

# 106

## SUCCESS STORY

### Ongoing Partnerships Serve as a Model to Save Historic Properties

San Bernardino County, California

“This exemplary consultation not only preserved the community’s agricultural heritage, historic ranches, Euclid Avenue, and the Sam Maloof legacy, but illustrates the desire and cooperation to form incredible partnerships that continue today as current plans are developed for the region.”

— MILFORD WAYNE  
DONALDSON, FAIA  
*Former California State Historic  
Preservation Officer*



#### THE STORY

For centuries, the vast windswept Cucamonga Plain along the foothills of the San Gabriel Mountains had limited agricultural uses due to insufficient rainfall. In 1881, Canadian engineer George Chaffey and his brother William purchased land and water rights on the Cucamonga Plain and created irrigation companies to distribute water to 10-acre parcels in planned agricultural communities—Etiwanda, Alta Loma, and Cucamonga—that eventually merged into Rancho Cucamonga. With a steady water source, residents established citrus groves and vineyards. The Chaffey family also planted rows of eucalyptus trees to serve as windbreaks in their community and agricultural design. They went on to develop the Ontario Model Colony with Euclid Avenue, an 8.4-mile thoroughfare with a broad median and parkways connecting the agricultural developments. In the 20th century, the citrus industry prospered in southern California, and parcels were assembled into citrus ranches where prominent owners built imposing residences.

In 1953, self-taught woodworker Sam Maloof and his wife Alfreda acquired a citrus grove and over four decades constructed and expanded a house and studio that would become an intimate example of Maloof’s evolving design aesthetic, blending California modernism with the ideals of the Arts and Crafts tradition. Honored in a 2001 retrospective at the Smithsonian’s Renwick Gallery, Maloof became nationally recognized for his handmade furniture. The home and studio were determined eligible for listing in the National Register of Historic Places in 1990.

#### THE PROJECT

In the 1990s, the San Bernardino Associated Governments (SANBAG), a regional transportation and planning commission, committed local government funding and initiated plans on a 27-mile connector road through existing communities to State Road 210. As plans progressed, six properties either listed in or eligible for listing in the National Register were affected—historic Euclid Avenue, the Etiwanda Windbreaks, the historic residences of three prominent ranchers, and the Maloof home and studio.

Photos: The Maloof home and studio  
(photos courtesy Robert Chattel)

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Photos: Left, tree-lined Euclid Avenue; Above, historic Pitzer Ranch is now a Sunrise assisted living facility. (photos courtesy Robert Chattel)

## THE 106 PROCESS

While SANBAG funded the project in part, the Federal Highway Administration (FHWA), the federal agency providing additional funding to this project, was responsible for conducting the Section 106 process under the National Historic Preservation Act. Section 106 requires that federal agencies identify historic properties and assess the effects of the projects they carry out, fund, or permit on those properties. Federal agencies also are required to consult with parties that have an interest in the fate of the property when adverse effects are likely to ensue. As historic properties were located in the path of the proposed highway extension, FHWA, the California Department of Transportation (CalTrans), the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation consulted along with property owners, the Etiwanda Historical Society, and local governments to identify options. The consultation was aided by CalTrans' commitment to avoid or minimize harm to historic properties by tracking all projects statewide so innovations can be shared.

In 1996, the Section 106 process culminated in a Memorandum of Agreement (MOA) to guide the project and outline agency obligations. However, as planning progressed, new information and ideas required modifications. Unfazed, citizens and local, state, and federal agencies collaborated and forged partnerships to resolve issues. Upon completion of the connector road, agencies acquired properties that were avoided or relocated; sound walls were constructed; landscaping consistent with the historic resources was planted with new trees along the windbreak; and the highway was constructed below grade, allowing Euclid Avenue to be reconstructed as a wide overpass replicating the historic landscape.

## THE SUCCESS

The State Road 210 project illustrates the importance of community involvement in the Section 106 process to determine appropriate outcomes. Agencies formed partnerships with non-profit organizations, for example, assisting citizens in establishing the Sam and Alfreda Maloof Foundation at the relocated Maloof house for the stewardship and interpretation of his legacy. The historic Pitzer Ranch was converted into an assisted living facility. The innovative overpass solution to Euclid Avenue provided for an accurate replication of the historic landscape, raised median, and cobblestone channels. An important outcome was the strength of relationships developed so that as new information came to light after the MOA was signed, plans evolved through ongoing consultation allowing all to fulfill their obligations collaboratively and successfully.

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ACHP  
California State Historic  
Preservation Officer  
California Department of  
Transportation  
San Bernardino Associated  
Governments

For more about Section  
106 and the ACHP go  
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