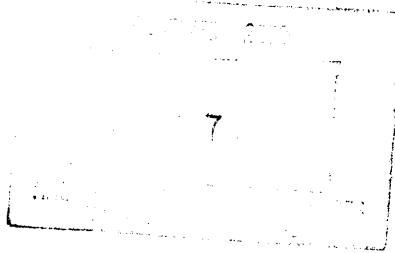


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



RECEIVED

300
30-0057
OHP

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Highland Historic District

other names/site number _____

2. Location

street & number Roughly bounded by Cole & Nona Ave/Pacific & Church St not for publication

city or town Highland vicinity

state California code CA county San Bernardino code 071 zip code 92346

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally.
(See continuation sheet for additional comments.)

[Signature] 2/21/01
Signature of certifying official/Title Date

California Office of Historic Preservation
State or Federal Agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal Agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

[Signature]
Signature of the Keeper

Date of Action

Edson R. Beall 4.5.01

Highland Historic District
Name of Property

San Bernardino, California
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
99	35	buildings
		sites
		structures
		objects
99	35	Total

Name of related multiple property listing

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

(N/A)

Number of contributing resources previously in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling
 AGRICULTURE: processing
 TRANSPORTATION: rail-related
 COMMERCE/TRADE: financial institution
 RELIGION: religious facility

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling
 RELIGION: religious facility
 INDUSTRY/PROCESSING/EXTRACTION: manufacturing facility
 VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN
 MOVEMENTS: Bungalow/Craftsman
 LATE VICTORIAN: Queen Anne
 LATE 19TH AND 20TH CENTURY REVIVALS:
 Mission/Spanish Colonial Revival
 OTHER: Citrus Packing Houses

Materials

(Enter categories from instructions)

foundation CONCRETE
 roof ASPHALT
 walls WOOD: weatherboard
 STUCCO
 other STONE: granite

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

(See continuation sheets)

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)
See continuation sheets.

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

- Agriculture
- Transportation
- Settlement
- Architecture

Period of Significance

1891 - 1938

Significant Dates

1891
1903-1904
1937-38

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Arthur B. Benton

Name of repository: Highland Branch Library

Highland Historic District
Name of Property

San Bernardino, California
County and State

10. Geographical Data

Acreage of Property 29 acres

UTM References

PLEASE SEE ATTACHED

(Place additional UTM references on a continuation sheet)

1	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
2	<input type="text"/>	<input type="text"/>	<input type="text"/>

3	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
4	<input type="text"/>	<input type="text"/>	<input type="text"/>

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Christy Johnson McAvoy

organization Historic Resources Group date May 15, 2000

street & number 1728 Whitley Avenue telephone (323) 469-2349

city or town Los Angeles state CA zip code 90028

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instruction gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1

Highland Historic District
San Bernardino County, California

Architectural Description

Summary

The Highland Historic District is located in the City of Highland, a formerly unincorporated section of San Bernardino County, at the eastern end of Southern California's San Bernardino Valley near the base of the San Bernardino National Forest. The Highland townsite occupies the upper portion of a broad, gently sloping alluvial fan about a mile southwest of the point where City Creek exits the steep front of the San Bernardino Mountains. The historic district represents the original townsite plus portions of the 1904 Cole's Addition to the townsite. The original Highland townsite was surveyed in 1891 and recorded in 1893. It consisted of the area south of Pacific Street between Palm Avenue and Church Street, and included the south side of Main Street. Additional development during the 1890's occurred on unplatted lands on Pacific west of Palm. A central commercial district runs along Palm Avenue between Main and Pacific Streets. The major citrus industry sector is located along the former Santa Fe Railway right-of-way that bisects the northeastern corner of the townsite. (The tracks, ties, and all appurtenant features were removed sometime between 1978 and 1988). Citrus growers' imposing homes line West Main Street; citrus workers' vernacular cottages and tenant housing are located throughout the district. Religious, civic, and commercial buildings are focused on two intersecting thoroughfares: Palm Avenue and Pacific Street. Major residential contributors include: Henslee House, Yarnell House, Randall House, Longmire House, Seely House, and the Cram residence. Commercial, institutional and industrial contributors include: First Bank of Highland; Highland Methodist-Episcopal Church,; Highland Woman's Club and Public Library; and the former packing houses of the Highland Orange Association, the Highland Fruit Growers, and the Highland Citrus Association. Architectural styles significantly represented in the district include: Mission Revival, Queen Anne, Craftstman/Bungalow, and Spanish Colonial Revival.

The district consists of 134 buildings

Contributing

2. 6906 Palm Avenue, Rohrer Block, 1899. This two story basement brick building measures approximately 70 feet wide and 50 feet deep. The street level displays four storefronts along Palm Avenue. The upper story is separated into three slightly recessed bays on the Palm Avenue facade; each broken by four evenly spaced windows. The second story is visually separated from the parapet by dentillated frieze. The storefronts have been blocked in and exterior walls have been coated with stucco.

3. 6913-15 Palm Avenue, brick commercial building, c. 1915. This brick commercial building rises only one story. The double central doors are flanked by large storefront windows atop a brick bulkhead. Each storefront window consists of two large panes separated by a vertical muntin; a three-part transom tops the lower panes. The building's tall parapet no longer displays any commercial signage. The exterior walls have been coated with stucco.

5. 6918 Palm Avenue, old Post Office, c. 1905. This one-story brick building was constructed sometime between 1899 and 1907. The storefront's central double doors are flanked by large windows that are now fitted with security grilles. A painted sign, that reads "Lex Industries" covers the short brick parapet. A second sign has been applied to the building facade between the top of the window and the roofline.

