34 consists of a one-story residence. It was built in 1946/1947 according to County assessor's records. It is built in a rectangular plan on a slightly sloping lot and is designed in a nondescript style common to post-World War II tract homes. The building retains a high degree of architectural integrity. A detached garage is located to the east of the main residence. It is a ubiquitous example of tract architecture common to post-World War II housing that had to be built quickly and inexpensively across California. It reads as a modified plan book design. This building does not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship.

In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #34, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #34, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #34, DPR 523 form set (Attachment C) for additional information.

7.2.4.48. LLU VILLAGE VISUAL API BUILDING #35: 25071 Prospect Avenue. Parcel ID – 0284133400000.

Historic Name(s) Associated with Property: Wilhelm and Amelia Weber and Maurice J. and Elvira C. Blais Residence.

Visual API Building #35: 25071 Prospect Avenue. Parcel ID – 0284133400000, consists of a one-story residence. It was built in 1947/1948 according to County assessor's records.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was originally built as a single family residence by private owners, but it was later acquired by LLU for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #35, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Wilhelm and Amelia Weber were the owners of this building at the time of construction in 1946/1947. Subsequent owners include Maurice J. and Elvira C. Blais.

In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant in association with Wilhelm and Amelia Weber or other early owners. For additional information regarding Wilhelm and Amelia Weber, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #35, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Visual API Building #35 consists of a one-story residence. It is built in a rectangular plan on a slightly sloping lot and is designed in a nondescript style common to post-World War II tract homes. The building retains a high degree of architectural integrity. It is a ubiquitous example of tract architecture common to post-World War II housing that had to be built quickly and inexpensively across California. It reads as a modified plan book design. This building does not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship.

In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #35, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #35, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #35, DPR 523 form set (Attachment C) for additional information.

7.2.4.49. LLU VILLAGE VISUAL API BUILDING #36: 25072 Prospect Avenue. Parcel ID – 0284122200000.

Historic Name(s) Associated with Property: H. M. and Daisy Walton et al. Residence.

Visual API Building #36: 25072 Prospect Avenue. Parcel ID – 0284122200000, consists of a one-story residence. It was built in 1926 according to County assessor's records.

This building was first identified with partial evaluations by Roger Hatheway as part of his 1988 report entitled, A Windshield Survey and Preliminary Architectural/Historical Inventory of Loma Linda, California, Prepared by Roger G. Hatheway, Hatheway & McKenna. Prepared for: Community Development Department, City of Loma Linda, January 1988.

- LLU VILLAGE VISUAL API BUILDING #36: 25072 Prospect Avenue. Parcel ID – 0284122200000
    - Evaluated as a Local Category 5 Property: Resources of Local Interest and/or as possible district components.

This building is fully evaluated below.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period between 1920 and 1929 during which the Loma Linda hospital and sanitarium and adjacent historic "downtown" area were developed. It does, therefore, belong to a middle period of development in the history of LLU. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was originally built as a single family residence by private owners and was later acquired by LLU for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #36, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. H. M. and Daisy Walton were the owners of this building at the time of construction in 1926. Subsequent historic owners include Emma B. Sloan, C. J. and Ellen M. Watt, Theo & Mary I. Brockett, Victor O. & Florence M. Ross, Dunbar & Katheryn Smith, and Hulda Crooks from 1953 to 1981. H. M. and Daisy Walton are of some historic interest. However, the residence they built has been

substantially altered and it has been converted from a single-family residence to a rental property, so this association is diminished in importance.

This building is most closely associated with H. M. and Daisy Walton. In-depth historical research conducted by Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this association does not rise to a level of significance sufficient to warrant recommending this building as historically significant. For additional information regarding H. M. and Daisy Walton, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #36, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Visual API Building #36: 25072 Prospect Avenue. Parcel ID – 0284122200000, consists of a one-story residence built in 1926. It is built in an L-shaped plan and is designed in a nondescript Mediterranean influenced architectural style that represents an alteration to the original square-shaped building depicted on a 1928 Sanborn Map (EDR Sanborn, 1928). Additional alterations include an addition to the original garage and remodeling of a rental unit, AC units cut into wall surfaces, a new entry door, and a carport addition. The building retains a low degree of architectural integrity. A separate non-historic apartment unit is located to the rear of the residence. This building does not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship. Finally, this residence is not associated with a known grouping or district of similar nearby buildings and presents itself as a common or ubiquitous example of architecture.

In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #36, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #36, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #36, DPR 523 form set (Attachment C) for additional information.

7.2.4.50. LLU VILLAGE VISUAL API BUILDING #37: 25065 LaMar Road. Parcel ID – 0284122020000.

Historic Name(s) Associated with Property: Thora Joyce Borg (also spelled Flora), Thora J. Smith, Anna Thompson, and John R. and Elizabeth V. Boulden Residence.

Visual API Building #37: 25065 LaMar Road. Parcel ID – 0284122020000, consists of a one-story residence. It was built in 1952/1953 according to County assessor's records.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the period of development of facilities at Loma Linda University that took place between the end of WWII and the 1960s. It does, therefore, belong to a later period of development in the history of LLU. In-depth historical research conducted by Aspen has determined that the subject building was originally built as a single family residence and is generally associated with the growth and development of residential housing in the City of Loma Linda. This does not, however, qualify this building as being associated with a significant and specific historic event.

Finally, this building was originally built as a single family residence by private owners and was later acquired by LLU for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #37, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Thora Joyce Borg was the owner of this building at the time of construction in 1952/1953. The property was first owned and built by Thora/Flora J. Smith in 1959, Anna Thompson in 1961, and John R. and Elizabeth V. Boulden from 1963 to 1980.

This building is most closely associated with Thora Joyce Borg. In-depth historical research conducted by Aspen staff has determined there are no significant individuals specifically associated with this building

that rise to a level sufficient to warrant recommending this building as historically significant. This includes Flora Borg, her husband, Samuel C. Smith, and any other known property owners. For additional information regarding the Borg's, please refer to report Section 4.4.6: Individuals Associated with the API.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #37, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Visual API Building #37 consists of a one-story residence. It is built in an irregular plan and is designed as an expression of an early 1950s hillside tract home. The residence is not associated with no known grouping or district of similar historically significant buildings nearby. It is an example of tract architecture common to post-World War II housing that had to be built quickly and inexpensively across California. In addition, this building does not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship.

In summary, Aspen staff has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #37, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #37, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #37, DPR 523 form set (Attachment C) for additional information.

7.2.4.51. LLU VILLAGE VISUAL API BUILDING #38: 11160 Richie Circle. Parcel ID – 0284122400000.

Historic Name(s) Associated with Property: Linda M. Bianchi and Jack and Jane Smith Rental Property, William D. and Elnora Evans Rental Property.

Visual API Building #38: 11160 Richie Circle. Parcel ID – 0284122400000, consists of a two-story apartment building. It was built circa 1979/1980.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. The history of the development of the College of Medical Evangelists and Loma Linda University is discussed in report Section 4.4.1: A History of the Development of the Loma Linda University (LLU) Campus and Other Student Related Facilities. This building is associated with the contemporary expansion of Loma Linda University from the 1970s to present. It does, therefore, belong to a later period of development in the history of LLU funded growth and development and associated student facilities, including privately built residential/rental housing, and its importance is accordingly diminished. More importantly, this is a general association, and there is no significant and specific historic event associated with this building.

Finally, this building was originally built as a multifamily apartment by private owners and was later acquired by LLU for use as a rental property. Today, this building is one of an unknown but extremely large number of properties owned by Loma Linda University used for rental purposes, and its individual historical significance is accordingly diminished in importance. For a discussion of this context supporting the conclusion that this building is not associated with a specific or significant historic event, please refer to report Section 4.4.2: Historical Background: College and University Faculty, Employee, and Student Housing and City of Loma Linda Residential Growth and Development.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #38, does not qualify as eligible for listing in accordance with CRHR Criterion (1), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Linda M. Bianchi and Jack and Jane Smith were the owners of this building at the time of construction in 1979. In-depth historical research conducted by Aspen staff has determined there are no significant individuals specifically associated with this building that rise to a level of significance sufficient to warrant recommending this building as historically significant.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #38, does not qualify as eligible for listing in accordance with CRHR Criterion (2), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction.

Visual API Building #38 consists of a two-story apartment building. It was built circa 1979/1980 in an essentially U-shaped building plan and is designed in a somewhat unconventional and poorly designed vernacular interpretation of late-1970s to early-1980s apartment architecture. Major architectural

features include an inset entry area with a second story balcony and entry area on the main or west elevation, a composite roof shape with a central medium pitched gable cutout, and a large set of stairs leading to the second story. The building retains a high degree of architectural integrity, but the building presents itself as an ungainly design, and it is not associated with a known grouping or district of similar nearby buildings. This building does not appear as the work of a master architect or builder, and the individual building components do not display any significant architectural components or unusual design elements, construction methods, engineering techniques, or use of materials, and/or quality of workmanship.

In summary, Aspen staff have determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does not rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #38, does not qualify as eligible for listing in accordance with CRHR Criterion (3), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #38, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #38, DPR 523 form set (Attachment C) for additional information.

7.2.4.52. LLU VILLAGE VISUAL API BUILDING #39: 11170-76 Ritchie Circle. Parcel ID – 0284122390000.

Historic Name(s) Associated with Property: Captain Davis "Snug Harbor" Residence, William S. & Anna Lulu Ritchie, and Iner W. and Marian H. Ritchie Residence - Ritchie Mansion.

Visual API Building #39 consists of a large two-story residence originally built as a single-family residence in 1896/1897. This building was first identified with a partial significance evaluation by Roger Hatheway as part of his 1988 report entitled, A Windshield Survey and Preliminary Architectural/Historical Inventory of Loma Linda, California, Prepared by Roger G. Hatheway, Hatheway & McKenna. Prepared for: Community Development Department, City of Loma Linda, January 1988.

- LLU VILLAGE STUDY AREA BUILDING #39: 11170-76 Ritchie Circle. Parcel ID – 0284122390000 - Captain Davis "Snug Harbor"- Ritchie Mansion.
    - Evaluated as a Local Category 2 Property: Resources which appear eligible to the National Register.
        - This building was reevaluated in 1996.

1996 Report: Ritchie Mansion was fully evaluated as part of a 1996 Ritchie Circle Cancer Patient Lodging Facility Report, Prepared by: Roger G. Hatheway, Hatheway & Associates. Prepared for: Loma Linda University Medical Center, Loma Linda, California, July 1996.

- LLU VILLAGE VISUAL API BUILDING #39: 11170-76 Ritchie Circle. Parcel ID – 0284122390000 - Captain Davis "Snug Harbor"- Ritchie Mansion. The property was determined to qualify as not eligible to the NRHP.

11170 Ritchie Circle is listed in the BERD. The status code for this property is 6Y, indicating that it was determined ineligible for National Register by consensus through the Section 106 process and not evaluated for the California Register or local listing. This property was evaluated in 1996.

The 1996 Hatheway report highlights numerous alterations to Snug Harbor/Ritchie Mansion, especially those carried out in the 1950s by Dr. Iner William Sheld-Ritchie and his wife. At the time the 1996 Hatheway report was prepared, these alterations were not 45+ years in age, and they were considered non-historic. They now exceed 45+ years in age and can be considered historic, especially as they were designed and implemented by Dr. Iner William Sheld-Ritchie following his repurchase of the building and property after it had previously been donated to the College of Medical Evangelists in 1948.

This has resulted in the need for the following re-evaluation, facilitated by the increased availability of data from Ancestry.com and Newspapers.com.

CRHR Criterion (1); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if a property is associated with events that have made a significant contribution to the broad patterns of our history. This building was one of the first large residences in Mound City. The original owner, Capt. Lewis Smith Davis was a major orange grower, and the construction of this residence is related to the growth and development of the local agricultural industry as well as establishing the legitimacy of Mound City as a socially acceptable place to live. These are major historic events in the early history of what would become the City of Loma Linda. Today, Snug Harbor/Richie Mansion is the only remaining late-nineteenth century grove house in its original location in the central-city portion of the City of Loma Linda. Despite many alterations, when viewed while driving north up Ritchie Circle, it serves as a powerful reminder of time and time past.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #39, does qualify as eligible for listing in accordance with CRHR Criterion (1), and in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (2); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building is associated with the lives of persons significant in our past. Historic names associated with this building include Capt. Lewis Smith Davis, Emma Davis Mills, William S. & Anna Lulu Ritchie, and Iner W. and Marian H. Ritchie. In-depth historical research conducted by Aspen staff has determined that these individuals do rise to a level of significance sufficient to warrant recommending this building as historically significant. In particular, the association with

Captain Davis is important to the early history of Loma Linda, and the association with various Ritchie family members is of considerable importance to the history of the Loma Linda Medical Center.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #39, does qualify as eligible for listing in accordance with CRHR Criterion (2), and in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (3); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building embodies distinctive characteristics of a type, period, or method of construction. Visual API Building #39 consists of a two-story Victorian residence with attic, originally built as a single-family residence in 1896/1897. Today, it serves as a multi-occupant residential "Inn" for cancer patients. It is located to the north of Prospect Avenue at the extreme north end of Ritchie Circle. It has a level main entry facing south towards Ritchie Circle and a secondary highly decorated elevation facing eastward. It is located atop a steep hillside/bluff which provides scenic vistas when looking outward from the east elevation of the San Bernardino Mountains to the north. Originally built as a single-family residence in 1895 it has been rebuilt and altered on both the exterior and interior including several additions. Today, the building appears much the same as it did in 1996, when described in a Hatheway & Associates report (Hatheway 1996) but many code upgrades have since been made and the building is in much better physical condition.

The building was remodeled by Dr. Iner William Sheld-Ritchie and his wife in the 1950s. At the time the 1996 Hatheway & Associates report was prepared, these alterations were not 45+ years in age, and they were considered non-historic. These alterations now exceed 45+ years in age and can be considered historic, especially as they were designed and implemented by Dr. Iner William Sheld-Ritchie, as a member of an important and historic Loma Linda family, following his repurchase of the building and property after it had previously been donated to the College of Medical Evangelists in 1948. For additional information regarding various members of the Ritchie family please refer to report Section 4.4.6: Individuals Associated with the API. Today, Snug Harbor/Richie Mansion is the only remaining late-nineteenth century grove house in its original location in the central-city portion of Loma Linda. Despite many alterations, when viewed while driving north up Ritchie Circle, it serves as a powerful reminder of time and time past.

In summary, Aspen has determined, in the absence of an associated district of resources to which this building might be a contributor, that this building does rise to a level of significance sufficient to warrant recommending this building as individually architecturally significant.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #38, does qualify as eligible for listing in accordance with CRHR Criterion (3), and in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

CRHR Criterion (4); City of Loma Linda Municipal Code Cultural Resource Designation Criteria.

This criterion is primarily linked to determining if this building has yielded, or may be likely to yield, information important in prehistory or history. In-depth research conducted as part of the present study has documented the history of the building. It is unlikely that additional research will preserve or yield significant additional information important in prehistory or history that will change the significance evaluations made herein.

Therefore, Aspen recommends that LLU VILLAGE VISUAL API BUILDING #39, does not qualify as eligible for listing in accordance with CRHR Criterion (4), or in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria.

District Considerations

Finally, Aspen recommends that this building is not eligible as a district contributor to any existing historic district of resources in the City of Loma Linda. And, based on an evaluation of its architectural and historical significance as noted above, it additionally does not appear to qualify as a contributor for any future and as yet undefined district of cultural resources in the City of Loma Linda in accordance with CRHR criteria and/or City of Loma Linda Municipal Code - Historic Preservation criteria.

For additional information regarding the above noted conclusions and recommendations, please refer to the LLU VILLAGE VISUAL API BUILDING #39, DPR 523 form set (Attachment C) for additional information.

Figure 5. Survey Coverage Map



This product reflects geospatial analysis only and is not a substitute for authoritative boundary determinations. Built environment resource boundaries are approximations for visualization purposes only and do not reflect legal boundaries.

Figure 6. Survey Results Map



This product reflects geospatial analysis only and is not a substitute for authoritative boundary determinations. Built environment resource boundaries are approximations for visualization purposes only and do not reflect legal boundaries.

8. INDIRECT VISUAL IMPACT ANALYSIS

The Project will not directly alter the exterior of any of the significant built environment resources within the API. Therefore, this section focuses on indirect visual impacts. Indirect impacts, as defined in CEQA Guidelines Section 15064(d) and Section 15358(a)(2), include effects that are caused by the project but are later in time or farther removed in distance, such as changes to the setting, visual character, or environmental context of a cultural resource. Additionally, The Secretary of the Interior's Standards for Rehabilitation, particularly Standards 2 and 9, were also considered in evaluating potential visual effects. However, because the Project does not propose physical alterations to historical resources and the integrity aspects of setting, viewsheds, or vistas are not identified as character-defining features of these resources, the Standards are of limited applicability to this indirect visual impact analysis.

A total of 52 built environment features, 51 buildings and one structure (a parking lot), were surveyed and evaluated within the Project Site and the Built Environment Study Area. The great majority of properties identified within the Project Site and Built Environment Study Area were determined to not be historically or architecturally significant and therefore are not considered CRHR eligible historical resources under CEQA. However, a total of 11 CRHR individually eligible historic-age properties, and one architectural and historical district, were identified within the Visual API that have previously been determined to qualify as eligible to the CRHR and/or are reevaluated herein and determined to qualify as CRHR eligible and eligible at the local level. These 12 resources are assessed below for indirect visual impacts based on the approved site plans for the proposed Project.

8.1. Assessment of Visual Impacts on CRHR Eligible Historic-Age Properties

A total of 11 CRHR individually eligible historic-age properties and one architectural and historical district, were identified within the Visual API that have previously been determined to qualify as eligible to the CRHR and/or are reevaluated herein and determined to qualify as CRHR eligible and eligible at the local level. These 12 resources are assessed below for indirect visual impacts based on the approved site plans for the proposed Project.

The Prospect-Starr Architectural and Historical District: The Prospect-Starr Architectural and Historical District is eligible of the CRHR Additionally nine buildings on the south side of Prospect Avenue between Hillcrest Street on the east and Anderson Street on the west were previously determined as individually CRHR eligible, and as district contributors to the Prospect-Starr Architectural and Historical District.

Table 7. Individually CRHR Eligible and District-Contributing Buildings in the Prospect-Starr Architectural and Historical District within the Visual API

Building #	Address
20	11209 Anderson Street
22	24939 Prospect Avenue
24	24957 Prospect Avenue
26	24975 Prospect Avenue
27	24989 Prospect Avenue
28	24995 Prospect Avenue
29	25005 Prospect Avenue

Building #	Address
31	25025 Prospect Avenue
32	25035 Prospect Avenue

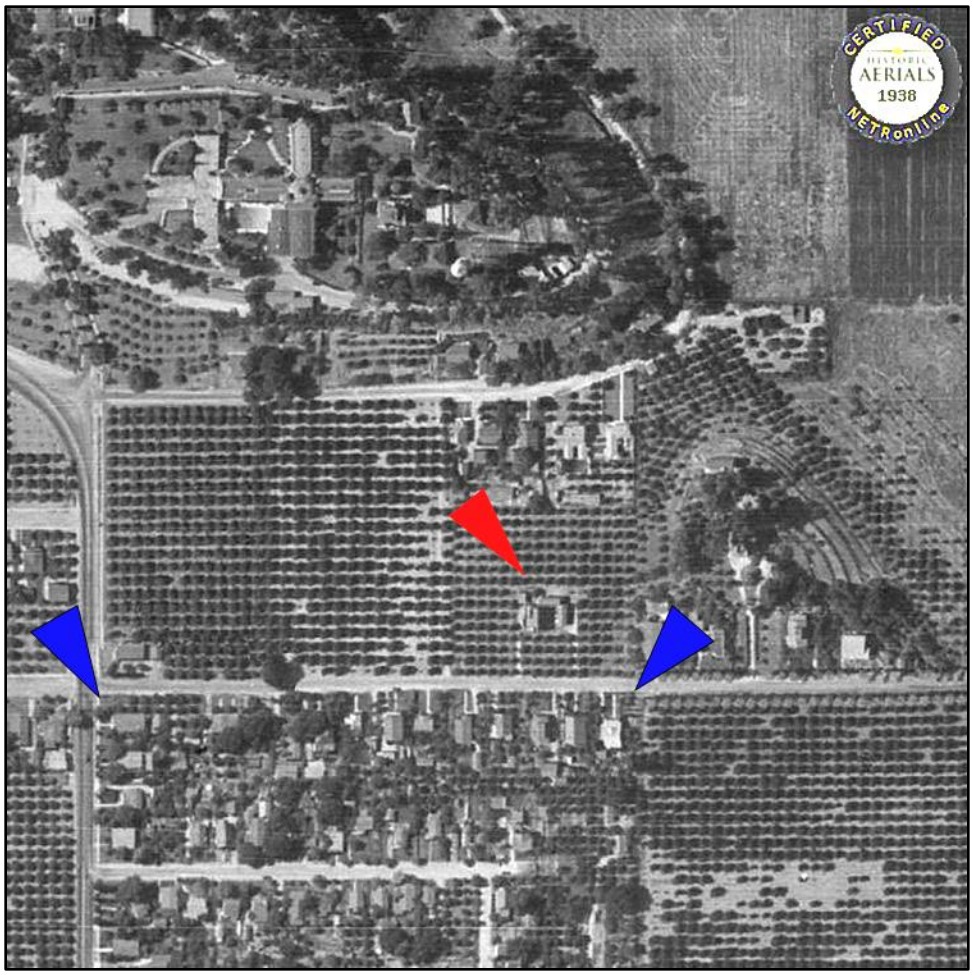
LLU VILLAGE VISUAL API BUILDING #18: 11147 Anderson Street. The Loma Linda University Business Center. Previously determined as not CRHR eligible and reevaluated herein as eligible to the CRHR.

LLU VILLAGE VISUAL API BUILDING #39: 11170-76 Ritchie Circle. The Ritchie Mansion. Previously determined as not CRHR eligible and reevaluated herein as eligible to the CRHR.

Implementing the proposed Project will not directly or physically impact any of these 11 buildings as they are within the Visual API surrounding the Direct API, but visual impacts will occur and the setting will also change due to construction of the large building mass comprising the Loma Linda University Village Apartments.

Note: Mound City, located in Loma Linda, California, is recognized as a Point of Historical Interest (CPHI) in San Bernardino County, officially listed on January 31, 1973. It is listed as Reg. No SBr-019 on the application form and is recorded at the SCCIC as P-36-017533. The form reads, in part, “Established about 1876, and developed during the boom of the 1880s, Mound City was named for a low hill about which the community clustered… the agricultural community has grown as a college town, and has recently been incorporated as a city. The name was changed to Loma Linda, still for the beautiful little hill” (California State Parks 1973). In brief, the low hill or Mound Hill is called-out as prominent in the point of Historical Interest application. Accordingly, consideration has been given to views looking outwards from each of the 11 historic-age buildings, and one historic district, identified in the Visual API to determine how prominent the views of Mound City hill are as a means of assisting in determining potential visual impacts. These views were assessed from the sidewalk in front of each residence.

In assessing viewsheds relating to Mound City hill, and any impacts on the 12 historical resources identified within the Visual API, it is important to understand that the entire area encompassing and including the Visual API has been developed over time. The period of significance for all CRHR eligible buildings within the Prospect-Starr Architectural and Historical District is from 1914 to 1946 (Hatheway 2005a). Almost all the buildings currently impacting the viewshed of CRHR eligible buildings within the district on Prospect Avenue looking towards Mound City hill were built after 1946. They were, therefore, built outside of the period of significance for the district and the visual impacts they have on the district must be considered. In addition, viewsheds were not considered in relation to any eligibility criteria in creating the Prospect-Starr Architectural and Historical District (Hatheway 2005a).



1938: Historic Aerial Depicting API and Portion of Prospect-Starr Architectural and Historical District

This aerial depicts the Project Site and Built Environment Study Area prior to the explosion of development that took place Post-World War II, compromising the historic viewsheds of Mound City hill for all CRHR eligible buildings within the Prospect-Starr Architectural and Historical District along Prospect Avenue. In 1938, almost the entire area API remains as agricultural orange groves. The **RED ARROW** points to the approximate center of the Project Site. The **BLUE ARROWS** depict the westerly and easterly ends of the future Prospect-Starr Architectural and Historical District along Prospect Avenue.

In brief, existing conditions have previously impacted the viewsheds of Mound City hill on all nine buildings on the south side of Prospect Avenue within the Prospect-Starr Architectural and Historical District. These impacts are discussed in report Section 8.1.2.1 below.

8.1.1. Review of Project Description and Project Plans and Drawings

The proposed Project is a very large building mass. According to the Project description the proposed Project, "is for the construction, use and maintenance of a new 455,914 square-foot mixed-use building, including 381 dwelling units over ground floor commercial uses, with a maximum of six (6) stories to a height of 75 feet" (Three6ixty 2025, page 7 of 17). The following text included in the Project description provided by Three6ixty details how the Project will be designed to blend with the existing properties:

> The Project is crafted to complement the surrounding community's character through a variety of elevation massing, decorative styles, and color schemes. The podium-style

> layout and large courtyards provide multiple line breaks, carving out the massing and providing complexity. The new construction will pay homage to Loma Linda's architectural legacy with a contemporary approach while utilizing earth tones and natural materials. The proposed white, mocha, taupe, and charcoal color palette paired with the varied materials will further articulate the building and provide visual interest. The earth tones, openings with a connection to nature, and wood elements, provide a nod to the existing Craftsman-style residences. The building facade will consist of a stucco finish, aluminum storefront system, vinyl windows, metal canopies, corrugated metal paneling, glass and metal railings, and wood looking tiles. The Project provides high-quality finishes, including clear, vision glazing to contribute an elevated and airy ambiance to the Property, while enhancing neighboring properties.

Based on an interpretation of Project plans as presented in the architect's drawings (AO Architecture 2026), and the landscape architect's plans and drawings (MS Landscape Architects 2026), the four basic elevations of the University Village Apartments are described as follows.

1. The south facing elevation, on the north side of Prospect Avenue, presents a deeply inset E-Shaped façade, which reduces the visual impacts to some degree by not presenting a flat façade. Landscaping and a color scheme will also reduce or soften visual impacts.
    a. AO Architecture 2026: Sheets A1.1, A1.5.1, A6.09, A9.1.
    b. MS Landscape Architects 2026: Sheets LT.0, LUC.2, LPT.1, LPT.2, LPT.3.
2. The north facing elevation, on the south side of Mound Street, presents a deeply inset and offset E-Shaped façade, which reduces the visual impacts to some degree by not presenting a flat façade. Landscaping and a color scheme will also reduce or soften visual impacts.
    a. AO Architecture 2026: Sheets A1.1, A1.5.1, A6.09, A9.3.
    b. MS Landscape Architects 2026: Sheets LT.0, LUC.1, LUC.2, LPT.4, LPT.5.
3. The west facing elevation, the elevation facing Anderson Street, presents a deeply inset and offset E-Shaped façade, which reduces the visual impacts to some degree by not presenting a flat façade. Landscaping and a color scheme will also reduce or soften visual impacts.
    a. AO Architecture 2026: Sheets A1.1, A1.5.1, A6.09, A9.4.
    b. MS Landscape Architects 2026: Sheets LT.0, LUC.1, LPT.1, LPT.5.
4. The east facing elevation, the elevation facing an extension of Hillcrest and Ritchie Circle is a more-or less flat elevation with minimal landscaping.
    a. AO Architecture 2026: Sheets A1.1, A1.5.1, A6.09, A9.2.
    b. MS Landscape Architects 2026: Sheets LT.0, LPT.3, LPT.4.

Trees listed on Prospect-Starr include the following (MS Landscape Architects 2026, Sheets LPT.1, LPT.2, LPT.3.). These plantings are intended to soften visual impacts.

- *Metrosideros excelsa* New Zealand Christmas Tree Standard Trunk
- *Cercidium* X `Desert Museum` Thornless Palo Verde Multi-Trunk
- *Laurus* X `Saratoga` Saratoga Hybrid Laurel
- *Olea europaea* `Swan Hill` Fruitless Olive Multi-Trunk

8.1.2. Indirect Visual Impact Discussion of Historical Resources Within Visual API

8.1.2.1. The Prospect-Starr Architectural and Historical District

The Prospect-Starr Architectural and Historical District is a previously established primarily residential district of CRHR eligible properties. The Prospect-Starr Architectural and Historical District has not been officially adopted by or formally designated by the Loma Linda Historical Commission, although it is included as a "potential" historic district in the City of Loma Linda General Plan Conservation and Open Space Element (Loma Linda 2024). The 1988 Hatheway & McKenna report notes that "this district is generally bounded by Prospect Avenue to the north, Hillcrest Street to the east, Barton Road to the south, and by Anderson Street to the west. Starr Street represents the east-west core of this district" (Hatheway 1988, page 13). A subsequent 2005 report evaluating every building within the district was prepared at the request of the Loma Linda University Foundation (Hatheway 2005a). Nine buildings within the Prospect-Starr Architectural and Historical District and the Visual API have previously been determined as eligible to the CRHR in accordance with California Historical Resource Status Code 3CB: Appears eligible for CR both individually and as a contributor to a CR eligible district through survey evaluation. The Prospect-Starr Architectural and Historical District is eligible for the CRHR under Criteria 1, 2, and 3; viewshed and setting are not a character-defining features of the district or to those individually eligible resources within the district boundary.

On Prospect Avenue, within the Prospect-Starr Architectural and Historical District, the existing viewshed walking along Prospect Avenue beginning at CRHR eligible Building #20, located at 11209 Anderson Street and extending easterly to CRHR eligible Building #22, located at 24939 Prospect Avenue, provide views looking northerly of the Bank of America building and the Loma Linda University Business Center, with limited occasional glimpses of Mound City hill and the San Bernardino Mountains.

Beginning at CRHR eligible Building #24, located at 24957 Prospect Avenue, and extending easterly to Building #27, located at 24989 Prospect Avenue, these views include the largely blank south wall of Loma Linda Market. From CRHR eligible Building #28, located at 24995 Prospect Avenue, and extending easterly to CRHR eligible Building #32, located at 25035 Prospect Avenue, views looking northerly consist of small one and two-story rental apartments on the north side of Prospect Avenue facing the Prospect-Starr Architectural and Historical District with occasional glimpses of Mound City hill and the San Bernardino Mountains.

In summary, the existing viewshed of Mound City hill from buildings on Prospect Avenue within the district is minimal.

Project plans indicate that the western end of the University Village Apartments building mass, or the west elevation, ends near CRHR eligible Building #26, located at 24975 Prospect Avenue, and the eastern end of the building mass, or the east elevation, ends at an unbuilt extension of Hillcrest Street, which is located to the east of CRHR eligible Building #32, located at 25035 Prospect Avenue, (MS Landscape Architects 2026, Sheet LT.0).

Specific visual impacts to the nine individually eligible buildings within the Prospect-Starr Architectural and Historical District are summarized as follows.

VISUAL API BUILDING #20:
ADDRESS: 11209 Anderson Street, Loma Linda, California
RESOURCE NAME: Vollmer Residence

- This building faces Anderson Street so there is no loss of viewshed and no indirect visual impact. Current views of Mound City hill do not exist. Implementing the Project will not cause a substantial

adverse change in the significance of this historical resource.

VISUAL API BUILDING #22:
ADDRESS: 24939 Prospect Avenue, Loma Linda, California
RESOURCE NAME: Graf Residence

- Current views of Mound City hill are minimal. This building is to the west of the western end of the University Village Apartments main building mass, so there appears to be a partial loss of viewshed and a minimal indirect visual impact. This impact will not cause a substantial adverse change in the significance of this historical resource because viewshed and setting are not character defining features to the property's significance (Hatheway 2005a).

VISUAL API BUILDING #24:
ADDRESS: 24957 Prospect Avenue, Loma Linda, California
RESOURCE NAME: Surdam Rental/Edgington Residence

- Current views of Mound City hill do not exist. The building faces the largely blank wall of the Loma Linda Market. This building is to the west of the western end of the University Village Apartments main building mass, so there appears to be a partial loss of viewshed and a minimal visual impact. This impact will not cause a substantial adverse change in the significance of this historical resource because viewshed and setting are not character defining features to the property's significance (Hatheway 2005a).

VISUAL API BUILDING #26:
ADDRESS: 24975 Prospect Avenue, Loma Linda, California
RESOURCE NAME: Meyer/Sauerwein Residence

- Current views of Mound City hill do not exist. The building faces the largely blank wall of the Loma Linda Market. This building is at the western end of the University Village Apartments main building mass, so there appears to be a partial loss of viewshed and an indirect visual impact. This impact will not cause a substantial adverse change in the significance of this historical resource because viewshed and setting are not character defining features to the property's significance (Hatheway 2005a).

VISUAL API BUILDING #27:
ADDRESS: 24989 Prospect Avenue, Loma Linda, California
RESOURCE NAME: Chilton Rental Property

- Current views of Mound City hill do not exist. The building faces the rear elevation of the Loma Linda Market addition. This building will be facing the University Village Apartments main building mass, so there will be a total loss of existing viewshed and an indirect visual impact. This impact will not cause a substantial adverse change in the significance of this historical resource because viewshed and setting are not character defining features to the property's significance (Hatheway 2005a).

VISUAL API BUILDING #28:
ADDRESS: 24995 Prospect Avenue, Loma Linda, California
RESOURCE NAME: L. Robertson Property/Bowers Residence

- Current views of Mound City hill are minimal. This building will be facing the University Village Apartments main building mass, so there will be a total loss of existing viewshed and an indirect visual impact This impact will not cause a substantial adverse change in the significance of this historical resource because viewshed and setting are not character defining features to the property's significance (Hatheway 2005a).

VISUAL API BUILDING #29:
ADDRESS: Current views of Mound City hill are minimal. 25005 Prospect Avenue, Loma Linda, California
RESOURCE NAME: Schafer Property/Allen-Miller Residence

- This building will be facing the University Village Apartments main building mass, so there will be a total loss of existing viewshed and an indirect visual impact. This impact will not cause a

substantial adverse change in the significance of this historical resource because viewshed and setting are not character defining features to the property's significance (Hatheway 2005a).

VISUAL API BUILDING #31:
ADDRESS: 25025 Prospect Avenue, Loma Linda, California
RESOURCE NAME: Schafer/Allen-Miller Investment Property

- Current views of Mound City hill are minimal. This building will be facing the University Village Apartments main building mass, so there will be a total loss of existing viewshed and an indirect visual impact. This impact will not cause a substantial adverse change in the significance of this historical resource because viewshed and setting are not character defining features to the property's significance (Hatheway 2005a).

VISUAL API BUILDING #32:
ADDRESS: 25035 Prospect Avenue, Loma Linda, California
RESOURCE NAME: Bennett Residence

- Current views of Mound City hill are minimal. This building will be facing the University Village Apartments main building mass, so there will be a total loss of existing viewshed and an indirect visual impact. This impact will not cause a substantial adverse change in the significance of this historical resource because viewshed and setting are not character defining features to the property's significance (Hatheway 2005a).

Finally, visual impacts to the entire Prospect-Starr Architectural and Historical District were assessed. Those buildings within the district facing east on Hillside Street, west on Anderson Street, south on Starr Street, and south on Barton Road are not visually impacted as they all face away from the Direct API and Mound City hill. In addition to those buildings described above on Prospect Avenue, only those buildings facing north on Starr Street, which face the Direct API and Mound City hill, have the potential to be visually impacted. These impacts were assessed by driving Starr Street, where it was determined that the lines of sight towards Mound City hill and the Direct API are already compromised by distance and by existing residences on the north side of Starr Street. In conclusion, there will be no substantial loss of existing viewshed to any eligible properties within the Prospect-Starr Architectural and Historical District, and no change to the significance of the district as viewshed and setting are not identified as character-defining features.

8.1.2.2. CRHR Eligible Buildings Outside of Prospect-Starr Architectural and Historical District

Two buildings previously determined to not qualify as eligible to the CRHR were reevaluated as part of the present study and determined to qualify as eligible to the CRHR and in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria. Visual impacts to these two buildings are evaluated below.

LLU VILLAGE VISUAL API BUILDING #18: 11147 Anderson Street, Loma Linda, California. Parcel ID – 0284103040000. Loma Linda University Business Center.

- Current views of Mound City hill will not be impacted. The primary or most significant elevation of this building faces west (entry elevation). The least significant elevation faces the east (rear elevation). The western end of the University Village Apartments main building mass is to the east of the Loma Linda University Business Center and is separated by a parking lot. In addition, the intervening space will be minimally landscaped at street level by the following trees: *Tristania conferta* Brisbane Box: *Olea europaea* `Swan Hill` Fruitless Olive Multi-Trunk; and *Metrosideros excelsa* New Zealand Christmas Tree Standard Trunk. Implementing the Project will not have an impact on the ability to see the primary or west elevation of this building from an interior or

exterior viewpoint. Visual impacts to LLU VILLAGE VISUAL API BUILDING #18, the Loma Linda University Business Center, will, therefore, be minor and considered a less than significant impact.

LLU VILLAGE VISUAL API BUILDING #39: 11170-76 Ritchie Circle, Loma Linda, California. Parcel ID – 0284122390000. The Ritchie Mansion.

- Current views of Mound City hill from Building #39 will not be impacted when looking outwards from the primary building elevations. The primary or most significant articulated and architectural decorated elevations of this building face south (entry elevation) and east (garden elevation). The eastern elevation of the Ritchie Mansion faces scenic vistas of the San Bernardino Mountains. The eastern end of the University Village Apartments main building mass is to the west of the Ritchie Mansion. It is located across an as yet unbuilt extension of Hillcrest Street and will be landscaped by *Ulmus parvifolia* 'True Green' True Green Lacebark Elm trees (MS Landscape Architects 2026: Sheets LPT.3, LPT.4), on both sides of the as yet unbuilt extension of Hillcrest Street. Also, implementing the Project will not have an impact on the ability of the public to see the primary elevations, the south-facing and east-facing elevations of this building, from an exterior viewpoint. Visual impacts to the Ritchie Mansion will, therefore, be minor and considered less than significant.

To summarize, the proposed Project will not cause a significant adverse change to the significance of built environment resources within Visual API. Therefore, indirect visual impacts are considered less than significant.

9. SUMMARY FINDINGS AND RECOMMENDATIONS

To identify cultural resources within the Direct API and Visual API, Aspen conducted archaeological and built environment field surveys, an archaeological literature review and a record search, an NAHC SLF search and in-depth research to gather data sufficient to evaluate all historic-age properties identified. The results of these investigations are summarized as follows.

9.1. Archaeological Summary of Findings

The record search did not identify any previously recorded archaeological resources within the Direct API. Aspen conducted an intensive archaeological field survey of the Direct API on January 24, 2026, and no precontact or historic-age archaeological resources were identified during the field survey.

9.2. Native American Heritage Commission Sacred Lands File Results

The NAHC SLF search resulted in a positive finding. This finding was transmitted to the City of Loma Linda for use by the city in conducting all Project related Tribal consultations. Aspen did not contact any Tribal representatives per an email from Gabriel Rivera, City of Loma Linda, to Roger Hatheway, Aspen, on December 3, 2025. All necessary tribal consultation and needed outreach is the sole responsibility of the City.

9.3. Built Environment Summary of Findings

The record search identified a total of three (3) previously identified built environment resources within the Direct API and Visual API. In addition, a review of available literature (SWCA 2008 and Hatheway 2005a) identified fifteen (15) additional previously recorded built environment resources.

The survey yielded a total of 52 built environment properties within the API. The great majority (41) of properties identified within the API were recommended not to be historically or architecturally significant and therefore not eligible to the state or local register. Two of the recommended-ineligible properties were eliminated from further consideration, one for being less than 45 years in age, and the other as being ubiquitous in nature; DPR forms were not prepared for these properties although the research findings are presented in Attachment D.

No historical resources were identified within the Direct API. A total of 25 previously unrecorded historic-age built environment properties within the Direct API were identified during the field survey. DPR 523 historic resource inventory forms were prepared for these properties (Attachment C).

Two individual properties within the Visual API, previously determined as not CRHR eligible, were reevaluated and determined to qualify as eligible to the CRHR and City of Loma Linda Municipal Code - Historic Preservation Criteria eligible criteria. A total of seven newly recorded historic-age properties were identified, recorded, and evaluated within the Visual API. DPR 523 historic resource inventory forms were prepared for these properties (Attachment C). Finally, a set of buildings on the south side of Prospect Avenue, immediately across from the Direct API and within the southern boundary of the Visual API, are within the Prospect-Starr Architectural and Historical District, a previously designated and CRHR eligible district of resources. Nine buildings on the south side of Prospect Avenue between Hillcrest Street on the east and Anderson Street on the west are individually eligible to the CRHR and as district contributors.

Table 8 includes a summary of CRHR recommendations and impacts conclusions for all 52 built environment properties.