6. 6921 Palm Avenue, brick commercial building, c. 1915. This simple storefront commercial building is constructed of brick. Two large windows flank a slightly offset central entrance. A transom, extending the width of the storefront, has been enclosed. The parapet, containing no signage, is decorated by five narrowly scored bands at its top edge. The building facade has recently been coated with stucco.

7. 6922 Palm Avenue, commercial building, c. 1905. This two-story brick building was constructed after 1899. At the first story storefront displays two multipane fixed sash windows with opaque glazing flank either side of a recessed central entrance. Double doors provide access to the building's interior. The tall transom is filled with pairs of large vertical panes separated by a slender mullion; the bulkhead is decorated with horizontal panels. The second story is defined by a band of four one-over-one double-hung sash windows. A sign that reads "Cromwell's" hangs above the front entrance.

8. 6925-29 Palm Avenue, commercial building (Sewell Garage and Ford agency), c. 1915, garage addition 1926. This one-story brick commercial building was constructed in two parts. The northern half of the facade was constructed to house a grocery and a barber shop

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Highland Historic District
San Bernardino County, California

circa 1915; the southern half was constructed as an auto garage in 1926. The northern half is subdivided into two separate storefront bays; each with a separate entrance adjacent to the shop window. Signage, reading "Highland Precision", has been applied to the exterior wall above the storefront window of the larger shop bay. The southern half of the building displays a large auto bay (converted for use as a regular entrance) and a smaller multipane fixed-sash window. The parapet, which steps down at the junction between the building's two halves, is decorated by five narrowly scored bands at its top edge. The property is now used as a machine shop.

9. 6926 Palm Avenue, residence, pre-1899. This hip-roofed residence is raised several feet above grade with a basement underneath. A three-sided bay extends from the southern half of the building's main facade. A porch, supported by Tuscan columns, extends along the building's north side. The central entrance is concealed behind a central pedimented portico. The exterior walls are sheathed with wooden siding and the roof is covered with composition shingles.

10. 6939 Palm Avenue, Highland Woman's Club and Public Library (now Highland Baptist Church), 1926. This Spanish Colonial Revival building was constructed in 1926, continuing the association between the public library and adjacent meeting room facilities present in the earlier building on West Main Street. The site was previously occupied by a two-story hotel and rooming house, which appears on the 1907 Sanborn map. The 1918 Sanborn map indicates the lot as vacant. The 1930 Sanborn map shows the library occupying the projecting wing at the northwest corner of the building, with the club rooms set back to form the remainder of the building. The library eventually moved to a new facility on Base Line Road west of Palm; the old facility is now used as a church.

11. 6936 Palm Avenue, two-story Craftsman residence, c. 1915. The woodframe house has a low-pitch, gable-end roof; the lower story is dominated by a broad, low-gabled front porch with expressed structure. The porch roof is supported on four piers resting on solid brick porch railings. The exterior walls are sheathed with wooden clapboards. Original windows appear to have been replaced.

12. 6944 Palm Avenue, prefabricated metal gas station, c. 1925. Located at the town's most prominent intersection, on the northwest corner of Palm Avenue and West Main Street, this gasoline station is constructed of prefabricated metal sheets. The building extends three bays wide along Main Street and one bay along Palm Avenue. The walls of the enclosed central bay are divided into the three vertical parts: the bulkhead is constructed of concrete, multipane windows define the wall's center, and decorative corrugated sheet metal encloses the upper wall. A flat roof with a corrugated sheet metal cornice, supported by slender columns at the building's four corners, extends across all three bays, creating a canopy above the outside service bays. No gasoline pumps remain on the site; the building is vacant. (This building occupies the same parcel as building #66, but has a different street address.)

14. 6956 Palm Avenue, First Bank of Highland, 1904, garage and post office additions, c. 1910. The one-story bank building anchors the southern end of the town's business district on Palm Avenue. The original Mission Revival bank occupies the southwestern corner of Palm Avenue and West Main Street; it is sheathed in a heavy stucco and has an espadana parapet capping the east elevation, with a smaller, angled espadana over the corner entrance. Large, arched windows dominate the north and east sides. A pent roof supported by open braces spans both elevations.

The building was designed by noted Southern California architect, Arthur B. Benton. Benton, best known for his Mission Inn in Riverside, designed the bank in 1904. The bank included facilities for the local telephone company, which operated out of the west end with access from West Main Street. At some time between 1907 and 1918, the building was enlarged in compatible Mission styling, extending west to accommodate a new post office, and south along Palm Avenue to add an auto service garage. The First Bank of Highland was acquired by Bank of America in December of 1937. Bank of America eventually moved its operation to a new building at the corner of Base Line and Palm. The post office moved out of the building to a new facility on Palm Avenue in the early 1950s. The old bank building now serves as a medical office. The interior of the bank was "modernized" by the Bank of America in 1938, and remodeled again in more recent years for its present use; the post office interior was remodeled in 1937. The exterior retains its historic appearance.

15. 27156 W. Pacific Street, c. 1898. This one-story, single-family residence has a gable-on-hip roof; a veranda supported by chamfered posts with curved braces is on the south and east sides. Windows are obscured by metal security grilles. Exterior walls are clad with wooden clapboard siding; the roof is covered with composition shingles.