Table 8. Built Environment Summary of Findings

Building #	Location	Primary #	Address	CRHR Recommendation	Impacts
1	Direct API	N/A	11161 Anderson Street	Recommended Not CRHR Eligible	No Impact
2	Direct API	N/A	N/A	Recommended Not CRHR Eligible (ubiquitous)	No Impact
3	Direct API	N/A	25027 Mound Street	Recommended Not CRHR Eligible	No Impact
4	Direct API	N/A	25055-25057 La Mar Road	Recommended Not CRHR Eligible	No Impact
5A	Direct API	N/A	25039 to 25063 Mound Street	Recommended Not CRHR Eligible	No Impact
5B	Direct API	N/A	25043 Mound Street	Recommended Not CRHR Eligible	No Impact
5C	Direct API	N/A	25045 Mound Street	Recommended Not CRHR Eligible	No Impact
5D	Direct API	N/A	25047 Mound Street	Recommended Not CRHR Eligible	No Impact
5E	Direct API	N/A	25049, 51, 53 Mound Street	Recommended Not CRHR Eligible	No Impact
6	Direct API	N/A	25065-69 Mound Street	Recommended Not CRHR Eligible	No Impact

Building #	Location	Primary #	Address	CRHR Recommendation	Impacts
7	Direct API	N/A	24998, 25000, 02, 04, 06, Prospect Avenue	Recommended Not CRHR Eligible	No Impact
8	Direct API	N/A	25008, 10, 12, 14, 16, Prospect Avenue	Recommended Not CRHR Eligible	No Impact
9A	Direct API	N/A	25018 Prospect Avenue A/B	Recommended Not CRHR Eligible	No Impact
9B	Direct API	N/A	25020, 25022, 25024 Prospect	Recommended Not CRHR Eligible	No Impact
9C	Direct API	N/A	25026-25028 Prospect Avenue	Recommended Not CRHR Eligible	No Impact
9D	Direct API	N/A	25030 & 25032 Prospect Avenue	Recommended Not CRHR Eligible	No Impact
10A	Direct API	N/A	25034 & 25036 Prospect Avenue	Recommended Not CRHR Eligible	No Impact
10B	Direct API	N/A	25038 & 25040 Prospect Avenue	Recommended Not CRHR Eligible	No Impact
10C	Direct API	N/A	25042 & 25044 Prospect Avenue	Recommended Not CRHR Eligible	No Impact
11A	Direct API	N/A	25044 & 25048 Prospect Avenue	Recommended Not CRHR Eligible	No Impact
11B	Direct API	N/A	25050 Prospect Avenue	Recommended Not CRHR Eligible	No Impact
11C	Direct API	N/A	25052, 54, 56 Prospect Avenue	Recommended Not CRHR Eligible	No Impact
12	Visual API	N/A	25058 Prospect Avenue	Recommended Not CRHR Eligible	No Impact
13	Direct API	N/A	25062-A 25064-A Prospect Avenue	Recommended Not CRHR Eligible	No Impact
14	Direct API	N/A	25082-92 Richie Circle	Recommended Not CRHR Eligible	No Impact
14A	Direct API	N/A	25078-80 Richie Circle	Recommended Not CRHR Eligible	No Impact
14B	Direct API	N/A	25078-25092 Richie Circle	Recommended Not CRHR Eligible	No Impact
15	Visual API	N/A	25020 Mound Street	Recommended Not CRHR Eligible (Less than 50 years in age)	No Impact
16	Visual API	N/A	24950 Mound Street	Recommended Not CRHR Eligible	No Impact
17	Visual API	P-36-020815	24930 - 48 Mound Street	Recommended Not CRHR Eligible	No Impact

Building #	Location	Primary #	Address	CRHR Recommendation	Impacts
18	Visual API	P-36-020815	11145-11147 Anderson Street	Recommended CRHR Eligible – 3CS	Impact less-than significant
19	Visual API	N/A	11195 Anderson Street	Recommended Not CRHR Eligible	No Impact
20	Visual API	N/A	11209 Anderson Street	Recommended CRHR Eligible/District	No Impact
21	Visual API	N/A	24921 Prospect Avenue	Recommended Not CRHR Eligible/District	No Impact
22	Visual API	N/A	24939 Prospect Avenue	Recommended CRHR Eligible/District	Impact less-than significant
23	Visual API	N/A	24947 Prospect Avenue	Recommended Not CRHR Eligible/District	No Impact
24	Visual API	N/A	24957 Prospect Avenue	Recommended CRHR Eligible/District	Impact less-than significant
25	Visual API	N/A	24969 Prospect Avenue	Recommended Not CRHR Eligible/District	No Impact
26	Visual API	N/A	24975 Prospect Avenue	Recommended CRHR Eligible/District	Impact less-than significant
27	Visual API	N/A	24989 Prospect Avenue	Recommended CRHR Eligible/District	Impact less-than significant
28	Visual API	N/A	24995 Prospect Avenue	Recommended CRHR Eligible/District	Impact less-than significant
29	Visual API	N/A	25005 Prospect Avenue	Recommended CRHR Eligible/District	Impact less-than significant
30	Visual API	N/A	25007 Prospect Avenue	Recommended Not CRHR Eligible/District	No Impact
31	Visual API	N/A	25025 Prospect Avenue	Recommended CRHR Eligible/District	Impact less-than significant
32	Visual API	N/A	25035 Prospect Avenue	Recommended CRHR Eligible/District	Impact less-than significant
33	Visual API	N/A	25045 Prospect Avenue	Recommended Not CRHR Eligible/District	No Impact
34	Visual API	N/A	25061 Prospect Avenue	Recommended Not CRHR Eligible	No Impact
35	Visual API	N/A	25072 Prospect Avenue	Recommended Not CRHR Eligible	No Impact
36	Visual API	N/A	25072 Prospect Avenue	Recommended Not CRHR Eligible	No Impact
37	Visual API	N/A	25065 LaMar Road	Recommended Not CRHR Eligible	No Impact
38	Visual API	N/A	11160 Richie Circle	Recommended Not CRHR Eligible	No Impact

Building #	Location	Primary #	Address	CRHR Recommendation	Impacts
39	Visual API	P-36-015505	11170-76 Ritchie Circle	Recommended CRHR Eligible – 3CS	Impact less-than significant

Note: DPR 523 Forms were prepared for all of the above properties.

9.3.1. Recommendations

9.3.1.1. Archaeology

No significant Native American or historic age archaeological resources were identified by the SCCIC record search, or during the field survey of the Direct API, and no further cultural resources investigations are recommended regarding known Native American or historic-age archaeological resources. Monitoring is not required.

In the event unknown cultural materials are encountered during future Project construction, Aspen recommends the following:

1. **On-Call Archaeologist.** Prior to the commencement of construction, the applicant will secure the services of a qualified archaeologist, meeting the Secretary of Interior (SOI) qualifications, to be on-call during construction, or provide an archaeological specialist who will work under the direction of the SOI qualified archaeologist. The selected consultant will submit the qualifications of the archaeological specialist to the City of Loma Linda for review and approval.

2. **Inadvertent Discovery of Cultural Resources**. If unanticipated cultural resources are inadvertently discovered during site preparation or construction activities, all activity within a 100-foot radius of the find shall be stopped until the on-call archaeologist or their qualified designee can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the applicant and other appropriate agencies. Work may continue in other portions of the Project area with the approval of the on-call archaeologist. The applicant will implement the on-call archaeologist's or their designee's recommendations for treatment of inadvertently discovered cultural resources.

3. **Inadvertent Discovery of Human Remains.** In the unlikely event that human remains or suspected human remains are uncovered during preconstruction testing or during construction, all work within 100 feet of the discovery will be halted and redirected to another location. The find will be secured, and the on-call archaeologist or their qualified designee will be contacted immediately to inspect the find and determine whether the remains are human. If the remains are not human, the on-call archaeologist will determine whether the find is an archaeological deposit. If the remains are human, the archaeologist will immediately implement the applicable provisions in PRC Sections 5097.9 through 5097.996, beginning with the immediate notification to the County of San Bernardino coroner. The coroner has two working days to examine human remains after being notified. If the coroner determines that the remains are Native American, California Health and Safety Code 7050.5 and PRC Section 5097.98 require that the coroner contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC, as required by PRC Section 5097.98, will determine and notify the Most Likely Descendant.

The Project will not impact any known archaeological resources. With implementation of the above recommendations, potential impacts resulting from inadvertent discoveries of archaeological resources will be considered less than significant.

9.3.1.2. Built Environment

Direct Impacts

No significant historic-age properties were identified within the Direct API. Therefore, implementing the LLU Village Apartments Project will not have a direct impact on historical resources under CEQA, and no mitigation measures are recommended.

Indirect Visual Impacts

A total of 11 individually CRHR eligible historical resources, and one CRHR eligible historic district, were identified within the Visual API that were previously determined to qualify as eligible to the CRHR and/or are reevaluated herein and determined to qualify as CRHR eligible and eligible in accordance with City of Loma Linda Municipal Code - Historic Preservation Criteria. Nine individually eligible buildings are within the previously designated Prospect-Starr Architectural and Historical District. As discussed in report Section 8.1.2.1 above, these indirect impacts will not cause a substantial adverse change in the significance of these historical resources as viewshed and setting are not identified as character-defining features. Two additional buildings (LLU Visual API Buildings #18 and #39) are reevaluated herein as eligible in accordance with California Historical Resource Status Code 3CS: Appears eligible for CR as an individual property through survey evaluation. In a similar manner, these two buildings are subject to indirect visual impacts, however, these impacts will not cause a substantial adverse change in the significance of these two historical resources. Finally, and as also discussed in report Section 8.1.2.1, visual impacts will not cause a substantial adverse change to the significance of the Prospect-Starr Architectural and Historical District. Therefore, indirect visual impacts are considered less than significant, and no mitigation measures are recommended.

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Book 23	Page 10A	1923 – 1928
Book 48	Page 18	1929 – 1934
Book 70	Page 23	1935 – 1939
Book 101A	Page 12	1940 - 1945
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Book 142A	Page 12	1950 - 1951

0284-13 1953-1959
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Respondents (Alphabetical)

Maricela Martinez, Administrative Secretary/Construction Assistant, Linda University Health, Planning Design & Construction.

Genevieve Preston, San Bernardino County Archives.

Gabriel Rivera, Associate Planner, City of Loma Linda.

Stanley Rodriguez, San Bernardino County Archives.

Myca Tran, Three6ixty, Planning Project Manager.

Rick Wilcox, Director, Loma Linda University, Planning Design & Construction.

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ATTACHMENT A

CONFIDENTIAL RECORDS SEARCH RESULTS

Provided Upon Request

ATTACHMENT B

NAHC CONSULTATION

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Isaac Bojorquez
Ohlone-Costanoan

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Sara Dutschke
Miwok

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

COMMISSIONER
Vacant

COMMISSIONER
Vacant

EXECUTIVE SECRETARY
Andrew Alejandre
Paskenta Band of Nomlaki Indians

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

March 19, 2026

Roger Hatheway
Aspen Environmental Group

Via Email to: rhatheway@aspeneg.com

Re: Loma Linda University Institutional Hoisting Project, San Bernardino County

To Whom It May Concern:

As requested, a search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed based on information submitted for the above referenced project. The results were positive. Please contact the Yuhaaviatam of San Manuel Nation on the attached list for more information. Be aware that tribes do not always record their sacred sites in the SLF, nor are they required to do so. As such, an SLF search is not a substitute for consultation with all tribes that are traditionally and culturally affiliated with a project's geographic area.

Attached is a list of Native American tribes that are traditionally and culturally affiliated with the project's geographic area. Please contact all of the listed tribes as they may have information about sacred sites within the project area that is not listed with the NAHC.

If within two weeks of notification, a response has not been received, the Commission requests that you follow up with a telephone call or email to ensure that the project information was received.

If you receive notification of a change of address or phone number from a tribe, please inform the NAHC so that we can assure that our lists contain current information.

In addition to engaging in tribal consultation, you should consult the appropriate regional California Historical Research Information System (CHRIS) information center to determine whether it has information regarding the presence of recorded archaeological sites within the project area.

If you have any questions or need additional information, please contact me at Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
San Bernardino County
3/19/2026

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Agua Caliente Band of Cahuilla Indians	F	Lacy Padilla, Director of Historic Preservation/THPO	5401 Dinah Shore Drive Palm Springs, CA, 92264	(760) 333-5222	(760) 699-6919	ACBCI-THPO@aguacaliente.net	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	1/11/2024
Augustine Band of Cahuilla Indians	F	Tribal Operations,	84-001 Avenue 54 Coachella, CA, 92236	(760) 398-4722		info@augustinetribe-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	4/18/2024
Cabazon Band of Cahuilla Indians	F	Doug Welmas, Chairperson	84-245 Indio Springs Parkway Indio, CA, 92203	(760) 342-2593	(760) 347-7880	jstapp@cabazonindians-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	
Cahuilla Band of Indians	F	BobbyRay Esparza, Cultural Director	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		besparza@cahuilla-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	6/28/2023
Cahuilla Band of Indians	F	Erica Schenk, Chairperson	52701 CA Highway 371 Anza, CA, 92539	(951) 590-0942	(951) 763-2808	chair@cahuilla-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	2/1/2024
Cahuilla Band of Indians	F	Anthony Madrigal, Tribal Historic Preservation Officer	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		anthonymad2002@gmail.com	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	6/28/2023
Fort Yuma Quechan Indian Tribe	F	Jill McCormick, Historic Preservation Officer	P.O. Box 1899 Yuma, AZ, 85365	(760) 919-3631		historicpreservation@quechantribe.com	Quechan	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	10/29/2025
Fort Yuma Quechan Indian Tribe	F	Jonathan Koteen, President	P.O.Box 1899 Yuma, AZ, 85365	(760) 919-3600		executivesecretary@quechantribe.com	Quechan	Imperial,Kern,Los Angeles,Riverside,San Bernardino,San Diego	10/29/2025
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles,Orange,Riverside,San Bernardino,Santa Barbara,Ventura	8/18/2023
Los Coyotes Band of Cahuilla and Cupeño Indians	F	Ray Chapparosa, Chairperson	P.O. Box 189 Warner Springs, CA, 92086-0189	(760) 782-0711	(760) 782-0712		Cahuilla Cupeno	Imperial,Riverside,San Bernardino,San Diego	
Morongo Band of Mission Indians	F	Charles Martin, MBMI Chairman	12700 Pumarra Road Banning, CA, 92220	(951) 755-5110		chairman@morongo-nsn.gov	Cahuilla Serrano	Imperial,Kern,Los Angeles,Orange,Riverside,San Bernardino,San Diego,Ventura	11/21/2025
Morongo Band of Mission Indians	F	Lena Broderick, Executive Assistant to Tribal Chairman	12700 Pumarra Road Banning, CA, 92220	(951) 755-5110		lbroderick@morongo-nsn.gov	Cahuilla Serrano	Imperial,Kern,Los Angeles,Orange,Riverside,San Bernardino,San Diego,Ventura	11/21/2025

Native American Heritage Commission
Native American Contact List
San Bernardino County
3/19/2026

Morongo Band of Mission Indians	F	Bernadette Ann Brierty, Tribal Historic Preservation Officer	12700 Pumarra Road Banning, CA, 92220	(951) 663-2842		abrierty@morongo-nsn.gov	Cahuilla Serrano	Imperial,Kern,Los Angeles,Orange,Riverside,San Bernardino,San Diego,Ventura	11/21/2025
Pala Band of Mission Indians	F	Shasta Gaughen, Tribal Historic Preservation Officer	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3515		sgaughen@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	11/27/2023
Pala Band of Mission Indians	F	Christopher Nejo, Legal Analyst/Researcher	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3564		cnejo@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	11/27/2023
Pala Band of Mission Indians	F	Alexis Wallick, Assistant THPO	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3537		awallick@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	11/27/2023
Pechanga Band of Indians	F	Steve Bodmer, General Counsel for Pechanga Band of Indians	P.O. Box 1477 Temecula, CA, 92593	(951) 770-6171	(951) 695-1778	sbodmer@pechanga-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	8/2/2023
Pechanga Band of Indians	F	Tuba Ebru Ozdil, Pechanga Cultural Analyst	P.O. Box 2183 Temecula, CA, 92593	(951) 770-6313	(951) 695-1778	eozdil@pechanga-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	8/2/2023
Ramona Band of Cahuilla	F	John Gomez, Environmental Coordinator	P. O. Box 391670 Anza, CA, 92539	(951) 763-4105	(951) 763-4325	jgomez@ramona-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	8/16/2016
Ramona Band of Cahuilla	F	Joseph Hamilton, Chairperson	P.O. Box 391670 Anza, CA, 92539	(951) 763-4105	(951) 763-4325	admin@ramona-nsn.gov	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	
Rincon Band of Luiseno Indians	F	Joseph Linton, Tribal Council/Culture Committee Member	One Government Center Lane Valley Center, CA, 92082	(760) 803-3548		jlinton@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	5/31/2023
Rincon Band of Luiseno Indians	F	Denise Turner Walsh, Attorney General	One Government Center Lane Valley Center, CA, 92082	(760) 689-5727		dwalsh@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	7/7/2023
Rincon Band of Luiseno Indians	F	Laurie Gonzalez, Tribal Council/Culture Committee Member	One Government Center Lane Valley Center, CA, 92082	(760) 484-4835		lgonzalez@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	5/31/2023
Rincon Band of Luiseno Indians	F	Cheryl Madrigal, Cultural Resources Manager/Tribal Historic Preservation Officer	One Government Center Lane Valley Center, CA, 92082	(760) 648-3000		cmadrigal@rincon-nsn.gov	Luiseno	Los Angeles,Orange,Riverside,San Bernardino,San Diego,Santa Barbara,Ventura	5/31/2023
Santa Rosa Band of Cahuilla Indians	F	Mercedes Estrada, Cultural Director	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	mestrada@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	5/21/2025

Native American Heritage Commission
Native American Contact List
San Bernardino County
3/19/2026

Santa Rosa Band of Cahuilla Indians	F	Steven Estrada, Tribal Chairman	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	sestrada@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	4/8/2024
Santa Rosa Band of Cahuilla Indians	F	Vanessa Minott, Tribal Administrator	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	vminott@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	4/8/2024
Serrano Nation of Mission Indians	N	Wayne Walker, Co-Chairperson	P. O. Box 343 Patton, CA, 92369	(253) 370-0167		serranonation1@gmail.com	Serrano	Kern,Los Angeles,Riverside,San Bernardino	10/10/2023
Serrano Nation of Mission Indians	N	Mark Cochrane, Co-Chairperson	P. O. Box 343 Patton, CA, 92369	(909) 578-2598		serranonation1@gmail.com	Serrano	Kern,Los Angeles,Riverside,San Bernardino	10/10/2023
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023
Torres-Martinez Desert Cahuilla Indians	F	Alesia Reed, Cultural Committee Chairwoman	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		lisareed990@gmail.com	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023
Torres-Martinez Desert Cahuilla Indians	F	Gary Resvaloso, TM MLD	P.O. Box 1160 Thermal, CA, 92274	(760) 777-0365		grestmtm@gmail.com	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023
Torres-Martinez Desert Cahuilla Indians	F	Abraham Becerra, Cultural Coordinator	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		abecerra@tmdci.org	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023
Torres-Martinez Desert Cahuilla Indians	F	Thomas Tortez, Chairperson	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300	(760) 397-8146	thomas.tortez@tmdci.org	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023
Torres-Martinez Desert Cahuilla Indians	F	Mary Belardo, Cultural Committee Vice Chair	P.O. Box 1160 Thermal, CA, 92274	(760) 397-0300		belardom@gmail.com	Cahuilla	Imperial,Riverside,San Bernardino,San Diego	10/30/2023
Yuhaaviatam of San Manuel Nation	F	Alexandra McCleary, Director of Cultural Resources	26569 Community Center Drive Highland, CA, 92346	(909) 633-0054		alexandra.mccleary@sanmanuel-nsn.gov	Serrano	Kern,Los Angeles,Riverside,San Bernardino	7/22/2025

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Loma Linda University Institutional Hoisting Project, San Bernardino County.

Record: PROJ-2026-001422
Report Type: List of Tribes
Counties: San Bernardino
NAHC Group: All

ATTACHMENT C

DPR 523 FORM SETS

Attachment Sent Separately

ATTACHMENT D

UBIQUITOUS PROPERTIES AND THOSE LESS THAN 50 YEARS IN AGE

ATTACHMENT D

LLU VILLAGE DIRECT API FEATURE #2: Parking Lots - Parcel ID – 0284122270000.



Parking Lot for Campus Plaza and Loma Linda Market Looking East-Northeast

USGS 7.5' Quad: San Bernardino South, 1967 Revised 1980, T1S; R4W; SE ¼ Sec 35; S.B.B.M.
UTM: 11S 476071.14 mE/ 3767883.68 mN. NAD83
Parcel #: 0284122270000.
Photo Taken: 1-24-2026.
Owner and Address: Loma Linda University, 197 East Caroline Street, Suite 2100, San Bernardino, CA 92408.
Recorded by: Roger Hatheway, Architectural Historian, Aspen Environmental Group, 5020 Chesebro Rd. Suite 200, Agoura Hills, CA 91301.
Report Citation: Cultural Resources Assessment, Loma Linda University Village Apartments Project, Loma Linda, California., Prepared for Loma Linda University, Prepared by Aspen Environmental Group, June 2026.

Description (Aspen CRA 2026, page 83)

LLU VILLAGE DIRECT API FEATURE #2 consists of an interconnected set of asphalt paved parking lots surrounding the Loma Linda Market and serving the entire Campus Plaza building complex. Architectural features include signage, concrete car stops, and individually striped parking areas with designated handicap spaces. These parking lots are ubiquitous in nature across California and the entire nation. They

exhibit no unusual design, engineering, construction types, or use of materials. They are physically and functionally connected to parking lots within the Visual API and are treated as a single parking unit herein.

CRHR Evaluation Summary (Aspen CRA 2026, page 106)

LLU VILLAGE DIRECT API FEATURE #2, consists of a large, paved parking lot, connected to large parking lots within the Visual API serving the entire Campus Plaza building complex. The parking areas are physically and functionally connected and are treated and evaluated as a single parking unit herein. These parking lots are ubiquitous in nature with hundreds of thousands of similar features found across California and the entire nation. The parking lots display no unusual design, engineering, construction types, or use of materials. As such, they do not appear to qualify as eligible in accordance with CRHR Criteria (1-4) and/or City of Loma Linda Municipal Code - Historic Preservation criteria. As ubiquitous features, they are eliminated from further consideration and a DPR 523 form set was not prepared.

SUMMARY OF RESEARCH CONDUCTED

Google Earth Parlay Data Summary
Feature Address: None
City: Loma Linda, California, 92354.
Parcel Id: 0284122270000
County: San Bernardino, California.
Owner Name: Loma Linda University
Address: 197 East Caroline Street, Suite 2100, San Bernardino, CA 92408
Use: Parking lot
Number of Buildings on Parcel: 0 - Parking lot
Acreage: 0.16 (deeded), 0.16 (calculated)
Legal Description: MOUND C1TY COM AT NW COR LOT 6 BLK 44 TH N ALG NLY PROLONGAT1ON OF W L1 LOT 6 10
School District: Redlands Unified School District.

Historic Sanborn Maps
1928: Project Site #2 not built.
1931: Project Site #2 not built.

Historic Aerials
1906 (Hatheway Collection): Overall panoramic view showing the Direct API as a grove. No improvements are clearly visible within the Direct API.
1920 (Hatheway Collection): This aerial shows the Direct API primarily as a grove. Several improvements are visible within the API including Anderson Street, Mound Street, Prospect Avenue, and buildings at the NE corner of the intersection of Prospect Avenue and Anderson Street. Several small buildings are depicted within the Project Site.
Historicaerials.com and EDR and Historic Aerials 1930-2024
1930-1959: Future location of LLU Village Direct API Feature #2 is depicted as a grove.
1966: LLU Village Direct API Feature #2 is depicted as a parking lot. This parking lot was clearly built in association with the construction of LLU Village Direct API Building #1.
1968-2022: LLU Village Direct API Feature #2 continues to be depicted as a parking lot with no major changes.

San Bernardino County Historic Assessor Map and Lot Books

Por. Mound City, M.B. 6/28, Block 44, Lots 7 and 8
0284-10 1953-1959:
College of Medical Evangelists.
0284-10 1960-1966:
College of Medical Evangelists.
0284-10 1967-1973:
College of Medical Evangelists.
0284-10 1974-1980:
College of Medical Evangelists.
0284-10 1981:
College of Medical Evangelists.

Historical Summary Statement and Consideration as a Ubiquitous Historic-Age Feature

In conclusion, a review of historic aerial photographs has determined that LLU Village Direct API Feature #2, a large parking area, was built in 1962 in association with construction of LLU Village Direct API Building #1, the Loma Linda Market. The parking lot has remained virtually unchanged.

"Ubiquitous" is a term commonly used in evaluating historic properties. Ubiquitous is here defined as "existing or being everywhere," "widespread," and "constantly encountered." Such properties are common throughout the State of California and across the United States. Caltrans has established a precedent for employing ubiquitous exemptions as stated, in part, in Standard Environmental Reference (SER) Volume 2, Chapter 5, as being based on "industry best practices" as set forth in the Secretary of Interior's Standards and Guidelines for Archeology and Historic Preservation; guidance from the Advisory Council on Historic Preservation (ACHP); California Office of Historic Preservation (OHP) publications; Archaeological Resource Management Reports (ARMR): Recommended Contents and Format (1990) and Guidelines for Archaeological Research Designs (1991); and the National Park Service (NPS) National Register Bulletins Guidelines for Evaluating and Registering Archaeological Properties and Guidelines for Evaluating and Registering Traditional Cultural Properties.

In general, ubiquitous properties are less significant, common, or minor built environment features (including all types of buildings, structures, and objects) that display no unique design, architectural, or engineering features. They are rarely determined to qualify as eligible to the CRHR.

The following ubiquitous built environment feature was identified during the intensive field surveys conducted on January 24 and January 28, 2026, of the Direct API and Visual API.

- LLU VILLAGE DIRECT API FEATURE #2: Parking Lots - Parcel ID – 0284122270000

As noted above, this feature was eliminated from further consideration as ubiquitous and a DPR 523 historic resource inventory form was not prepared.

Aspen CRA 2026, Copy of Figure 5. Survey Results Map. RED ARROW Points to LLU Village Direct API Feature #2



This product reflects geospatial analysis only and is not a substitute for authoritative boundary determinations. Built environment resource boundaries are approximations for visualization purposes only and do not reflect legal boundaries.

ATTACHMENT D

LLU VILLAGE VISUAL API BUILDING #15: 25020 Mound Street. Parcel ID – 0284091060000. Historic Name: Daniells Hall East. Part of A. G. Daniells Residence Complex.



Visual API Building #15, Daniells Hall East, Looking Northeast

USGS 7.5' Quad: San Bernardino South, 1967 Revised 1980, T1S; R4W; SE ¼ Sec 35; S.B.B.M.
UTM: 11S, 476131.20 mE/ 3767944.99 mN. NAD83
Parcel #: 0284091060000.
Photo Taken: 1-24-2026.
Owner and Address: Loma Linda University, 197 East Caroline Street, Suite 2100, San Bernardino, CA 92408.
Recorded by: Roger Hatheway, Architectural Historian, Aspen Environmental Group, 5020 Chesebro Rd. Suite 200, Agoura Hills, CA 91301.
Report Citation: Cultural Resources Assessment, Loma Linda University Village Apartments Project, Loma Linda, California., Prepared for Loma Linda University, Prepared by Aspen Environmental Group, June 2026.

Description (Aspen CRA 2026, page 95)

Visual API Building #15: 25020 Mound Street. Parcel ID – 0284091060000, consists of a large and modern three to five-story apartment block built in 2006. Major architectural features include street level entry on the south elevation, an attached parking garage, and projecting bays on the entry elevation. This building references design elements of earlier Daniells Hall apartments. Built in 2006, BUILDING #15 was eliminated from further consideration as being less than 45 years old with no apparent outstanding design

or engineering elements that would qualify the building as being of exceptional importance. The building is, however, well designed and constructed on a challenging hillside lot.

The entire set of Daniells Hall residential apartment blocks were built at three separate points in time beginning in 1946 with the construction of the Mound Street Apartments-Daniells Hall Residence Building 30 (Building #17), then in 1979/1980 with the construction of Daniells Hall 10, 20, 50, 60, 70, and 80 (Buildings #16), and finally with the construction of Daniells Hall East in 2006 (Building #15). Each subsequent unit architecturally references the previous unit in some manner. These references are not, however, sufficient to warrant the creation of a district of Daniells Hall apartment units.

CRHR Evaluation Summary (Aspen CRA 2026, page 155)

Visual API Building #15 consists of a large and modern three-to-five-story apartment block. This building was briefly researched and eliminated from future consideration as historically significant in accordance with CRHR Criteria (1-4), and/or City of Loma Linda Municipal Code - Historic Preservation criteria. It was built in 2006, was designed by ONYX, and was built by Tilden-Coil. Aspen recommends that this building does not appear to qualify in considering properties of exceptional importance that achieved significance within the past 50 years.

The entire set of A. G. Daniells Residence Complex residential apartment blocks were built at three separate points in time beginning prior to 1949 with the construction of the Mound Street Apartments-Daniells Hall Residence Building 30 (rebuilt circa 1974), then in 1980 with the construction of Daniells Hall Buildings located at 24910, 20, 50, 60, 70, and 80 Mound Street, and finally with the construction of Daniells Hall East in 2006. Each subsequent unit architecturally references previous units in some manner. These references are not, however, sufficient to warrant the creation of a district of A.G. Daniells Residence Complex apartment units.

A DPR 523 form set was not prepared for this building.

SUMMARY OF RESEARCH CONDUCTED

Google Earth Parlay Data Summary
Individual Building Address: 25020 Mound Street.
Entire Parcel Assessment Address: 24940 Mound Street.
City: Loma Linda, California, 92354.
Parcel Id: 0284091060000
County: San Bernardino, California.
Owner Name: Loma Linda University.
Address: 197 East Caroline Street, Suite 2100, San Bernardino, CA 92408.
Number of Buildings on Parcel: 19
Acreage: 21.05 (deeded), 22.61 (calculated).
School District: Redlands Unified School District.

PIMS Data Summary
Property Information:
Parcel: 0284-091-06-0000.

Access: Public Paved.
Use Code: College.
Land Type: Public Facilities.
Land Characteristics:
Gross Acre: 21.050.
Building Characteristics: N/A
Other Characteristics: N/A

Historic Sanborn Maps
1928: Project Site #15 not built.
1931: Project Site #15 not built.

Note: As depicted on historic Sanborn Maps, today's Mound Street was historically known as Mound City Avenue in 1928 and 1931 in the vicinity of the Project Site. South Anderson Street is depicted from the intersection of today's Mound Street, historic Mound City Avenue, south to Barton Road.

Historic Aerials
1906 (Hatheway Collection): Overall panoramic view showing most of the API as a grove.
1920 (Hatheway Collection): The future location of LLU Village Visual API Building #15 is depicted as trees/grove.
Historicaerials.com and EDR and Historic Aerials 1930-2024
1930-1938: The future location of LLU Village Visual API Building #15 is depicted as trees/grove.
1949-2006: The future location of LLU Village Visual API Building #15 is depicted as having two residences with trees.
2009-2024: LLU Village Visual API Building #15 is first depicted in 2009. And continues to be depicted thru 2024 with no major changes.

Data from Loma Linda University
The following data was provided in a January 22, 2026, email by LLU staff, responding to a January 15, 2026, email from Roger Hatheway regarding LLU VILLAGE VISUAL API BUILDING #15.

- One non-historic modern apartment building on larger parcel.
- Name: Daniels Hall East
- Year Built: 2006
- Architect: ONYX
- Builder: Tilden-Coil
- Square footage: 30,435 sf

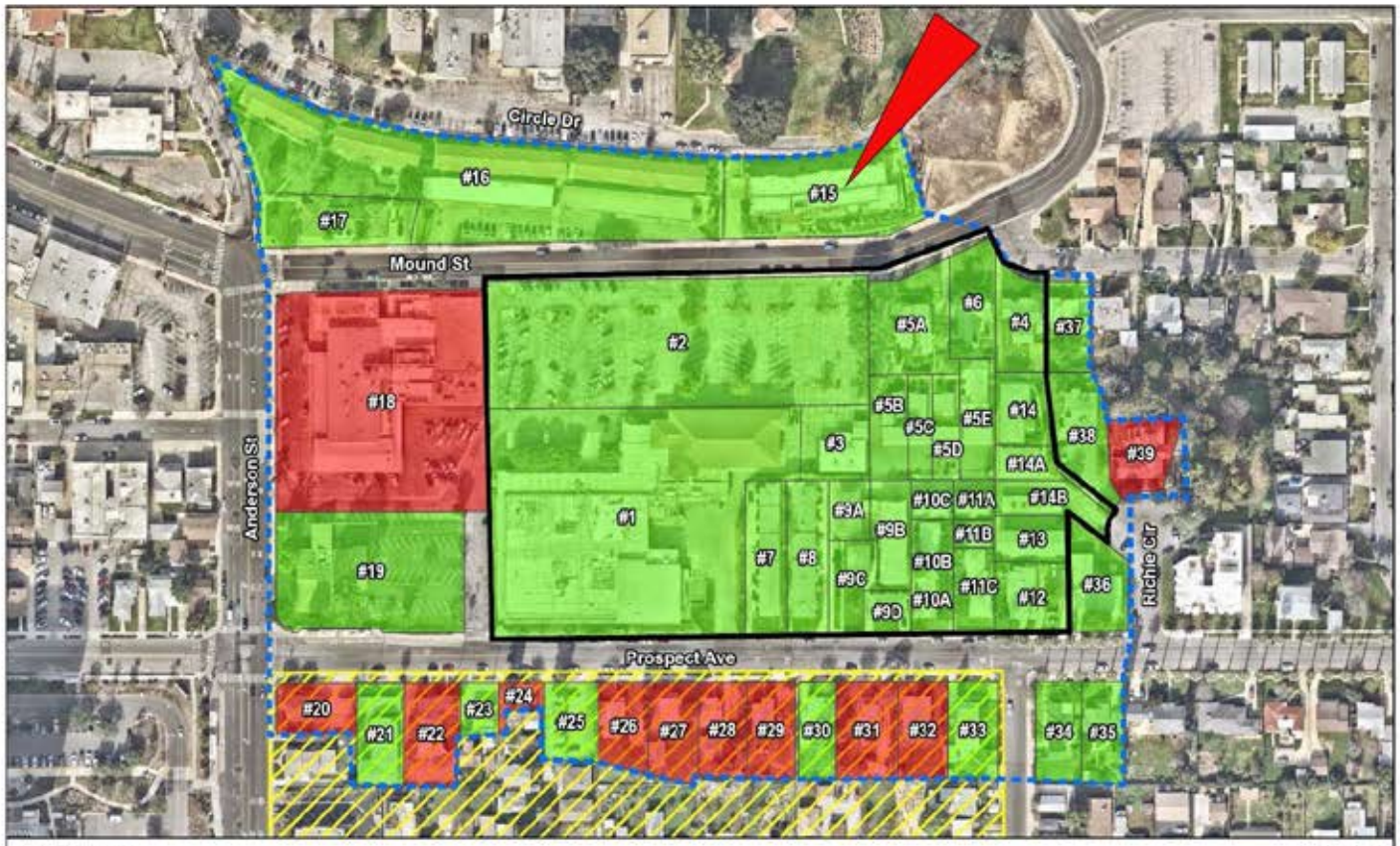
Historical Summary Statement and Consideration of this Building as of Exceptional Importance
As a means of establishing the historical significance of properties less than 50 years old, the California Office of Historic Preservation recommends that "sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource" (California OHP 2011a). The National Park Service provides National Register Criteria guidance in considering properties of exceptional importance that achieved significance within the past 50 years under Criteria Consideration G (NPS 1997). Similarly, resources less than 50 years old may be considered for listing in the CRHR if it is demonstrated that sufficient time has passed to understand its historical importance (California OHP 2011b).

The intensive field surveys conducted on January 24 and January 28, 2026, of the Direct API and Visual API, identified one building less than 50 years in age. This is:

- LLU VILLAGE VISUAL API BUILDING #15: 25020 Mound Street. Parcel ID – 0284091060000.

In-depth research was conducted to eliminate this building as potentially eligible as an exceptionally significant resource less than 50 years in age under CRHR Criteria (1-4); or City of Loma Linda evaluation criteria.

Aspen CRA 2026, Copy of Figure 5. Survey Results Map. RED ARROW Points to LLU Village Visual API Building #15



This product reflects geospatial analysis only and is not a substitute for authoritative boundary determinations. Built environment resource boundaries are approximations for visualization purposes only and do not reflect legal boundaries.

PROPERTY DEMOLITION INFORMATION MATRIX

APN	Building No.	Address	Parcel Size Ac/ Sq. Ft	Type of Structure(s)	Number of Bedrooms	Number of Floors	Total Square Feet
0284-319-52-0001	1	11350 Addmitch	3.2 / 140346	Inst/Com	0	0	33829
0284-122-28-0000	2		0.1709 / 7668	Vacant	0	0	0
0284-122-29-0000	3		0.2207 / 10448	Vacant	0	0	0
0284-122-26-0000	4	24667 Mowell St	0.3823 / 22245	Institutional	10	1	20000
Residential Properties							
0284-122-31-0000	4	25555 La Mar 25557 La Mar	0.1653 / 7200	SFR SFR	3 3	1 1	1350 950
0284-122-24-0000	5A	25228 Mound 25241 Mound 25245 Mound 25361 Mound 25363 Mound	0.8678 / 37808	Apartment	15	2	19826
	5B	25404 Mound		Apartment	2	1	1364
	5C	25345 Mound		Apartment	1	1	824
	5D	25367 Mound		Apartment	1	1	999
	5E	25345 Mound 25347 Mound 25351 Mound		Apartment	5	1	2206
0284-122-21-0000	6	25355 Mound 25367 Mound 25369 Mound	0.0252 / 660	Triplex	3	2	2202
0284-122-26-0000	7	25998 Pleasant 25698 Pleasant 25694 Pleasant 25686 Pleasant 25598 Pleasant	0.2515 / 11000	Apartment	10	1	9760

APN	Building No.	Address	Parcel Size Ac/ Sq. Ft	Type of Structure(s)	Number of Bedrooms	Number of Floors	Total Square Feet
0284-122-25-0000	8	25688 Prospect 25610 Prospect 25572 Prospect 25514 Prospect 25516 Prospect	0.2525 / 11000	Apartment	10	1	9758
0284-122-24-0000	9A	25516 A Prospect	0.3655 / 23000	Apartment	4	1 + parking below	11624
	9B	25516 B Prospect 25516 C Prospect 25516 D Prospect 25522 A Prospect 25522 B Prospect 25522 C Prospect 25522 D Prospect 25534 A Prospect 25534 B Prospect 25534 C Prospect 25534 D Prospect		Apartment	18	1 + parking below	18530
	9C	25528 Prospect 25538 Prospect		Apartment	4	2	2648
	9D	25560 Prospect 25568 Prospect		Apartment	2	1	1264
0284-122-23-0000	10A	25634 Prospect 25638 Prospect	0.2519 / 11000	Apartment	3	1	1305
	10B	25658 Prospect 25668 Prospect		Apartment	2	1	1410
	10C	25640 Prospect 25644 Prospect		Apartment	2	1	769

APN	Building No.	Address	Parcel Size Ac/ Sq. Ft	Type of Structure(s)	Number of Bedrooms	Number of Floors	Total Square Feet
0284-122-22-0000	11A	25648 Prospect 25648 Prospect	0.2525 / 11000	Apartment	3	1	1267
	11B	25652 Prospect		Apartment	2	1	744
	11C	25652 Prospect 25654 Prospect 25658 Prospect		Apartment	4	1	1842
0284-122-21-0000	12	25662 Prospect 25662 A Prospect 25662 B Prospect 25664 A Prospect	0.8683 / 37684	Apartment	9	1	12765
	13	25678 Prospect (Richie Ct.) 25680 Prospect (Richie Ct.) 25682 Prospect (Richie Ct.) 25684 Prospect (Richie Ct.) 25686 Prospect (Richie Ct.) 25688 Prospect (Richie Ct.) 25694 Prospect (Richie Ct.) 25700 Prospect (Richie Ct.)	0.3615 / 17180	Apartment	6	1 + parking below	17896
0284-122-19-0000	14A			Apartment	6	1	1394
	14			Apartment	8	3	3231
						TOTAL Square Feet	454410

KEY

- COMMERCIAL STRUCTURE
- RESIDENTIAL STRUCTURE

NOTES:

ALL STRUCTURES INCLUDING FOUNDATIONS, UTILITIES, HARD-SCAPE AND LANDSCAPE WITHIN FENCE LINE TO BE DEMOLISHED.

SEE SWPPP FOR STORM WATER PREVENTION SCOPE INCLUDING SAND BAGS AND RUMBLE PADS

ALL FENCING TO BE 8' WITH PRIVACY MESH.

SEE ATTACHED WQMP DOCUMENTS FOR WQMP SCOPE.

DEMOLITION CONTRACTOR TO PROVIDE EVIDENCE OF UTILITY SHUT OFF AT EACH PROPERTY PRIOR TO PERMITTING.

DEMOLITION PERMITS TO BE ISSUED FOR EACH PROPERTY SEPARATELY. THIS DEMOLITION PLAN TO APPLY TO ALL PROPERTIES NOTED IN THE PROPERTY DEMOLITION INFORMATION MATRIX ON THIS SHEET.