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Highland Historic District
San Bernardino County, California

16. **27164 W. Pacific Street**, c. 1900. A simple cottage, this one-story residence has a jerkinhead roof and recessed porch supported by simple posts resting on a solid porch rail. A shed roof ventilation dormer pierces the center of the side-facing roof plane. The exterior walls are clad with wood clapboard siding. Windows are partially obscured by metal security grilles.

17. **27171 W. Pacific Street**, residence, 1894. This two-story house, with its simplified Classical lines and paired windows, was built as the parsonage for the nearby Methodist-Episcopal Church. The building was constructed in 1894 by Nyal and Arthur McHenry. The exterior walls are sheathed with wide board siding and cornerboards.

18. **27172 W. Pacific Street**, residence, c. 1900. This one-story cottage is unusual for its intersecting hip roofs and gablet. A recessed front porch is supported by four columns. The exterior walls are sheathed with wood clapboard siding; the roof is covered with composition shingles.

19. **27175 W. Pacific Street**, residence, pre-1907. This hipped-roof cottage has a pointed crossgable over the main entrance. A side porch was removed between 1918 and 1930. The exterior walls are covered with wide shiplap siding that is simply accented with corner and cornice boards. Original double-hung sash windows are intact. The roof is covered with composition roofing. (This house occupies the same parcel as building #42, which has a separate street address.)

20. **27180 W. Pacific Street**, residence, pre-1907. Probably dating from the latter part of the 1890s, this cottage has a truncated hip roof with shed ventilation dormers, paired, double-hung windows, and side porch over the main entrance on the east.

22. **27193 W. Pacific Street**, bungalow residence, c. 1920. This one-story, gable-end bungalow has a symmetrical facade with a central entrance flanked by large windows. Open eaves are decorated with exposed rafter tails. The shed-roofed front porch is supported by two large Doric columns resting on the concrete porch floor. Exterior walls are covered with wooden clapboard siding. (This house occupies the same parcel as building #41, which has a separate street address.)

24. **27197 W. Pacific Street**, residence, pre-1907, front wing and porch enclosure after 1930. Later compatible additions include the addition of a room on the front and the enclosure of the porch at the main entrance. The L-shaped house is sheathed with wood clapboard siding and composite roofing. No original windows are visible from the street.

25. **27125 W. Pacific Street**, residence, pre-1899. This large two-story residence has the irregular massing and complex roof forms of the late Queen Anne, but lacks the profusion of ornamentation typically associated with that style. The central hipped roof is extended by a gabled wing on the west and a small crossgable on the north. A slanted bay window is a notable feature on the first floor of the west side. A hip roofed porch with squared posts and curved brackets spans the front and wraps around part of the west side. A decorative gable applied to the porch roof above the main entrance and a decorative lancet in the gable peak of the main facade have been added since 1988. Although altered, the basic form of the building and much of its original architectural character remain.

26. **27216 W. Pacific Street**, former Methodist-Episcopal Church 1891-92, addition 1923. This picturesque wood frame Gothic Revival building presents an image appropriate for a church in a prosperous small town of the late 19th century. The original building was the eastern portion, with its axis perpendicular to the street; a single lancet window dominates the street facade. The entrance is through a lancet-capped doorway flanked by Gothic buttresses in the base of a short tower at the southeast corner. The tower rises through a shingled band with trefoil windows, culminating in a four-sided steeple with steep-roofed lancet openings with Gothic traceries; an elaborate finial caps the tower. A large two-story 1920s addition extends the building to the west; an attempt to blend the addition with the Gothic character of the original building is suggested by the row of wall dormers, steep roof pitch and lancet attic vent in the west end.

The original congregation moved to a new church in 1965; the building was subsequently sold to another denomination, and still continues in church use.

27. **27227 W. Pacific Street**, residence, c. 1895. This one-story vernacular cottage has a truncated hip roof with a central crossgable over the main entrance. A shed-roofed porch spans the facade. A gabled cupola has been added to the roof's peak. Original fenestration has been replaced with six-over-six double-hung windows. The building is being remodeled in 2000; the existing porch on the main facade

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Highland Historic District
San Bernardino County, California

has been extended around the eastern elevation and dormers are being added. The building is non-contributing due to severe alterations.

28. 27232 W. Pacific Street, residence, c. 1915. This two-story shingled Craftsman house has a low gabled roof with wide eave overhangs, exposed rafter tails, and open braces at the corners. A secondary gable extends forward over the wing at the southwest corner. The main entrance is offset to the right, accessed through a single-story front porch.

29. 27237 W. Pacific Street, residence, c. 1935. This small, one-story board-and-batten cottage suggests mid-1930s bungalow design. The side-gable roof atop bracketed porch supports shelters a central entrance. Open eaves expose the roof's rafter tails.

31. 27247 W. Pacific Street, residence, c. 1895; remodeled to its present bungalow appearance before 1907. The original house is still visible in the two-story section with its tall, narrow windows and bands of patterned shingles. The roof has been extended on the north to create a full-width, recessed porch supported on squat, battered piers atop tall cobblestone bases. Wide, overhanging eaves, exposed rafter tails, open eave braces, and a crossgabled dormer complete the transformation into the popular side-gabled bungalow form of the early 20th century.

33. 27257 W. Pacific Street, residence, c. 1925. This one-story bungalow is typical of residential architecture of the early 1920s. The low gabled roof with wide eaves and extended purlins is parallel to the street, with a crossgabled wing on the west end; the area to the east of this wing is a recessed front porch supported by doubled posts resting on low piers atop a solid balustrade. The exterior walls are covered with horizontal wooden siding and cornerboards. Original fenestration appears to be intact.