Demolition Summary

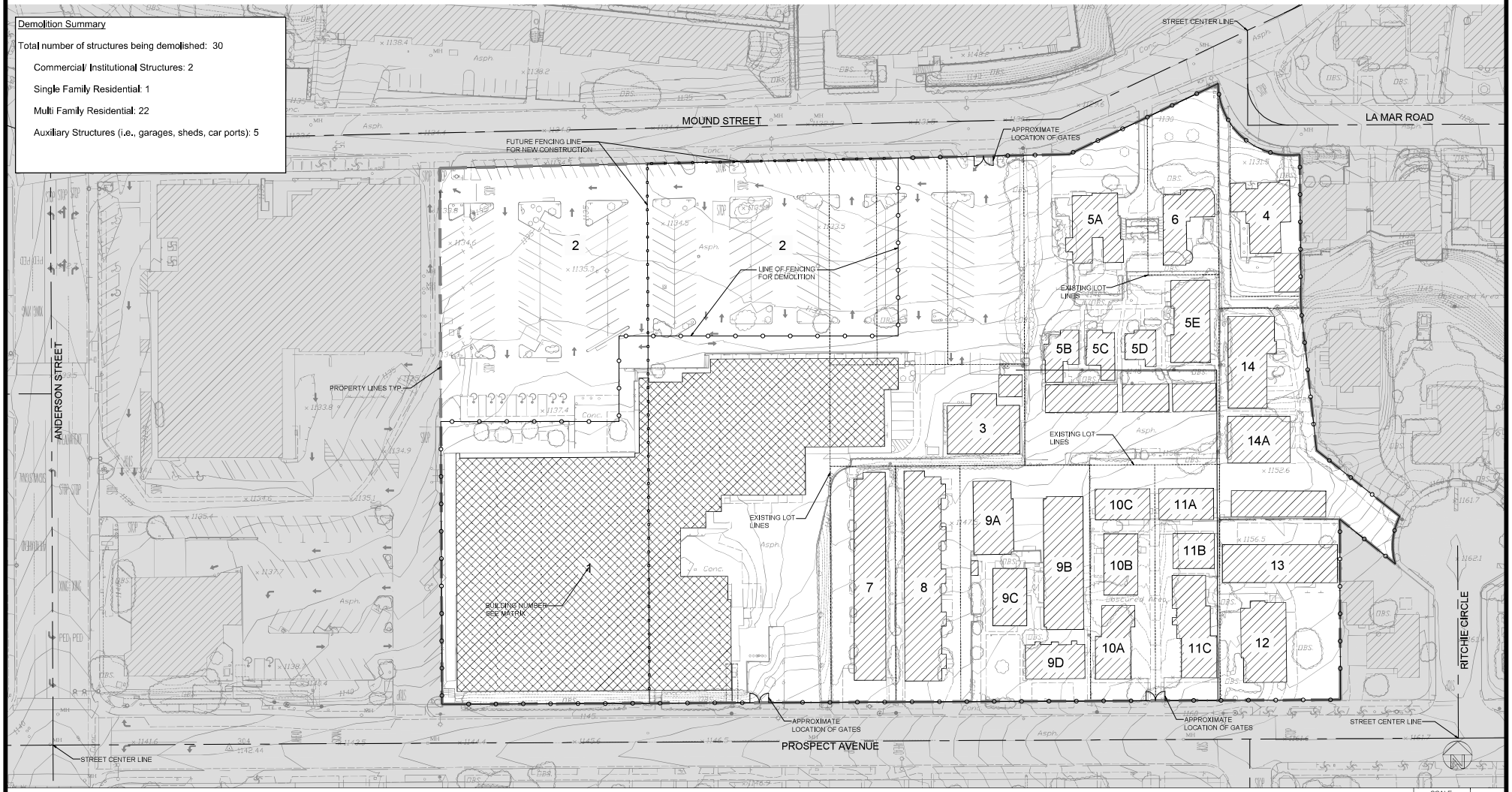
Total number of structures being demolished: 30

Commercial/ Institutional Structures: 2

Single Family Residential: 1

Multi Family Residential: 22

Auxiliary Structures (i.e., garages, sheds, car ports): 5



SITE DEMO PLAN

SCALE: 1/32" = 1'-0"

02

ADAY ARCHITECTS

437 S. CATARACT AVE. STE. 6
SAN DIMAS, CA 91773
PH: 626.963.4044

PROJECT

LOMA LINDA UNIVERSITY
UNIVERSITY VILLAGE DEMOLITION PLAN

DATE	REVISION/ISSUE	NO.
—	-	0

CONSULTANT SEAL

PROJECT NO.: 00-000
DESIGNED: T.A.
DRAWN: Y.V.
DATED: 05/05/2026
DRAWING TITLE: SITE DEMO PLAN
DRAWING NO.: A100

UNIVERSITY VILLAGE
INSTITUTIONAL HOUSING

ENTITLEMENT SUBMITTAL SET
MAY 2026
LOMA LINDA, CA





ARCHITECUTRE SHEETS

COVER SHEET	--
SHEET INDEX	G1.0
NARRATIVE	G1.1
LIFESTYLE	G1.2
PROJECT SUMMARY	G1.3
RENDERINGS	G2.0
SITE PLAN	A1.0
OPEN SPACE PLAN	A1.1
FIRE ACCESS SITE PLAN	A1.3
FIRE ACCESS - 3D MODEL & LADDERING	A1.4
FIRE AREA PLAN	A1.5
WASTE MANAGEMENT SITE PLAN	A1.6
BUILDING FLOOR PLANS - LEVELS 0 & 1	A2.0
BUILDING FLOOR PLANS - LEVELS 2 & 3	A2.1
BUILDING FLOOR PLANS - LEVELS 4, 5 & 6	A2.2
BUILDING FLOOR PLANS - ROOF LEVEL	A2.3
BUILDING SECTION	A4.0
UNIT PLANS	A5.0
BUILDING ELEVATIONS	A6.0
MATERIAL BOARD	A7.0

LANDSCAPE SHEETS

OVERALL LANDSCAPE SITE PLAN	L1.0
LANDSCAPE SITE PLAN - INSTITUTIONAL HOUSING	L2.0
LANDSCAPE IMAGERY - INSTITUTIONAL HOUSING	L3.0
WELLNESS POOL	L4.0
PROJECT ENTRY	L5.0
NORTH COURTYARDS	L6.0
ROOFTOP DECK	L7.0
THE GREEN AT UNIVERSITY VILLAGE	L8.0
LANDSCAPE IMAGERY - THE GREEN AT UNITVERSITY VILLAGE	L9.0
THE GREEN	L10.0
SITE FURNISHINGS	L11.0
CIRCULATION PLAN	L12.0
HYDROZONE PLAN	L13.0
HYDROZONE PLAN	L14.0
PLANTING PLAN	L15.0
PLANTING PLAN	L16.0
PLANTING IMAGERY	L17.0
PLANTING IMAGERY	L18.0
WALL + FENCE PLAN	L19.0
LIGHTING PLAN	L20.0
LIGHTING PLAN	L21.0

PROJECT TEAM

APPLICANT/OWNER:
LOMA LINDA UNIVERSITY
11145 ANDERSON STREET,
SUITE 203, LOMA LINDA,
CA 92374
(909) 821-1942
Contact: ERIC SCHILT
eshilt@llu.edu

RESIDENTIAL ARCHITECT:
AO
144 NORTH ORANGE STREET
ORANGE, CA 92866
(714) 639-9860
CONTACT: TOBIN SYMMANK
tobins@aoarchitects.com

CIVIL ENGINEER:
HICKS & HARTWICK, INC.
37 EAST OLIVE AVE. STE. C
REDLANDS, CA 92373
(909) 793-2257
CONTACT: MATT HICKS
matt@verycivil.com

LANDSCAPE ARCHITECT:
MJS
507 30th Street
Newport Beach, CA 92663
(949) 675-9964
CONTACT: MATT JACKSON
matt@mjs-la.com

QUARRY CAPITAL

UNIVERSITY VILLAGE - INSTITUTIONAL HOUSING

LOMA LINDA, CA

SHEET INDEX

AO

G1.0

JOB NO. 2025-0086
DATE 05-22-2026

VEHICLE PARKING SUMMARY

NUMBER OF UNITS	CITY		STATE DENSITY BONUS		PROVIDED	
	RATIO	PKG STALLS	RATIO	PKG STALLS	RATIO	PKG STALLS
69	1.0	69	1.00	69	1.0	69
184	1.5	276	1.00	184	1.5	276
117	2.0	234	1.50	176	2.0	234
12	2.5	30	-	-	2.5	30
382	1.59	609	1.12	429	**1.59**	609
	0.25 /UNIT	96	0 /UNIT	0	0.25 /UNIT	96
& COUNT)	1.84	705	1.12	429	**1.84**	**705**
						3
						708

)UNTED IN THE TOTAL STALLS PROVIDED.

ACCESSIBLE STALLS REQUIRED (CBC 1109A.4 & 1109A.5)

	QUANTITY*	RATIO	TOTAL REQUIRED	NUMBER OF REQUIRED	
				STD.	VAN
	304	0.02	7	6	1
	47	0.05	2	1	1
	0	0.05	0	0	0
			9	**7**	**2**

) BELOW AND NOT INCLUDED IN THIS COUNT. * (CALCULATED NUMBER OF
/ READY RECEPTACLES)

EV STALLS REQUIRED (CGBC 4.106.4.2.2.1.b & 4.106.4.2.2.2.b)

RV	NUMBERS OF STALLS	RATIO	REQUIRED
ASSIGNED RESIDENTIAL STALLS			
	609	10%	61
		40%	244
		50%	**305**
	TOTAL	1/25 - 8' AISLE*	STANDARD
	305	13	292
UNASSIGNED GUEST STALLS			
	96	10%	10
		40%	39
		50%	**49**
	TOTAL	1/25 - 8' AISLE*	STANDARD
	49	2	47
UNASSIGNED LEASING STALLS			
	3	10%	1
		40%	2
		50%	**3**
	TOTAL	1/25 - 8' AISLE*	STANDARD
	3	1	2

MAY BE REDUCED BY A NUMBER EQUAL TO THE NUMBER OF EV CHARGERS INSTALLED OVER THE FIVE (5) PERCENT
ALL ACCESSIBLE EVSE EQUIPMENT SHALL COMPLY WITH 11B-
TH 11A AND 1109A.

RESIDENTIAL STALLS PROVIDED

PS	STALL COUNT PER USE: GUEST ADA	STANDARD ADA	EV ADA 8' AISLE	EV CHARGERS	EV RECEPTACLES	TOTAL STALLS PROVIDED
						12
						16
						30
			1	8	33	109
		1	3	11	33	111
		1	3	11	33	111
	1	1	2	11	33	111
	1	1	2	11	33	105
	1	1		8	30	103
						0
	3	**5**	**11**	**60**	**195**	**708**
TOTAL STALLS PROVIDED						
						708

BUILDING SUMMARY

BUILDING LEVEL	MICRO	STUDIO	1 BR / 1 BA		2 BR / 2 BA					3BR	TOTAL UNIT
	M1	S1	A1	A2	B1	B1A	B2	B3	B3A	C1-TH	
LEVEL 6 (FF 91.0)	0	4	4	4	4	0	10	3	1	0	30
LEVEL 5 (FF 81.0)	10	5	14	24	8	2	13	4	2	0	82
LEVEL 4 (FF 71.0)	10	5	14	26	8	2	13	4	2	0	84
LEVEL 3 (FF 61.0)	10	4	14	25	8	2	10	2	0	0	75
LEVEL 2 (FF 51.0)	10	1	11	26	5	2	6	0	0	0	61
LEVEL 1 (FF 41.0)	9	1	12	10	2	2	2	0	0	12	50
LEVEL 0 (FF 31.0)										LOWER LVL	0
SUBTOTAL	**49**	**20**	**69**	**115**	**35**	**10**	**54**	**13**	**5**	**12**	**382**
TOTAL	**49**	**20**	**184**		**117**					**12**	
PERCENTAGE	**13%**	**5%**	**48%**		**31%**					**3%**	**100%**

UNIT SUMMARY

UNIT TYPE	UNIT NET AREA (SQ. FT.)	NUMBER OF UNITS	TOTAL NET AREA (SQ. FT.)	%	TOTAL UNIT %
M1	439	49	21,511	12.8%	13%
S1	564	20	11,280	5.2%	5%
A1	767	69	52,923	18.1%	48%
A2	729	115	83,835	30.1%	
B1	1,142	35	39,970	9.2%	
B1A	1,113	10	11,130	2.6%	
B2	1,102	54	59,508	14.1%	31%
B3	1,160	13	15,080	3.4%	
B3A	1,237	5	6,185	1.3%	
C1-TH	1,379	12	16,548	3.1%	3%
TOTAL	**832 AVG.**	**382**	**317,970**	**100%**	

PRIVATE OPEN SPACE

UNIT TYPE	PATIO AREA (SQ. FT.)	QUANTITY	TOTAL NET AREA (SQ. FT.)
M1	0	49	0
S1	60	20	1,200
A1	47	69	3,243
A2	62	115	7,130
B1	47	35	1,645
B1A	47	10	470
B2	62	54	3,348
B3	91	13	1,183
B3A	122	5	610
C1-TH	146	12	1,752
TOTAL			**20,581**

APARTMENT BUILDING AREA

LEVEL	RESIDENTIAL				RETAIL	TOTAL (SF)
	MAIN*	LEASE / MAIL	PACKAGE	AMENITY		
7						
6	37,723			1356*		37,723
5	90,951					90,951
4	92,525					92,525
3	81,468	-		-	-	81,468
2	71,429	2,552	1,337	9,728	5,235	90,281
1	52,535					52,535
0	9,647			784		10,431
SUBTOTAL	436,278	2,552	1,337	10,512	5,235	**455,914**
TOTAL	450,679					

*NOTE: MAIN includes Units, Horizontal & Vertical Circulation, Move-in, Elect./ Mech., and Airspace
*NOTE: 3 Possible roofdecks could be added to the existing roofdeck.

PARKING STR. AREA

AMENITY	PARKING	TOTAL (SF)
4919	13,486	18,405
	40,538	40,538
	40,538	40,538
	40,538	40,538
	40,538	40,538
	40,538	40,538
	40,538	40,538
	0	0
4,919	256,714	**261,633**

LOT COVERAGE

LOT COVERAGE ALLOWED	50% MAX.
LOT AREA	224,144 SF
BUILDING FOOTPRINT	92,924 SF
LOT COVERAGE PROVIDED	**41.5%**

PROPOSED REDUCTION OF FOOTPRINT WHERE USEABLE OPEN SPACE IS AVAILABLE AT THE ROOF LEVEL AS ALLOWED BY OTHER JURISDICTIONS

LOT AREA	224,144 SF
BUILDING FOOTPRINT	90,819 SF
LOT COVERAGE PROVIDED	**40.5%**

F.A.R. (NON-RESIDENTIAL)

F.A.R. ALLOWED	1.0 MAX.
LOT AREA	224,144 SF
NON-RESIDENTIAL (RETAIL)	5,188 SF
NON-RES. F.A.R. PROVIDED	**0.023**

COMMON OPEN SPACE

TYPE	SQUARE FOOTAGE
FITNESS CENTER	3485
CLUB ROOM	2153
AMENITY LOUNGE	4414
ROOF TOP VIEW DECK	4919
SMALL ROOFDECK 1	1381
SMALL ROOFDECK 2	780
SMALL ROOFDECK 3	788
SMALL ROOFDECK 4	1251
COURTYARD 1	12768
COURTYARD 2	3830
COURTYARD 3	4000
COURTYARD 4	4699
COURTYARD 5	5194
AREA A	961
AREA B	2506

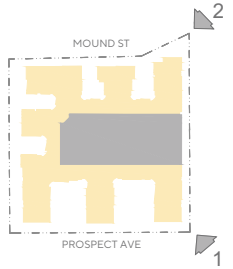
LLAGE - INSTITUTIONAL HOUSING



'ECT AVE. LOOKING WEST 1



VIEW ON MOUND STREET LOOKING SOUTH 2

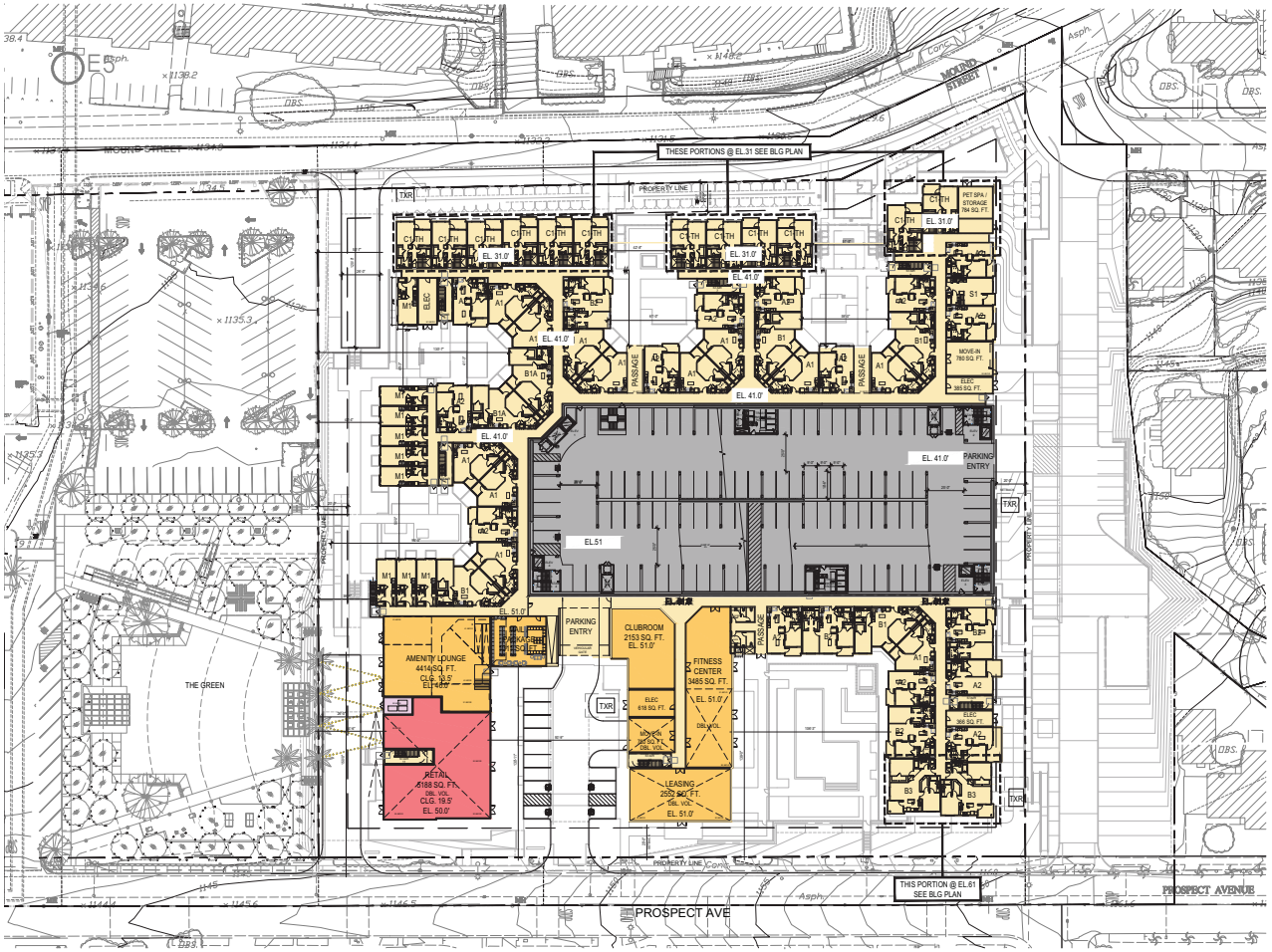


LLAGE - INSTITUTIONAL HOUSING

RENDERINGS

G2.0

JOB NO. 2025-0086
DATE 05-22-2026



SITE PLAN

LEGEND

- RETAIL
- LEASING / AMENITY
- RESIDENTIAL

GENERAL NOTES

1. SEE SHEETS L1 - L.11 FOR LANDSCAPE.
2. SEE SHEETS C1-8 FOR CIVIL
3. THE DESIGNATED "USPS ONLY" PARKING STALL SHALL HAVE STRIPING AND NAME IN WHITE OR YELLOW PARKING STALL STRIPING.
4. PROMINENT SIGN STATING "USPS PARKING ONLY 7AM-6PM"

SITE PLAN NOTES

1. THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE. THE LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS IS FOR AGENCY DEPARTMENT USE ONLY.
2. THIS SITE PLAN IS FOR REFERENCE ONLY, AS AN ARCHITECTURAL PLAN FOR GENERAL LAYOUT AND IDENTIFICATION PURPOSES ONLY
3. FOR LOT LINE DIMENSIONS & HORIZONTAL CONTROL, SEE CIVIL DRAWINGS
4. FOR HARDSCAPE AND ALL SITE IMPROVEMENTS, SEE LANDSCAPE DRAWINGS
5. FOR "FIRE LANE" DESIGN, SEE CIVIL AND LANDSCAPE DRAWINGS
6. FOR PERIMETER FENCING, SEE LANDSCAPE DRAWINGS
7. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SPECIFIC SITE REQUIREMENTS
8. ALL PROPERTY LINES, EASEMENTS, AND BUILDINGS, EXISTING AND PROPOSED ARE SHOWN ON THIS PLAN BUT MUST BE VERIFIED WITH THE CIVIL PLANS
9. BUILDING SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE GENERAL CONTRACTOR.
10. SITE SIGNAGE IS DESIGNED BY OTHERS AND INSTALLED BY THE CONTRACTOR.
11. SITE WALLS ARE DESIGNED BY OTHERS
12. DECORATIVE SITE LIGHTING IS DESIGNED BY OTHERS.
13. SURFACE WATER MUST DRAIN AWAY FROM BUILDING SEE CIVIL AND LANDSCAPE PLANS FOR DRAINAGE DESIGN.