34. 27264 W. Pacific Street, Spanish Colonial Revival residence, c. 1925. Minimal in its expression of the Spanish Colonial Revival, this one-story house conveys its architectural character through stucco walls, stepped parapet with red tile capping strip, and broad elliptical arches. Small pent roofs with metal tile shelter each of the two large picture windows on the facade. The large picture windows on the main facade are likely not original.

35. 27265 W. Pacific Street, residence, c. 1898. This one-story vernacular cottage has some mild Queen Anne overtones seen in the irregular massing and roof forms, as well as in the patterned shingles in the gable ends. The hip-roofed central section is extended by small gabled wings on the east and north; a hip-roofed porch wraps around the northeast corner, connecting with the two wings. The exterior walls are sheathed with wooden shiplap siding; the roof is covered with composition roofing.

36. 27271 W. Pacific Street, residence, c. 1925. This gable-end bungalow has a roof of a very low pitch. The entrance is directly under the peak of the gable, and is flanked by two square windows with simple surrounds; the front door is accessed through a small, low gabled porch, which is offset to the west. The house is sheathed in asbestos shingle siding. A circa 1950 house at rear of property is non-contributing. The main house is also non-contributing due to severe alterations.

39. 27447 E. Pacific Street, American Fruit Growers citrus packing house, 1927. Located on "packing house row", this large citrus packing plant is aligned with the former Santa Fe right-of-way, rather than with Pacific Avenue. The walls are hollow clay tile infilling a concrete structural framework; the front of the building is faced with red brick, with a central entrance into the office portion. The building has a sawtooth parapeted industrial roof with north-facing windows. The building occupies the site of the C.M. Brown citrus packing house, destroyed in the 1923 fire.

41. 6925 Cole Avenue, residence, pre-1907. This small, nearly square, cottage has a tipped roof with front and rear gables, and a shed-roofed porch across the front. A modern two-car garage is located just north of the house. (This house occupies the same parcel as building #22, which has a separate street address.)

42. 6926 Cole Avenue, residence, c. 1908. This small, nearly square, hip-roofed cottage is similar in character to the building at 27175 W. Pacific [#19], although it lacks the crossgable above the entrance. The exterior walls are sheathed with wooden shiplap siding; the roof is covered with composition roofing. A flat-roof portico is supported by simple posts. It stands at the rear of the lot occupied by building #19, but has a separate address.

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Highland Historic District
San Bernardino County, California

43. **6932 Cole Avenue**, transitional bungalow, c. 1908. This building has a medium pyramidal, hipped roof with exposed rafter ends, and a hip-roofed front porch supported by four turned columns. The exterior walls are sheathed with wooden clapboard siding; the roof is covered with composition shingles. The central entrance is flanked by two large, double hung windows.

44. **6940 Cole Avenue**, bungalow residence, c. 1925. This gable-end bungalow has a low-pitched roof with secondary gable repeated over the entrance, creating offset porch which supported on simple posts. Open eaves of the roof expose decorative rafter tails. Exterior walls are sided with wooden clapboard. Fenestration is composed mainly of double-hung sash.

45. **6952 Cole Avenue**, Seely residence, 1907. Dominating the west end of Main Street, this large, two-story Craftsman house is rectangular in plan with a roof composed of two intersecting gables. The eaves are broad and overhanging, with exposed rafter tails and open brace supports. Exterior sheathing is three-lap drop siding. A full porch spans the front of the building, with a low hipped roof supported on three cut stone piers.

46. **6962 Cole Avenue**, transitional bungalow, 1905. This one-story house has a hipped roof with a hipped dormer in front for attic ventilation. The low hipped front porch roof is supported by four Tuscan columns standing on a solid porch railing

48. **27206 W. Main Street**, residence, c. 1904; garage constructed by 1907. This two-story residence is roughly T-shaped in plan, with a hip-roofed veranda wrapping around the front and part of the east and west sides. The veranda is supported by Tuscan columns on a solid porch rail. The cornice is boxed with returns at the front. Alterations consist of a two-story addition at the rear, the addition of a small room above the porch on the front, and the sheathing of the building in composition siding. The building retains its original windows.

49. **27214 W. Main Street**, residence, c. 1920. This one-story, side-gabled bungalow has a small crossgabled front wing at the east end, and a larger crossgable on the west extending over the recessed front porch. The exterior walls are covered with clapboard siding. Vertical slats in the gable peak of the main facade ventilate the attic space. One-over-one double-hung sash appear to be original. The garage at the rear is contemporary with the house.

50. **27215 W. Main Street**, Rufus Longmire residence, c. 1904. This turn of the century residence is a late example of Queen Anne styling which has retained a high degree of integrity. The one-and-one-half story house is irregular in plan, with a complex combination of gabled, hipped and conical roof forms. The gable ends are infilled with square-cut shingles and have enclosed, shingled vergeboards creating large semi-circles for window setting. The facade is dominated by the slanted bay window on the west, the deeply recessed front porch with a finial-topped conical roof at the northeast corner, and a hip-roofed dormer in the front slope of the roof. A decorative gable has been applied to the dormer's facade since 1988. The exterior walls are clad with wooden clapboard siding.

51. **27220 W. Main Street**, Cram residence, c. 1910. This bungalow is composed of two dominant gabled roofs: one parallel to the street, and the other a massive crossgable which spans the entire front and covers the recessed porch. The wide overhanging eaves have pointed vergeboards and lack soffits. Extended purlins with open braces give the appearance of providing support. Fenestration is composed of eight-over-one double-hung sash that appear to be original. The exterior walls are clad with wooden shingles; the roof is topped with composition roofing.

52. **27221 W. Main Street**, old Congregational Church parsonage, 1892, moved 1905. One of the oldest buildings in the townsite, this two-story house is straightforward in the simplicity of its detailing. The two-story section is T-shaped in plan, with a single-story wing at the rear. Exterior walls are sheathed with wooden clapboard siding; composition shingles cover the roof. Windows are generally paired, and ornamentation is lacking, except for patterned shingle infill in the gable end facing the street. Built in 1892, the building was moved from its original location at the southwest corner of E. Main and Church Streets to its present location closer to the church. The building has been altered by an awkward porch remodeling that added stucco-covered arches, but still retains much of its original architectural character.

53. **27226 W. Main Street**, residence, c. 1915. This one-and-one-half story side-gabled bungalow has a shed dormer in front, and a shed-roofed extension over the front porch. The porch was later enclosed with two-lap drop siding and screen.

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54. 27234 W. Main Street, transitional bungalow, c. 1904. This attractive cottage has a bellcast hip roof with boxed cornice and broad frieze. The central entrance is recessed, forming a small vestibule beyond the porch. The front porch covers the eastern half of the facade, and is hip roofed with Tuscan columns standing on a solid rail. The entrance is flanked by two windows with decorative muntins in the upper sash; the window on the right is tripartite, with the large central section flanked by narrow, double-hung windows. The house is sheathed in two-lap drop siding.

55. 27235 W. Main Street, Martin Randall House, c. 1904. Two stories in height, this large Colonial Revival house is a cubic volume with a low, bellcast hip roof with a hipped attic vent dormer on the front slope. The facade is symmetrical, with a central entrance flanked by large windows with decorative upper sash. Two smaller windows of the same design flank a central oval window on the building's second story. The exterior walls are clad with wooden clapboard siding. A hip-roofed front porch spanning the lower story has a low central crossgable, and four Tuscan columns on a solid rail. The house was built by a local citrus grower who had orchards outside the townsite.

56. 27240 W. Main Street, bungalow residence, c. 1925. The single-story gable-end bungalow has a low pitched roof with overhanging eaves and exposed rafters. The roof form is repeated over the front porch, which has battered piers standing on a concrete or stucco rail. Wooden clapboards sheath the exterior walls. Large one-over-one, double-hung sash flank the central entrance on the main facade.

57. 27241 W. Main Street, Henslee House, c. 1912. This impressive stucco and tile house combines elements common to the popular Mission Revival and Prairie styles. Two stories in height, it has a hipped metal tile roof with a hipped attic vent dormer over the front, and a secondary hip over a small two-story wing on the east. Covered porches surmounted by balconies with low parapet walls span the front and part of the east side on the first story. A single-story wing is located at the rear. Large double-hung sash, original to the house, remain intact. The house was built for G. Thomas Henslee, a pioneer of the citrus industry, and his wife.

59. 27252 W. Main Street, Knights of Pythias Hall, 1906. The building is one story in height, with a roof of intersecting medium gables. The front entrance to the hall portion is centered under a small, shed-roofed canopy, while the former library space is accessed through an arched porch. An enclosed window opening flanks each side of the entrance. Originally plastered exterior walls were covered in stucco in 1931. A new kitchen wing was also constructed in the same year. The building functioned as a community library and social center until 1926.

60. 27255 W. Main Street, bungalow residence, c. 1930. This low, side-gabled bungalow with crossgabled front porch is clad with wooden clapboard siding. The front porch is supported by square columns atop a solid balustrade. Large, horizontal single pane windows flank either wide of a central entrance.

61. 27258 W. Main Street, residence, c.1904. This one-story house is dominated by a high, hipped roof with its axis parallel to the street. The facade is symmetrical with the central entrance flanked by single, double hung windows; at the east and west ends are tripartite windows. The front porch is a modern alteration; the original hip-roofed porch was later replaced by the present shed-roofed porch supported by five posts with decorative metalwork resting on a low wall of concrete block. The exterior walls are clad with vinyl siding.

62. 27263 W. Main Street, John L. Yarnell residence, c. 1905. This large, two-story Colonial Revival/Foursquare house is similar in character to the nearby Martin Randall residence [#55] with its hipped roof, symmetrical facade, and single-story front porch with four Tuscan columns. A small attic ventilation dormer pierces the center of the main facade's roof plane. The exterior walls are finished with wooden clapboard siding. The house has been altered with the addition of asbestos siding.

63. 27268 W. Main Street, Craftsman residence, c. 1910. This two-story Craftsman house is reminiscent of the Pasadena houses of Arthur S. Heinemann and Greene and Greene with its wide, flaring eaves, low pitched roof, expressed structure, and shingle siding. The low-pitch gable is repeated on the front porch which is supported by square concrete or stucco columns. A band of vertical sash fills the wall of the main facade above the porch gable.

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64. 27273 W. Main Street, residence, c. 1904. This building is a simple, vernacular cottage with a truncated hipped roof, narrow double

hung windows, and a shed-roofed front porch supported on thin turned posts with a simple, open porch rail. The exterior is clad with wooden shiplap siding; the roof is covered with wooden shingle.