LLAGE - INSTITUTIONAL HOUSING

SITE PLAN

1"=40'
0 40' 80' 120' 160'

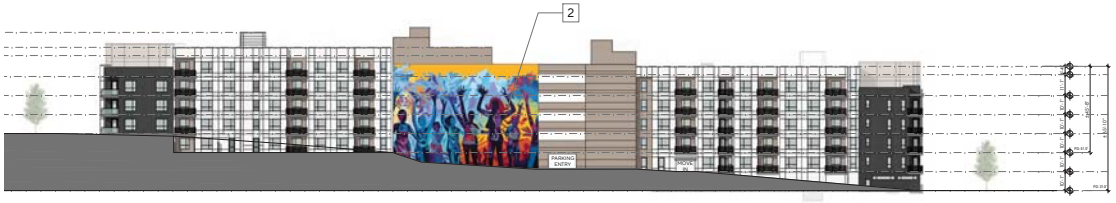
A1.0
1" = 40'
JOB NO. 2025-0086
DATE 05-22-2026



1. WEST ELEVATION



2. NORTH ELEVATION



3. EAST ELEVATION

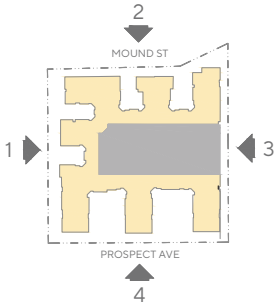


4. SOUTH ELEVATION

NOTE :

1. PROPOSED SIGNAGE & LIGHTING ADDRESS LOCATION TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS. TO BE PURSED PRIOR TO BUILDING PERMIT.

2. CURRENT PUBLIC ART SHOWN IS A PLACEHOLDER. FINAL PUBLIC ART TO BE DECIDED.



LLAGE - INSTITUTIONAL HOUSING

BUILDING ELEVATIONS

A6.0

JOB NO. 2025-0086
DATE 05-22-2026



LEVATION - PROSPECT AVE.



1 STOREFRONT
NZE/BLACK



3. VINYL WINDOWS
BLACK



4. METAL CANOPY
TO MATCH PAINT SPEC D OR EQUAL

A. SW 7005 PURE WHITE

B. SW 6067 MOCHA

C. SW 7018 DOVETAIL

D. SW 7069 IRON ORE



LING



7. FABRICATED METAL RAILING
TO MATCH PAINT SPEC D



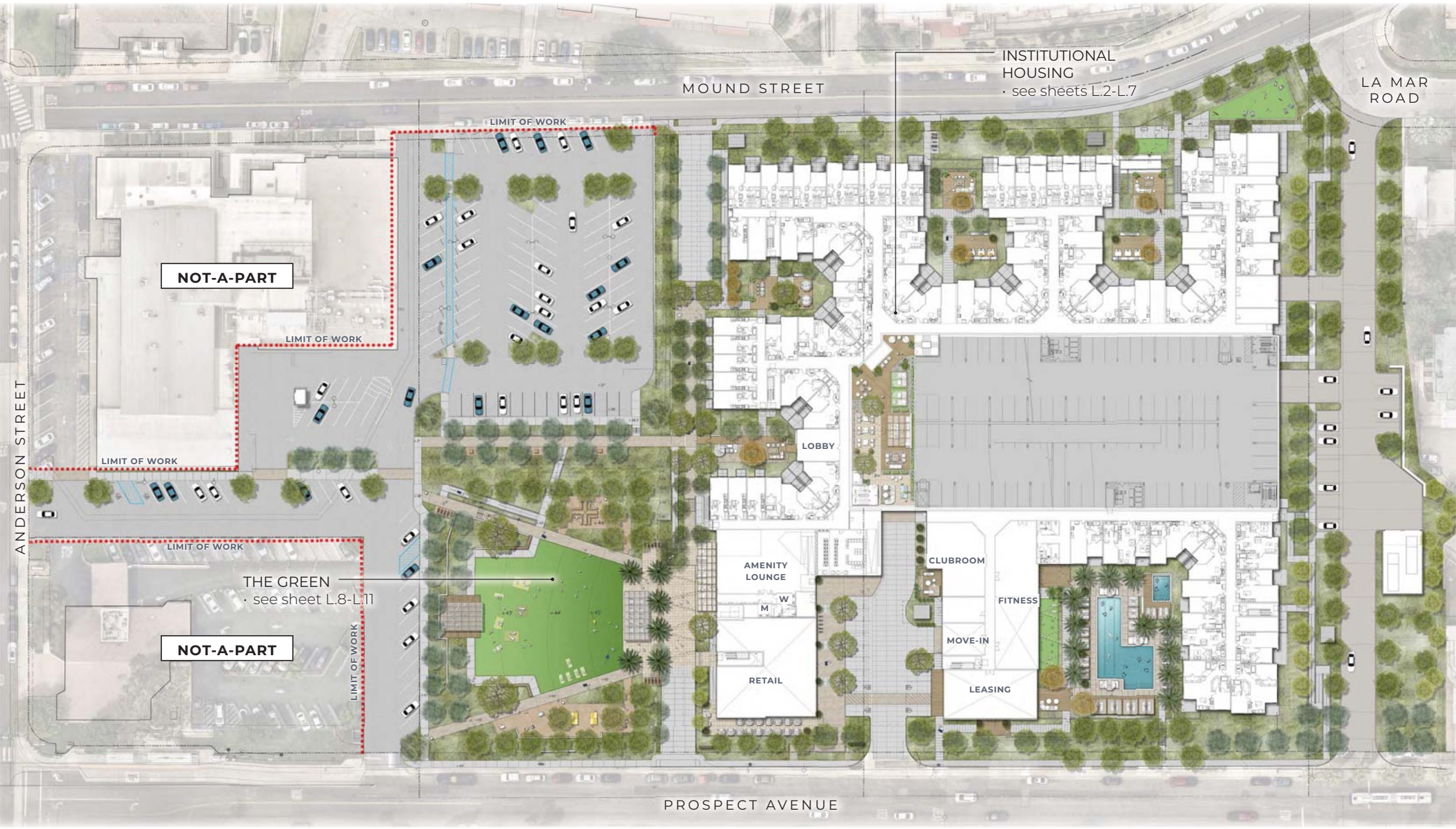
8. WOOD LOOK TILE
DARK BROWN OR EQUAL

LLAGE - INSTITUTIONAL HOUSING

MATERIAL BOARD

A7.0

JOB NO. 2025-0086
DATE 05-22-2026



QUARRY CAPITAL

UNIVERSITY VILLAGE - INSTITUTIONAL HOUSING

LOMA LINDA, CA

OVERALL LANDSCAPE SITE PLAN

1" = 30'
0' 15' 30' 60' 90' 120'

MJS LANDSCAPE ARCHITECTURE

L.1

MAY 21, 2026



THE GARDEN
· see sheet L.6

BACKYARD
· see sheet L.5

ROOFTOP DECK
· see sheet L.7

FIRESIDE LOUNGE
· see sheet L.6

ALUMNI WALK
· see sheet L.5

PROJECT ENTRY
· see sheet L.5

DOG PARK
· see sheet L.6

DOG SPA

SHORT-TERM BIKE PARKING NOTE
location of short term bike parking to conform with the "City of Loma Linda Bike Rack Design and Placement Design Standards". 20 SPACES PROVIDED.

WELLNESS POOL
· see sheet L.4

QUARRY CAPITAL

UNIVERSITY VILLAGE - INSTITUTIONAL HOUSING

LOMA LINDA, CA

SITE PLAN - INSTITUTIONAL HOUSING

1" = 30'
0' 15' 30' 60' 90' 120'

MJS LANDSCAPE ARCHITECTURE

L.2

MAY 21, 2026

















QUARRY CAPITAL

UNIVERSITY VILLAGE - INSTITUTIONAL HOUSING

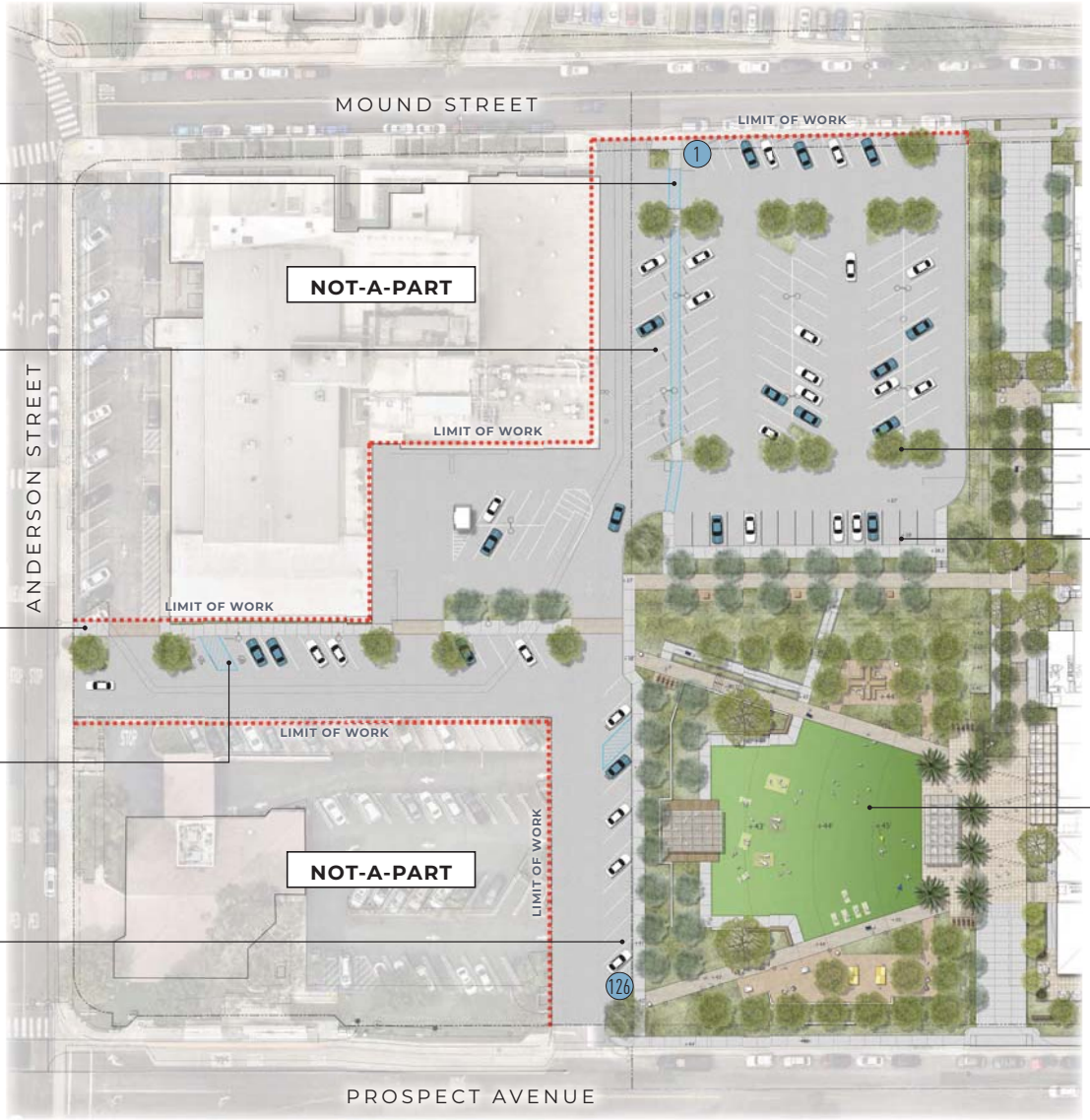
LOMA LINDA, CA

LANDSCAPE IMAGERY - INSTITUTIONAL HOUSING

MJS LANDSCAPE ARCHITECTURE

L.3

MAY 21, 2026



ACCESSIBLE PATH-OF-TRAVEL TO MOUND STREET

EXISTING PARKING LOT
- repaint striping
- new planting in existing islands

NEW ACCESSIBLE PATH-OF-TRAVEL TO ANDERSON STREET

REVISED PARKING LAYOUT
- new curbs
- new sidewalk
- new landscape islands

RECONFIGURED PARKING
- new curbs
- new asphalt paving
- new striping

NEW LANDSAPE ISLAND
- new planting
- new curb

RECONFIGURED PARKING
- new curb
- new asphalt
- new striping

THE GREEN
- see sheet L.10

PARKING COUNT	
EXISTING CONDITION	127 STALLS
PROPOSED LAYOUT	126 STALLS





























QUARRY CAPITAL

UNIVERSITY VILLAGE - INSTITUTIONAL HOUSING

LOMA LINDA, CA

LANDSCAPE IMAGERY - THE GREEN AT UNIVERSITY VILLAGE

MJS LANDSCAPE ARCHITECTURE

RECONFIGURED PARKING
- new curb
- new asphalt
- new concrete sidewalk

ACCESSIBLE RAMP

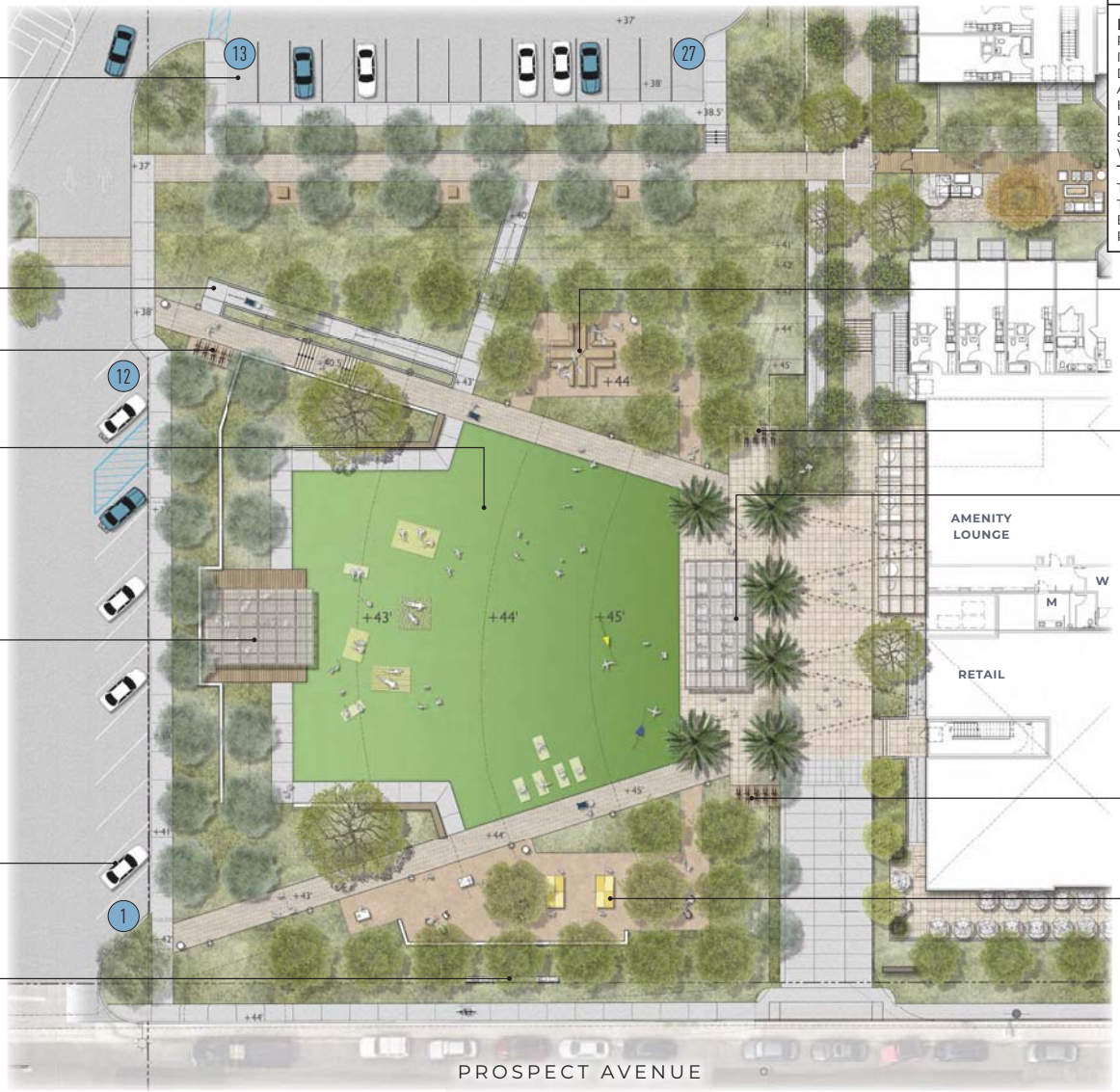
BIKE RACKS - 8 BIKES

GREAT LAWN - 100' X 100'
- yoga in the park
- movie night
- events
- community gatherings
- play

THE STAGE
- multi-use performance stage
- outdoor classes
- metal shade trellis
- backdrop of movies
- tree grove

PARKING
- 12 stalls - 2 ada

PARK SIGNAGE



THE STUDY
- group study pod
- decomposed granite paving
- tree allee

BIKE RACKS - 10 BIKES

PAVILION
- metal shade trellis
- bistro tables
- matching height date palms
- platform seating
- festival lights to link to apartments

BIKE RACKS - 10 BIKES

GAME TERRACE
- 2-ping pong tables
- corn hole
- decomposed granite paving
- bistro tables
- low poured-in-place wall
- tree allee

COMMUNITY GREEN TRASH AND RESTROOM NOTE:

RESTROOMS:
RESTROOM FACILITY IS PROVIDED IN THE AMENITY LOUNGE INCLUDING DRINKING FOUNTAINS. RESTROOM WILL HAVE DIRECT CONNECTION TO THE EXTERIOR. RESTROOMS ARE AVAILABLE TO THE RESIDENTS OF THE INSTITUTIONAL HOUSING, DURING OPERATING HOURS OF THE AMENITY LOUNGE AND DURING EVENTS. DURING LARGER SCALE SPECIAL EVENTS, ADDITIONAL TEMPORARY RESTROOMS WILL BE PROVIDED ON AN AS NEEDED BASIS.

TRASH:
TRASH WITH RECYCLING (6 TOTALS) HAVE BEEN PROVIDED THROUGHOUT THE GREEN. DURING LARGER SCALE SPECIAL EVENTS ADDITIONAL TEMPORARY TRASH/RECYCLING RECEPTACLES WILL BE PROVIDED ON AN AS NEEDED BASIS.





PING PONG TABLE



CUSTOM BENCH



CORNHOLE BOARD



PLATFORM SEATING



BISTRO TABLES



GROUP STUDY POD





POLE LIGHTS



BIKE RACKS

QUARRY CAPITAL

UNIVERSITY VILLAGE - INSTITUTIONAL HOUSING

LOMA LINDA, CA

SITE FURNISHINGS

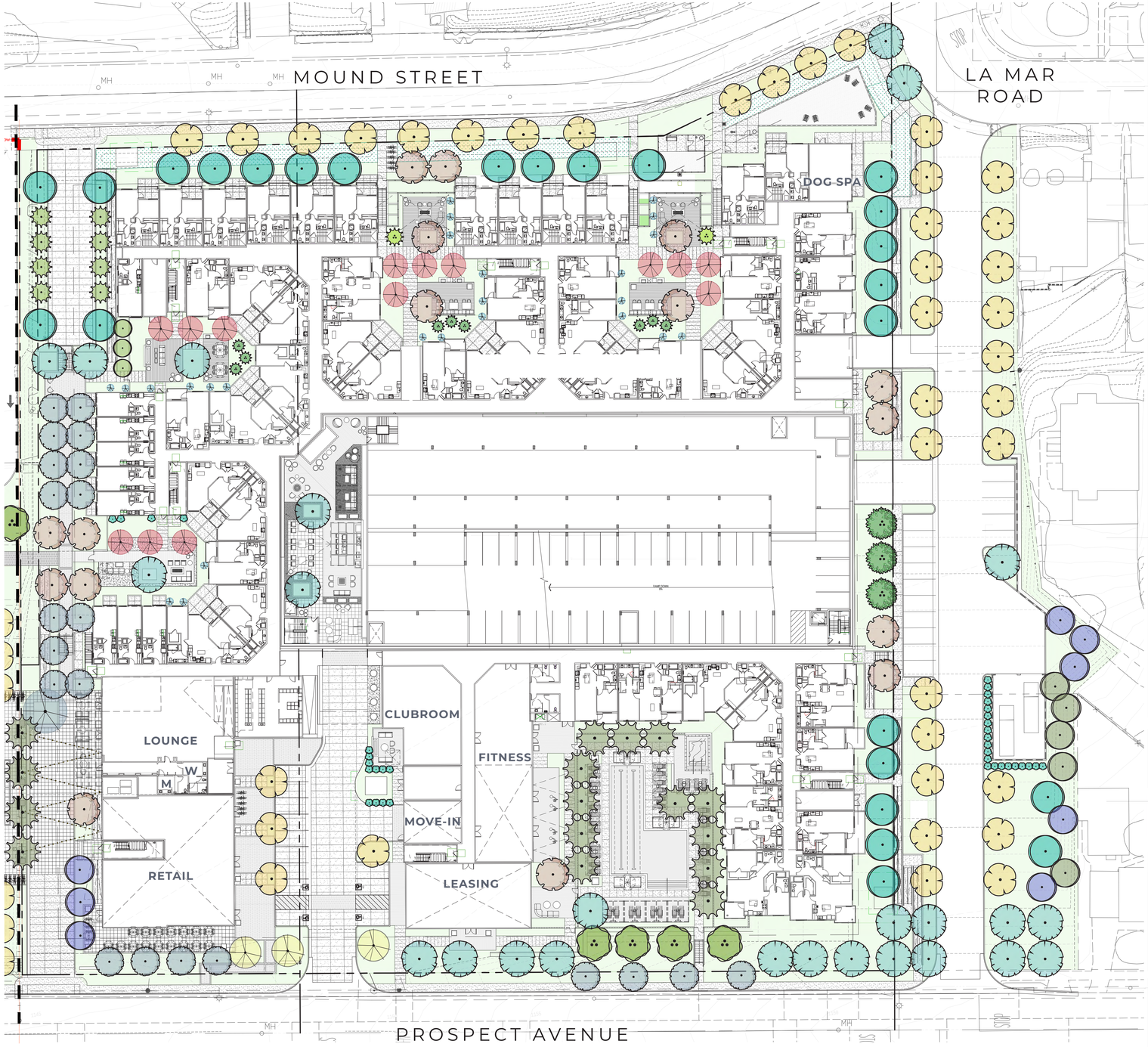
MJS LANDSCAPE ARCHITECTURE

1/16"= 1'-0"