65. 27276 W. Main Street, Dr. Evans residence, c. 1906. This two-story Colonial Revival/Foursquare house has a hipped roof with a hipped attic vent dormer; eaves are open with exposed rafters. Fenestration is simple. The building originally had a recessed porch at the southeast corner which was enclosed at later date and replaced with a simple canopy over the front door. The present Colonial Revival porch, with its hipped roof and five classical columns, is a recent addition although in keeping with the building's architectural character. The two-story addition at the rear was in place by 1918. Originally clad with horizontal wood siding, the exterior was later coated with stucco.

66. 27278-84 W. Main Street, brick commercial units (Roberts Block), c. 1925. This simple one-story commercial block consists of three storefronts. A barber shop, a grocery and a restaurant filled the storefronts in the building's first years of operation. The interior of the structure underwent a major remodeling in April 1932. The building exterior has been coated with stucco. (This building is located on the same parcel as building #12, but has a separate address.)

67. 27281 W. Main Street, residence, c. 1904. This gable-end, one-and-one-half story house has a large gabled dormer on both the eastern and western roof planes. An offset front porch with slender columns that wraps around the northeast corner of the building has been removed. The house is sheathed in a three-lap drop siding, accented by corner and cornice boards. A slightly offset central entrance is flanked on each side by a one-over-one double-hung sash. A third double-hung window pierces the center of the gable on the main facade.

68. 27331-33 E. Main Street, Highland Dry Cleaners, c. 1905 with post-1930 additions. The original one-story, textured concrete block building began operation as a Water Company office and later became a cleaning operation in 1926. The building has been altered in recent years by the infilling of the original storefront with brick containing a new window and door; a small, shingled canopy has been placed above the infill. The separate entrance doors stand side-by-side at the eastern end of the storefront. The newer, smooth block addition on the east appears to date from the late 1940s.

70. 27344 E. Main Street, residence, c. 1891. This one-story building has its medium gabled axis parallel to the street, with a crossgabled wing at the rear. The original symmetry of the facade has been masked by the enclosure of the eastern third of the shed-roofed porch. The exterior walls are sheathed with a wide wooden clapboard siding. One original double-hung sash is still visible on the western end of the main facade. Its simple vernacular form and character suggest a date from the earliest years of the townsite.

71. 27347 E. Main Street, Gleason Hotel (now Carrick Colonial Apartments), c. 1904-05. This large, two-story building has a hipped roof with hipped dormers; eaves are open with projecting rafters. A two-story recessed front porch originally spanned the entire facade; this was enclosed after 1930 with windows and matching siding to provide additional rooms, probably when the hotel was converted to apartments. The exterior is clad with three-lap drop siding. Rows of three double-hung sash windows fill the outer bays of the first and second stories. Original windows have been replaced with aluminum slider in the central bay of the second story, above the central entrance. The hotel housed many local citrus workers in its early years.

72. 27350 E. Main Street, residence, c. 1895, moved c. 1919. This one-and-one-half story house is roughly square in plan. It has a gable-on-hip roof, with a hipped wall dormer on the main facade. A hipped-roof porch spans the front, supported by turned posts with sawn brackets. The exterior walls are sheathed with wooden clapboard siding. Windows throughout the building are one-over-one double-hung sash.

77. 27381 E. Main Street, residence, c. 1915. This gable-end bungalow, with open eaves and exposed rafter tails, has a front porch offset on the eastern end of the main facade, supported by simple columns atop solid concrete or stucco piers. Open vertical slats fill the porch's gable. Beneath the porch, a double-hung window flanks each side of the central entrance. The exterior walls are clad with wooden clapboard siding. A garage and front porch were added between 1918 and 1930.

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79. 27397 E. Main Street, residence, pre-1907. This small cottage probably dates from the late 1890s. It is one story, with a hip roof with front-facing gable, and a full front porch with shed roof supported by slender, turned posts with curved brackets. A second shed roof porch extends from the building's western facade. Exterior walls are sheathed with wooden clapboard siding. Double-hung windows flank each side of the central entrance. Windows throughout the building are on-over-one double-hung sash with the exception of two larger windows on the main facade that display decorative upper sash.

80. 27403 E. Main Street, residence, pre-1907. The truncated hip roof has a small crossgable centered over the street elevation. The recessed porch is supported by slender columns resting on a solid porch rail; to the right of the porch is a broad, slanted bay window. The house is sheathed in a two-lap drop siding.

83. 27000 block E. Main Street, north side, Pacific Electric Railway Depot, c. 1911. The former Pacific Electric depot is a one-story wood frame building with a rectangular plan, and is capped by an elongated, hipped roof which extends over the freight platform in front. This combination freight and passenger depot also served as the company's local office. It is a rare survivor of the once-vast Pacific Electric interurban network that served the communities of Los Angeles, Orange, Riverside, and San Bernardino Counties in the first half of the 20th century.

The Pacific Electric acquired the local trolley line between Highland and San Bernardino in 1911, so the depot was probably built shortly thereafter. It occupied its original location on the east side of Center Street just south of Pacific until September 1931, when a major fire destroyed the adjacent Highland Orange Association's citrus packing house. The packing house was quickly rebuilt to the west of the destroyed facility, requiring the relocation of the railway's tracks and depot. The depot was moved about a block to the east, to a site on the south side of the railroad's right-of-way, just north of Main Street. Pacific Electric ended rail passenger service between Highland and San Bernardino on July 20, 1936, although freight rail service continued for several years. The line was eventually abandoned, and the tracks were removed in 1953. The depot still remains on the original 1931 site.

84. 27417 E. Main Street, residence, pre-1907. This single-story, gable-end house has a full front porch supported on turned posts with curved brackets. The house is sheathed in three-lap drop siding and probably dates from about 1900. The porch was widened sometime between 1907 and 1918. A stone garage stands at the rear of the lot.