0' 8' 16' 32' 48' 64'

L.11

MAY 21, 2026



PLANT SCHEDULE				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES				
	ALOE TONGAENSIS `MEDUSA` MEDUSA MOZAMBIQUE TREE ALOE	24"BOX	LOW	2
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE MULTI-TRUNK	48"BOX	LOW	16
	CERCIDIUM X `DESERT MUSEUM` THORNLESS PALO VERDE	60"BOX	LOW	3
	CERCIS CANADENSIS `FOREST PANSY` TM FOREST PANSY REDBUD	36"BOX	MODERATE	14
	CHILOPSIS LINEARIS DESERT WILLOW	24"BOX	LOW	8
	DRACAENA DRACO DRAGON TREE	36"BOX	LOW	9
	LAURUS X `SARATOGA` SARATOGA HYBRID LAUREL	24"BOX	LOW	3
	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' D.D BLANCHARD SOUTHERN MAGNOLIA	24"BOX	MODERATE	3
	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	36"BOX	MODERATE	21
	OLEA EUROPAEA `SWAN HILL` FRUITLESS OLIVE	48"BOX	LOW	51
	PINUS ELDARICA AFGHAN PINE	36"BOX	MODERATE	3
	PROSOPIS GLANDULOSA 'MAVERICK' MAVERICK THORNLESS HONEY MESQUITE	36"BOX	LOW	23
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK	48"BOX	LOW	4
	RHUS LANCEA AFRICAN SUMAC	36"BOX	LOW	5
	TRISTANIA CONFERTA BRISBANE BOX	24"BOX	MODERATE	25
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN LACEBARK ELM	36"BOX	MODERATE	60
	WASHINGTONIA FILIFERA CALIFORNIA FAN PALM	16` BTH	LOW	8
ACCENT				
	ELAEOCARPUS DECIPIENS TM JAPANESE BLUEBERRY - COLUMN	24"BOX	MODERATE	25
	LAURUS NOBLIS BAY LAUREL - COLUMNAR	24"BOX	LOW	36
PALMS				
	PHOENIX DACTYLIFERA 'MEDJOOL' MEDJOOL DATE PALM	18` B.T.H.	LOW	18

SCREENING OF UTILITY EQUIPMENT:

ALL ABOVE-GROUND UTILITY EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW WITH A MINIMUM 3' WIDE PLANTING AREA. PROPOSED SCREEN SHRUB WILL BE 15 GALLON SIZE SPACED TO SCREEN 75% OF UTILITY AT THE TIME OF PLANTING.

LINE-OF-SIGHT NOTE:

SHRUBS TO BE MAINTAINED AT MAXIMUM 24" HIGH WITHIN LINE OF SIGHT AT STREET INTERSECTIONS.

LANDSCAPING NOTES:

1. ALL PLANTS ARE CAL-IPC NON-INVASIVE AND WUCOLS MEDIUM/LOW WATER CONSUMPTION VARIETIES FOR THEIR PROPOSED GROWING CONDITIONS. THESE PLANTS ARE WATER CONSERVING AND USED FOR THEIR DEEP ROOT SYSTEMS WHICH STABILIZES SOIL AND MINIMIZES EROSION IMPACTS.
2. ALL PLANT MATERIALS SHALL BE INSTALLED IN A HEALTHY VIGOROUS CONDITION TYPICAL TO THE SPECIES AND SHALL BE MAINTAINED IN A NEAT AND HEALTHY CONDITION. MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO, TRIMMING, WEEDING, REMOVAL OF LITTER, FERTILIZING, REGULAR WATERING, AND REPLACEMENT OF DISEASED OR DEAD PLANTS.
3. ROOT BARRIERS SHALL BE INSTALLED AS NEEDED IN AREAS WHERE TREES ARE PLANTED IN CLOSE PROXIMITY TO HARDSCAPE AND/OR STRUCTURES.

LANDSCAPE AREA	
LANDSCAPE AREA ON-SITE APARTMENTS:	59,571 S.F.
LANDSCAPE AREA GREEN/PARKING LOT:	34,063 S.F.
LANDSCAPE AREA OFF-SITE:	5,249 S.F.
TOTAL:	98,883 S.F.
SITE (NET AREA NOT INCLUDING STREETS):	441,134 S.F.
SITE PERCENT OF LANDSCAPE:	22 %.

SHRUB SCHEDULE			
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS
	SCREEN HEDGE		
	LAURUS NOBLIS ' LITTLE RAGU LITTLE RAGU DWARF BAY	15 GAL	LOW
	HEDGE AT BACKFLOW PREVENTOR		
	ARBUTUS UNEDO 'COMPACTA' DWARF STRAWBERRY TREE	5 GAL	LOW
	SHRUBS (MIN 36" O.C.)		
	GREVILLEA X `PEACHES AND CREAM` GREVILLEA	5 GAL	LOW
	LEUCADENDRON DISCOLOR `POM POM` POM POM LEUCADENDRON	5 GAL	LOW
	LEUCOSPERMUM CORDIFOLIUM `FLAME GIANT` GIANT ORANGE NODDING PINCUSHION	5 GAL	LOW
	LEUCOPHYLLUM F. `LOS ALAMITOS` TEXAS SAGE	5 GAL	LOW
	OLEA EUROPAEA 'LITTLE OLLIE' LITTLE OLLOE DWARF OLIVE	5 GAL	LOW
	ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' ROSEMARY	5 GAL	LOW
	ROSMARINUS OFFICINALIS 'PROSTRATUS' CREEPING ROSEMARY	1 GAL	LOW
	SALVIA x 'ALLEN CHICKERING' CLEVELAND SAGE	5 GAL	LOW
	WESTRINGIA F. `WYNABBIE GEM` WYNABBIE GEM COAST ROSEMARY	5 GAL	LOW
	ACCENTS/SUCCULENTS (36" O.C.)		
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL	LOW
	AGAVE ATTENUATA `RAY OF LIGHT` FOXTAIL AGAVE	5 GAL	LOW
	AGAVE ATTENUATA 'NOVA' CENTURY PLANT	5 GAL	LOW
	AGAVE X `BLUE FLAME` BLUE FLAME AGAVE	5 GAL	LOW
	ALOE STRIATA CORAL ALOE	5 GAL	LOW
	CRASSULA A. 'BLUE WAVES' JADE PLANT	5 GAL	LOW
	FURCRA FOETIDA 'MEDIOPICTA' MAURITUS HEMP	5 GAL	LOW
	MEDIUM GRASSES - 36" HEIGHT (36" O.C.)		
	CHONDROPETALUM TECTORUM CAPE RUSH	5 GAL	LOW
	DIANELLA TASMANICA `VARIEGATA` FLAX LILY	5 GAL	LOW
	LEYMUS C. `CANYON PRINCE` CANYON PRINCE GIANT WILD RYE	5 GAL	LOW
	LOMANDRA L. PLATINUM BEAUTY PLATINUM BEAUTY	5 GAL	LOW
	CALAMAGROSTIS 'KARL FOERSTER' FEATHER REED GRASS	5 GAL	LOW
	LOW GRASSES - 24" HEIGHT (24" O.C.)		
	DIANELLA REVOLUTA `LITTLE REV` LITTLE REV FLAX LILY	5 GAL	LOW
	LOMANDRA LONGIFOLIA `BREEZE` MAT RUSH	5 GAL	LOW
	JUNCUS PATENS CALIFORNIA RUSH	5 GAL	LOW
	SESLERIA X `CAMPO AZUL` CAMPO AZUL MOOR GRASS	1 GAL	LOW
	CAREX PANSA CALIFORNIA MEADOW SEDGE	1 GAL	LOW
BIOSWALE/TREATMENT AREAS			
	CAREX PANSA CALIFORNIA MEADOW SEDGE	5 GAL	LOW
	CHONDROPETALUM TECTORUM CAPE RUSH	5 GAL	LOW
	JUNCUS PATENS CALIFORNIA RUSH	5 GAL	LOW

QUARRY CAPITAL

UNIVERSITY VILLAGE - INSTITUTIONAL HOUSING

LOMA LINDA, CA

PLANTING PLAN

NORTH

1" = 30'

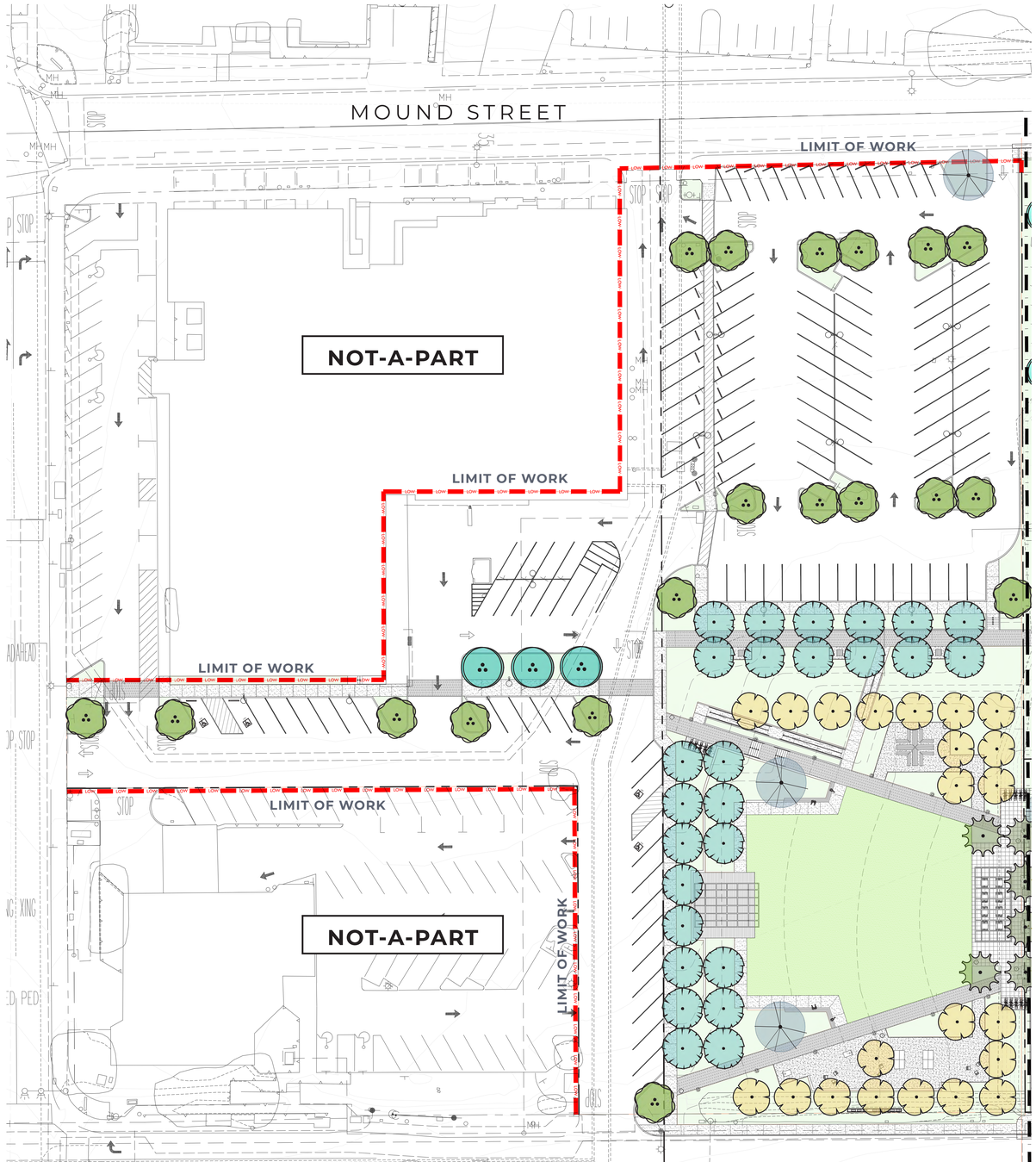
0' 15' 30' 60' 90' 120'

MJS LANDSCAPE ARCHITECTURE

PLANTING PLAN

L.15

MAY 21, 2026



PLANT SCHEDULE				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
TREES				
	ALOE TONGAENSIS `MEDUSA` MEDUSA MOZAMBIQUE TREE ALOE	24"BOX	LOW	2
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE MULTI-TRUNK	48"BOX	LOW	16
	CERCIDIUM X ` DESERT MUSEUM` THORNLESS PALO VERDE	60"BOX	LOW	3
	CERCIS CANADENSIS `FOREST PANSY` TM FOREST PANSY REDBUD	36"BOX	MODERATE	14
	CHILOPSIS LINEARIS DESERT WILLOW	24"BOX	LOW	8
	DRACAENA DRACO DRAGON TREE	36"BOX	LOW	9
	LAURUS X `SARATOGA` SARATOGA HYBRID LAUREL	24"BOX	LOW	3
	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' D.D BLANCHARD SOUTHERN MAGNOLIA	24"BOX	MODERATE	3
	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	36"BOX	MODERATE	21
	OLEA EUROPAEA `SWAN HILL` FRUITLESS OLIVE	48"BOX	LOW	51
	PINUS ELDARICA AFGHAN PINE	36"BOX	MODERATE	3
	PROSOPIS GLANDULOSA 'MAVERICK' MAVERICK THORNLESS HONEY MESQUITE	36"BOX	LOW	23
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TURF AT THE GREEN			
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS
	CYNODON DACTYLON TIFGREEN HYBRID BERMUDA 328	SOD	MODERATE

WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) NOTE

LANDSCAPE PLANS WILL ADHERE TO THE CITY OF LOMA LINDA EFFICIENT LANDSCAPE ORDINANCE.

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QUARRY CAPITAL

UNIVERSITY VILLAGE - INSTITUTIONAL HOUSING

LOMA LINDA, CA

PLANTING PLAN

MJS LANDSCAPE ARCHITECTURE

1" = 30'

0' 15' 30' 60' 90' 120'

L.16

MAY 21, 2026

TREES


ALOE TONGAENSIS ‘MEDUSA’
MEDUSA MOZAMBIQUE TREE ALOE

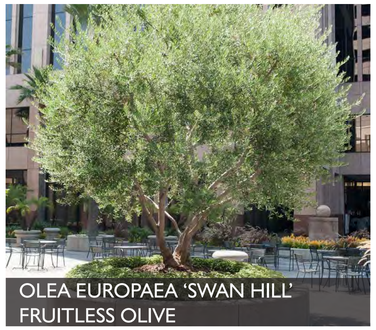

CERCIDIUM X ‘DESERT MUSEUM’
THORNLESS PALO VERDE


CERCIS CANADENSIS ‘FOREST PANSY’
FOREST PANSY REDBUD


CHILOPSIS LINEARIS
DESERT WILLOW


DRACENA DRACO
DRAGON TREE


METROSIDEROS EXCELSA
NEW ZEALAND CHRISTMAS TREE


OLEA EUROPAEA ‘SWAN HILL’
FRUITLESS OLIVE


PHOENIX DACTYLIFERA ‘MEDJOOL’
MEDJOOL DATE PALM


QUERCUS AGRIFOLIA
COAST LIVE OAK


TRISTANIA CONFERTA
BRISBANE BOX


ULMUS PARVIFOLIA ‘TRUE GREEN’
TRUE GREEN LACEBARK ELM


WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM

SHRUBS


ARBUTUS UNEDA ‘COMPACTA’
DWARF STRAWBERRY TREE


ELAEOCARPUS DECIPIENS
JAPANESE BLUEBERRY


FICUS NITIDA ‘GREEN GEM’
GREEN GEM FICUS


GREVILLEA X ‘PEACHES AND CREAM’
PEACHES AND CREAM GREVILLEA


LAURUS SARATOGA
SARATOGA HYBRID LAUREL


LAURUS NOBILIS ‘LITTLE RAGU’
LITTLE RAGU SWEET BAY


LEUCOSPERMUM ‘FLAME GIANT’
GIANT ORANGE PINCUSHION

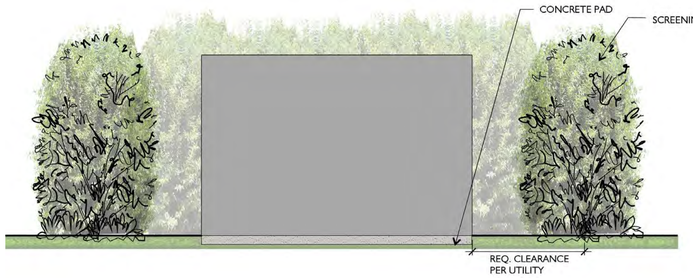

LEUCOPHYLLUM ‘LOS ALAMITOS’
TEXAS SAGE


OLEA EUROPAEA ‘LITTLE OLLIE’
LITTLE OLLIE DWARF OLIVE

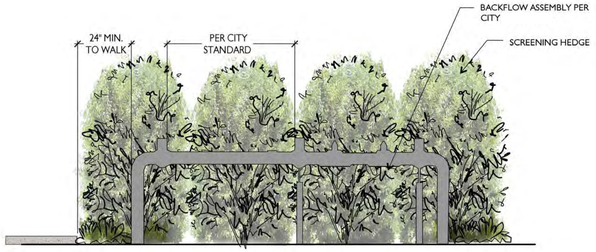

ROSMARINUS O. ‘PROSTRATUS’
CREEPING ROSEMARY


SALVIA ‘ALLEN CHICKERING’
CLEVELAND SAGE


WESTRINGIA ‘WYNYABBIE GEM’
WYNYABBIE GEM COAST ROSEMARY



TYP. SECTION AT TRANSFORMER SCREENING



TYP. SECTION AT UTILITY SCREENING

ACCENTS


AGAVE ATTENUATA
FOXTAIL AGAVE


AGAVE ATTENUATA 'RAY OF LIGHT'
RAY OF LIGHT FOXTAIL AGAVE


AGAVE ATTENUATA 'NOVA'
NOVA FOXTAIL AGAVE


AGAVE ATTENUATA 'BLUE FLAME'
BLUE FLAME AGAVE


ALOE STRIATA
CORAL ALOE


CRASSULA 'BLUE WAVES'
JADE PLANT


CHONDROPETALUM TECTORUM
CAPE RUSH


FURCRAEA FOETIDA 'MEDIOPICTA'
MAURITIS HEMP

GRASSES


CAREX PANSA
CALIFORNIA MEADOW SAGE


CALAMAGROSTIS 'KARL FOERESTER'
FEATHER REED GRASS


CHONDROPETALUM TECTORUM
CAPE RUSH

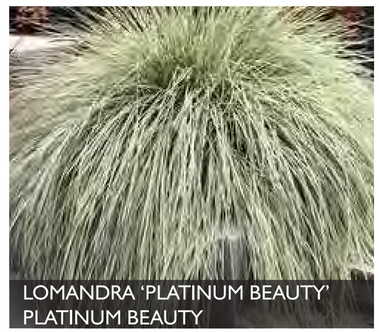

DIANELLA REVOLUTA 'LITTLE REV'
LITTLE REV FLAX LILY


DIANELLA TASMANICA 'VARIEGATA'
FLAX LILY

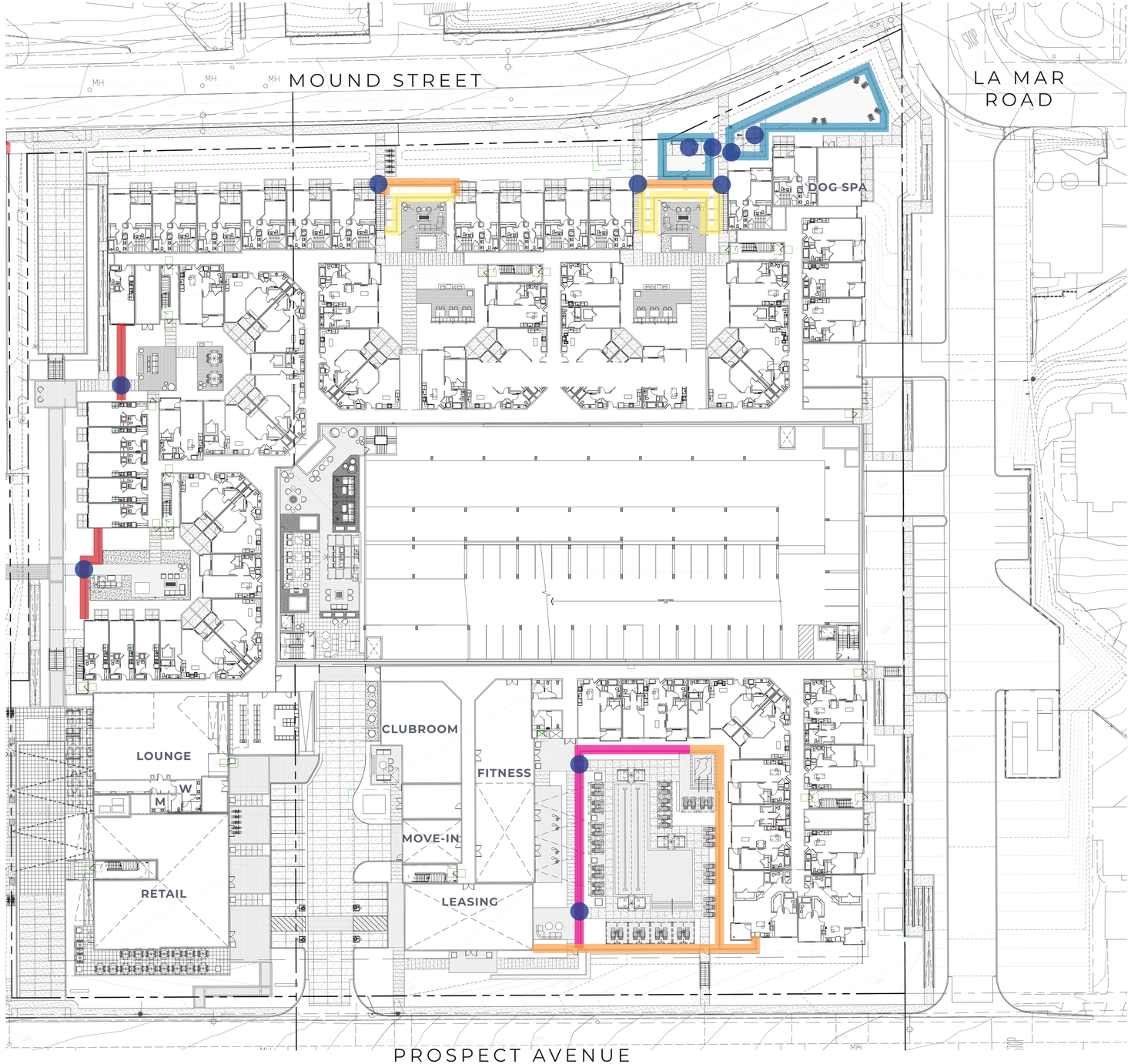

JUNCUS PATENS
CALIFORNIA RUSH


LEYMUS 'CANYON PRINCE'
CANYON PRINCE GIANT WILD RYE


LOMANDRA LONGIFOLIA 'BREEZE'
MAT RUSH


LOMANDRA 'PLATINUM BEAUTY'
PLATINUM BEAUTY

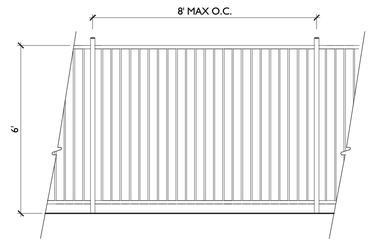

SESLERIA X 'CAMPO AZUL'
CAMPO AZUL MOOR GRASS



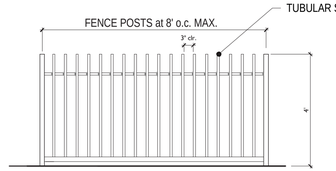
LEGEND

- 6' TUBULAR STEEL FENCE
- 48" TUBULAR STEEL DOG FENCE
- GLASS POOL ENCLOSURE
- 10' WALL WITH GAURD RAIL
- 6' WALL WITH STUCCO FINISH
- PEDESTRIAN GATE

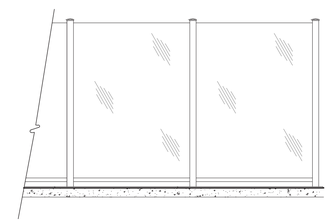
*NO SECURITY FENCE PROPOSED AT THE GREEN



1 TUBULAR STEEL PERIMETER FENCE
6' HIGH



2 TUBULAR STEEL FENCE AT DOG PARK
48" HIGH



3 GLASS POOL ENCLOSURE
6' HIGH

QUARRY CAPITAL

UNIVERSITY VILLAGE - INSTITUTIONAL HOUSING

LOMA LINDA, CA

WALL + FENCE PLAN

NORTH

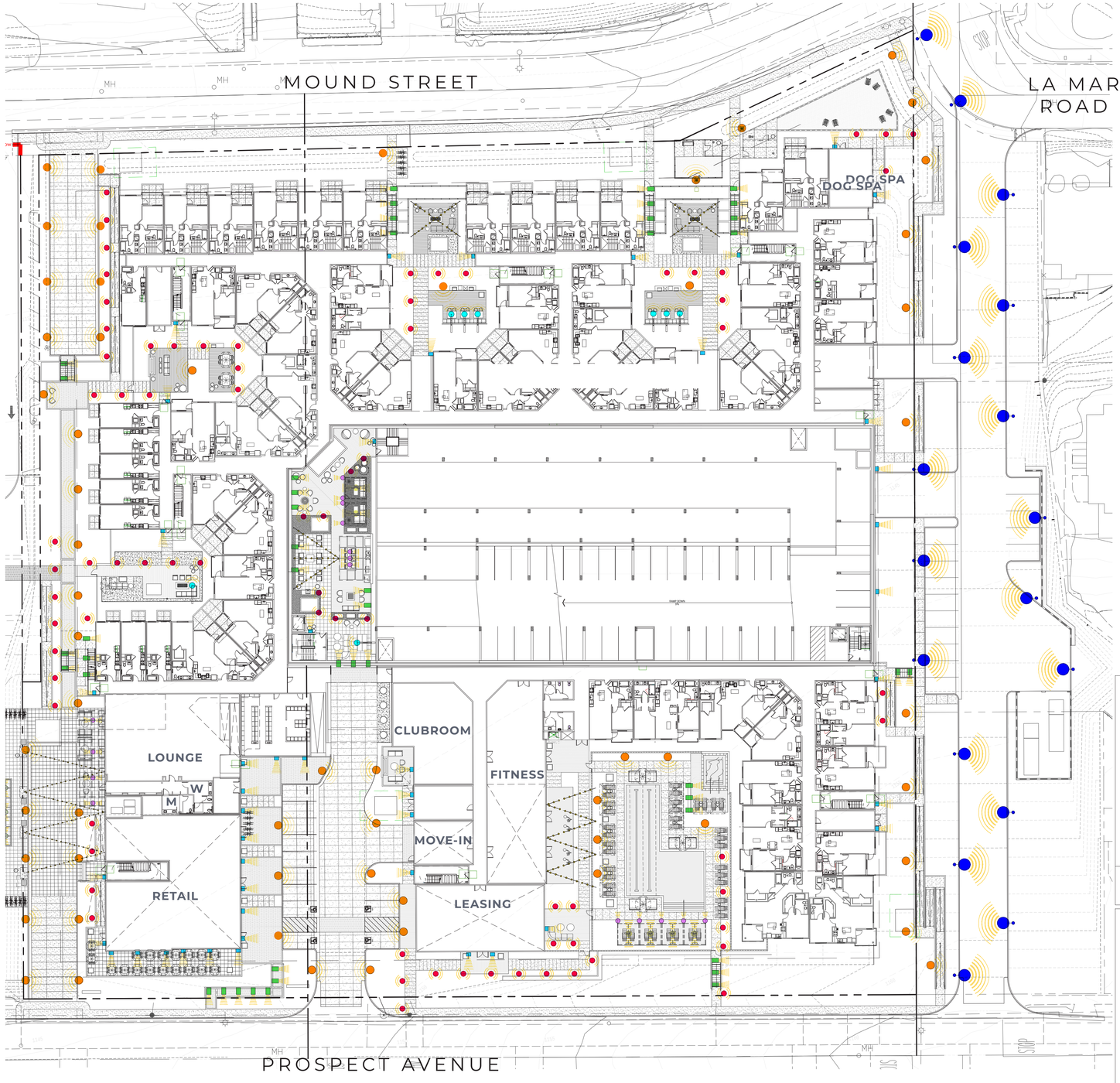
1" = 30'

0' 15' 30' 60' 90' 120'

MJS LANDSCAPE ARCHITECTURE

L.19

MAY 21, 2026



EXTERIOR LIGHTING LEGEND

SYMBOL	TYPE/TECHNIQUE:	LOCATION:
	DRIVE ISLES THEME POLE LIGHT	VEHICULAR DRIVES
	THEME POLE LIGHT	AMENITY SPACES/ENTRY DRIVES
	BOLLARD	AT PEDESTRIAN PATH OF TRAVEL
	BUILDING WALL	MOUNTED ON BUILDING WALL
	OVERHEAD FESTIVAL LIGHTING	ATTACHED TO POLES OR TRELLIS. MINIMUM 12' ABOVE FINISH SURFACE
	DOWNLIGHT IN POOL CABANA	MOUNTED ON CABANA TRELLIS
	DOWNLIGHT IN TRELLIS	MOUNTED ON OVERHEAD TRELLIS
	CUSTOM ARM LIGHT	AMENITY SPACES
	WALL MOUNTED	RAISED PLANTER WALLS/SITE LOW WALLS
	SCONCE	MOUNTED ON CABANA FRAME
	PARKING LOT POLE LIGHT DOUBLE	PARKING LOT
	PARKING LOT POLE LIGHT SINGLE	PARKING LOT
	THEME POLE LIGHT	THE GREEN
	DOWNLIGHT AT TRELLIS	THE GREEN

* FOR REFERENCE ONLY *

EXTERIOR LIGHTING NOTES:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE TUNGSTEN OR METAL HALIDE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.



THEME POLE LIGHT
VEHICULAR DRIVE



THEME POLE LIGHT
AMENITY SPACES



BOLLARD
PATH OF TRAVEL



SCONCE
MOUNTED ON BUILDING



FESTIVAL LIGHTING
ATTACHED TO POLES/TRELLIS



DOWN LIGHT
AT POOL CABANA



POLE LIGHT DOUBLE
PARKING LOT



POLE LIGHT SINGLE
PARKING LOT



DOWNLIGHT
AT OVERHEAD TRELLIS



CUSTOM ARM LIGHT
AMENITY SPACES



DOWNLIGHT
MOUNTED ON TRELLIS



THEME POLE
THE GREEN



RECESSED WALL
MOUNTED ON WALL



UP/DOWN LIGHT
MOUNTED ON CABANA FRAME

QUARRY CAPITAL

UNIVERSITY VILLAGE - INSTITUTIONAL HOUSING

LOMA LINDA, CA

LIGHTING PLAN

NORTH

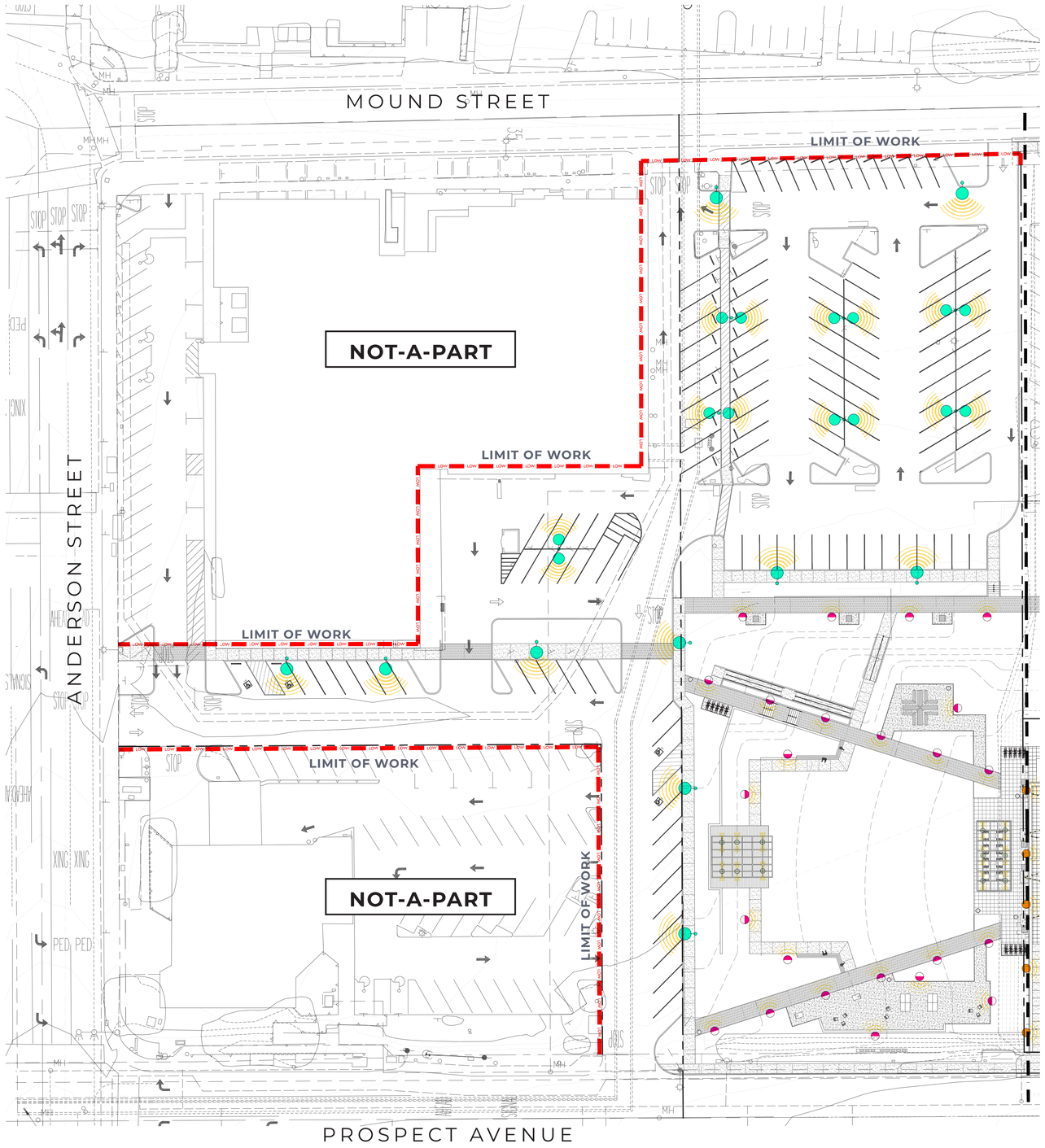
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0' 15' 30' 60' 90' 120'

MJS LANDSCAPE ARCHITECTURE

L.20

MAY 21, 2026



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	DOWNLIGHT IN TRELLIS	MOUNTED ON OVERHEAD TRELLIS
	CUSTOM ARM LIGHT	AMENITY SPACES
	WALL MOUNTED	RAISED PLANTER WALLS/SITE LOW WALLS
	SCONCE	MOUNTED ON CABANA FRAME
	PARKING LOT POLE LIGHT DOUBLE	PARKING LOT
	PARKING LOT POLE LIGHT SINGLE	PARKING LOT
	THEME POLE LIGHT	THE GREEN
	DOWNLIGHT AT TRELLIS	THE GREEN

* FOR REFERENCE ONLY *

EXTERIOR LIGHTING NOTES:

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE TUNGSTEN OR METAL HALIDE.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.



THEME POLE LIGHT
VEHICULAR DRIVE



THEME POLE LIGHT
AMENITY SPACES



BOLLARD
PATH OF TRAVEL



SCONCE
MOUNTED ON BUILDING



FESTIVAL LIGHTING
ATTACHED TO POLES/TRELLIS



DOWN LIGHT
AT POOL CABANA



POLE LIGHT
PARKING LOT



POLE LIGHT SINGLE
PARKING LOT



DOWNLIGHT
AT OVERHEAD TRELLIS



CUSTOM ARM LIGHT
AMENITY SPACES



DOWNLIGHT
MOUNTED ON TRELLIS



THEME POLE
THE GREEN



RECESSED WALL
MOUNTED ON WALL



UP/DOWN LIGHT
MOUNTED ON CABANA FRAME

QUARRY CAPITAL

UNIVERSITY VILLAGE - INSTITUTIONAL HOUSING

LOMA LINDA, CA

LIGHTING PLAN

MJS LANDSCAPE ARCHITECTURE

1" = 30'

0' 15' 30' 60' 90' 120'

L.21

MAY 21, 2026

City of Loma Linda

Historical Commission Staff Report

A. Approval of Minutes for May 4, 2026

Meeting	Agenda Group
Monday, July 6, 2026, 5:30 PM	Approval of Minutes Item: 4A.

From
Lorena Matarrita, Community Development Director

Approval of Minutes for Minutes of May 4, 2026.

Attachments

Draft_HC_5.4.2026.pdf

** **The following document is a draft of the minutes and the not the official approved minutes** **

Minutes for the Historic Commission

25541 Barton Road, Loma Linda, CA 92354

May 4, 2026, 5:30 PM - May 4, 2026, 6:00 PM

1. CALL TO ORDER

1.A. Call To Order

Chairman Stewart called to order at 5:30PM.

2. ROLL CALL

2.A. Roll Call

Roll Call: *(The following members were in attendance)*

- **Michael Stewart,** Chairman
- **William Coffman,** Commissioner
- **Scott Hepburn**, Commissioner
- **Jennifer Jones**, Commissioner
- **Sally F. Leialoha,** Commissioner
- **Cindee Nelson,** Commissioner
- **Fred Ramos,** Commissioner

2.B. Pledge of Allegiance

2.C. Items to be Added or Deleted

No Items to be Added or Deleted.

2.D. Conflict of Interest Disclosure

N/A

3. COMMENTS FROM THE PUBLIC

3.A. Public Comments on Non-Agenda Items (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER)

No Public Comments on Non-Agenda Items.

4. DISCUSSION ITEMS

4.A. Certificate of Appropriateness for the Frink Adobe House under Precise Plan of Design Permit No. 2025-0008.

Associate Planner presented the Request to Approve for Certificate of Appropriateness for the rehabilitation of the historic Frink Adobe, located within The Groves at Loma Linda Specific Plan (Planning Area 3-6) in association with Precise Plan of Design Application No. 2025-0008. The recommended approval is based on the findings contained in the Staff Report and subject to the attached Conditions of Approval.

Applicant Jim Shipp, Project Manager with Two Canyons Conservancy, provided additional information regarding the proposed rehabilitation of the Frink Adobe. Mr. Shipp explained that Lennar Homes transferred ownership of the Frink Adobe to Two Canyons Conservancy due to its historical significance as the oldest residence in Loma Linda and the site of the City's first citrus grove.

Mr. Shipp stated that the property is intended to serve as an educational and cultural resource center, featuring learning stations highlighting the history of Mission Road, the Zanja Trail, Kaawchama Village, the citrus industry, and traditional adobe brick-making. He also noted that Two Canyons Conservancy is collaborating with leaders from the San Manuel Band of Mission Indians (Yaamava) to incorporate Tribal history and stories relevant to the Loma Linda area.

Jim Shipp emphasized that no modernization of the structure is proposed. Rehabilitation efforts will focus on preservation through the repair, restoration, and replacement of materials in kind, consistent with historic preservation standards.

Commissioners and the applicant discussed several areas requiring repair, including the installation of anchor bolts for the deteriorated north and east walls, improvements to the concrete slab foundation, and grading and drainage measures to prevent moisture intrusion around the building perimeter. These issues will be further evaluated and addressed in consultation with structural engineers during the rehabilitation process.

Commissioner Coffman and Jim Shipp discussed opportunities for obtaining historical artifacts, heirlooms, and community donations to support the Frink Adobe. Mr. Shipp indicated that he is

currently in communication with members of the Frink family regarding potential contributions.

City Manager Jarb Thaipejr noted that he has been working with Lennar Homes to install new sidewalk, enhance street lighting, and improve parts of Mission Road.

Motion by Commissioner William B. Coffman, seconded by Jennifer Jones and passing by a vote of 7-0-0-0-0 To Approve

5. APPROVAL OF MINUTES

5.

Minutes Approved for Minutes of November 3, 2025.

6. REPORTS FROM STAFF

6.A. Director's Report

Director Matarrita noted that flags representing the various branches of the U.S. military are displayed at Bryn Mawr Veterans Memorial Park.

Staff also provided an update on upcoming projects currently in the development pipeline, including the California Street Daycare Center and Mixed-Use Project, as well as a 36-unit residential development proposed along Mission Road.

7. REPORTS FROM COMMISSIONERS

7.A. Commissioner's Reports

Commissioners Leialoha and Ramos expressed their appreciation to Jim Shipp for his efforts in organizing the Veterans Day Memorial Services at Bryn Mawr Veterans Park.

Jim Shipp informed the Commission of the upcoming History Fair, scheduled for June 14, 2026, at the Loma Linda Senior Center.

8. ADJOURNMENT