85. 27430 E. Main Street, Highland Fruit Growers citrus packing house, 1923. This building is the oldest surviving example of Highland's citrus packing houses. Located in the eastern part of the town's "packing house row", it is sited at an angle to the grid pattern of the surrounding streets, having been constructed adjacent and parallel to the Santa Fe tracks. It is a large, corrugated metal building with two parallel gables with rooftop monitors. A corrugated metal shed roof spans the west end of the building. It was built for the Highland Fruit Growers Association; an earlier HFGA building was located on the same site prior to destruction in the fire that leveled most of Highland's citrus packing houses in the summer of 1923. The HFGA rebuilt its facility in corrugated metal; C. Huizing of Redlands was the contractor. The building was expanded in 1931 with a 60' x 90' addition. A small concrete block building stands east of the packing house; it has a medium gabled roof with crowstep parapets at either end (this building appears to have been constructed prior to 1930.)

86. 27433 E. Main Street, residence, pre-1907. Rectangular in plan, this house has a front-facing gable and an open veranda with turned posts which wraps around the front and west sides. The symmetrical facade has a central entrance flanked by narrow, double hung windows. The house has been sheathed in asbestos siding, but still retains much of its historic character

87. 27439 E. Main Street, residence, pre-1907. A bellcast hip roof dominates the form of this single-story cottage. A shed-roofed, open porch with four turned posts is centered on the front. The house has been sheathed in modern aluminum siding that resembles clapboard.

88. 27445 E. Main Street, residence, pre-1907. This small, gable end residence has a mildly Classical feeling in its form and proportions, simple frieze, and corner boards. The facade is spanned by a shed-roofed front porch supported by turned posts.

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89. 27459 E. Main Street, residence, pre-1907. This gable-end cottage is sheathed in a 3-lap drop siding and has a recessed front porch under the medium gable. The porch, with its combination of horizontal siding and wood shingles, was probably enclosed with the present windows at a later date.

91. 27465 E. Main Street, residence, c. 1930. This simple, gable-end bungalow has a medium gable roof with exposed rafters in the overhanging eaves. Open vertical slats in the gable peak provide attic ventilation. The exterior walls are sheathed with horizontal siding. A single double-hung sash window with simple surround flanks each side of the slightly offset main entrance.

92. 27471 E. Main Street, residence, pre-1907. This house is one story in height, clad with wide horizontal board siding, and topped by a pyramidal hipped roof. A shingled crossgable is centered above a shed-roofed front porch with four simple posts. A small one-story, flat-roofed addition, completed in 1989, extends from the eastern facade.

95. West side of Church Street north of East Main Street, corrugated metal fertilizer warehouse, c. 1929. This building is one story in height on a high concrete foundation, is rectangular in plan, and has a medium gable roof. It has no windows, but two sliding doors face the former Santa Fe Railway right-of-way; a hinged panel covers part of the doorway on the south.

96. 6909 Center Street, Highland Orange Association citrus packing house, 1931. Aligned with the former Santa Fe right-of-way, this concrete and brick industrial building occupies the site of the old Pacific Electric depot. A stepped parapet on the main facade conceals the sawtooth roof. Two structural bays flank each side of a narrow central entrance bay. A pair of sixteen-pane steel industrial windows fills each bay of the main (western) facade. Each window has a four-pane pivoting sash at its center to provide ventilation. Loading bays are located on the east, north, and south elevations. Painted signs on the north elevation read "Highland Orange Assn" and "Sunkist".

The earlier HOA packing house, located on an adjacent site to the east, was destroyed by fire on September 5, 1931. The contract for the replacement building was awarded to Gordon Donald of Redlands; construction began on September 25 of the same year. The new facility was dedicated on November 21, completed just in time for the navel orange packing season. A severe freeze in 1937 seriously affected local orchards; the beginning of the decline of the local citrus industry was marked by closure of this plant when the Highland Orange Association ceased operation in 1937; the property was sold to another citrus company, Gold Buckle of East Highlands.

99. 6931 Center Street, Ah Sing Chung residence and restaurant, c. 1891. This appears to be the oldest extant commercial building in Highland, dating from the earliest years of the townsite. The two-story brick building exhibits a two-story porch that appears to be a modern alteration, although an earlier porch may have existed in the same location. The building housed a restaurant and private residence, and was later divided into apartments.

102. 27206 Nona Avenue, residence with remnant of orange grove, c. 1900, moved to present site in 1936. Formerly located at 6990 Palm Avenue, this two-story T-shaped building with medium/steep gables and decorative millwork in the gable ends; it has a boxed cornice and a plain frieze. A porch spans the front and wraps around the east and west sides; it has slender turned columns and a solid rail, which was later enclosed with a screen. The house is sheathed in two-lap drop siding. A single story wing is present at the rear and a lean-to-addition has been made on the west. A two-car garage was constructed circa 1936 and another garage was added more recently. Remnants of an orange grove occupy the remainder of the property.

103. 27215 Nona Avenue, bungalow residence, 1927. A gable-end cottage, the medium gable shape is repeated in the projecting front porch, centered in the facade of this house, supported by battered slender piers with squared capitals. The central main entrance is flanked by paired windows; pointed rafter tails are exposed at the eaves, and purlins extend forward at the corner. The house is sheathed in two-lap siding. A one-car also garage exists (1927).

104. 27225 Nona Avenue, bungalow residence, 1927. The one-story house is a gable-end cottage, sheathed in a wide clapboard siding, with the medium gable shape repeated in a projecting front porch offset to the left; the porch is supported with slender battered piers with squared capitals. The entrance is centered in the front of the building, and is flanked by tripartite windows. A shallow wing, capped by a medium crossgable, projects on the west.

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105. 27233 Nona Avenue, Spanish Colonial Revival house, 1927. The house, with whitewashed masonry and a red rille roof, was originally H-shaped. The axis of the main gable is east-west, with smaller crossgables projecting over the wings forming the "H". The main entrance is in the front of the wing on the western end; the doors and windows lack surrounds. The rear of the original H-shape has been infilled with a two-story addition.

106. 27259 Nona Avenue, bungalow residence, 1927. This house is rectilinear in plan with a side-gable roof. The building is sheathed in a narrow, single rounded drop siding. A central entrance faces the street and is capped with a small, low-gabled portico supported by two piers resting on the concrete pad of the entrance. It is flanked by tripartite windows; narrow double-hung sash flank a large single central pane. Smaller versions of this window form are placed in the west wall. A red brick exterior chimney is located on the east wall. A shed-roofed wing has been built across the rear.

107. 27259 Nona Avenue, transitional bungalow, c. 1905. This is a transitional bungalow with a medium pyramidal roof with wide eave overhangs and an encircling fascia without soffit. The entrance door is off-center in the eastern part of the facade, flanked by narrow side lights. There are two slanted bays on the western elevation and another on the east side near the back of the house; the building is sheathed in two-lap drop siding.

108. 6818 Palm Avenue, brick bungalow, former Maude Barnes residence, 1937. A five-room house, it has a medium gable roof with wide eave overhangs and fascia boards on the gable sides; rafter tails are pointed under the eaves of the east and west sides. A small, single-room one-story wing projects on the south side with similar roof treatment.

109. 6836 Palm Avenue, Mary Coy House (now "Warburton House" offices), c. 1904, moved 1934. A large, two-story building with steeply-pitched roof of four intersecting gables, one over each elevation. The roof has a boxed cornice with heavy returns; the gables have a partial infill of shingles which create the appearance of a broad pointed arch within each gable end. A hip-roofed porch supported by columns partially spans the front. The house is sheathed in drop siding. Exterior alterations are minor, with the exception of an addition at the rear.

110. 6848 Palm Avenue, Spanish Colonial Revival, J.C. Smith residence, 1930. The house is a simple, one-story structure devoid of ornamentation, with white stucco walls and a red clay tile roof. The house is L-shaped with virtually no eave overhang in the gable ends. A shed-roof porch, supported by dark-stained posts, spans the southern two-thirds of the facade.

111. 1672 Palm Avenue, Highland Citrus Association packing house ("New Life Fellowship"), 1927, rebuilt 1930 and 1933. The building was rebuilt twice after fires destroyed it in 1930 and 1931. A late Mission Revival facade camouflages a typical industrial structure of the period constructed with a concrete frame, hollow tile walls, and a sawtooth roof with three north-facing banks of windows. The facade is symmetrical, finished in stucco; shallow espadana parapets are positioned over the north and south ends and are connected by a strip of red tile. Arched niches flanked by tall, narrow rectangular recesses appear in the center of each espadana. The central entrance is flanked by narrow, arched windows; the southernmost window appears to have been converted to a doorway at a later date. The exterior walls are painted white and signs reading "New Life Fellowship" have been applied to the eastern and southern elevations. [Note: Although it falls between 6848 and 6906 Palm Avenue, the 1672 Palm Avenue address is correct. The building is located on a narrow strip of land encompassed by a projection of the city of San Bernardino corporate limits into the Highland area and, therefore, utilizes a separate numbering system.]

112. 27116 W. Pacific Street, bungalow residence, 1925. One-story house with a medium/low gabled roof, with a similarly-roofed open front porch supported on battered piers. The roof has wide, overhanging eaves with exposed rafter tails; extended purlins support the eaves at the corners. The main entrance is flanked by two large windows with simple surrounds; a small, squared bay containing two windows projects on the west. The house is sheathed in two-lap drop siding; no major alterations are apparent. A recent two-car garage addition stands at the rear of lot.

113. 27124-26 W. Pacific Street, transitional bungalow, converted to duplex with addition on east c. 1930. Originally a single-story bungalow with a medium hipped roof and an off-center gable projecting on the front porch. A porch, with open braces supporting the roof, wraps around the west and south corners; it appears to have been enclosed later. The older section at the central entrance is sheathed

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in three-lap drop siding. A major addition on the east side created the present duplex configuration with its own entrance. This small, gabled wing is sheathed in a two-lap drop siding; it has wide overhanging eaves, unlike the boxed cornice and frieze of the earlier portion of the building. The entrance door is reached by an open, concrete platform, two windows flank the doorway. A small wing at the rear of the west side also appears to have been added later.

115. 27140 W. Pacific Street, residence, c. 1915. One and one-half story house is a gable-sided bungalow with a bellcast sweep over the front porch; a crossgabled front wing on the east creates an L-shaped plan which cradles the porch within the angle of the "L". The porch is supported by two Doric columns; rafter tails of the wide eaves have been rounded at the ends. A one-story squared bay on the east side has a shed roof with projecting rounded rafter ends. The house is sheathed in a two-lap drop siding. A contemporary one-car garage stands at the rear.

116. 27148 W. Pacific Street, residence, c. 1908 with early 1930s addition on front. The original house is the rear portion of the building. The addition of the present front extended the medium gable forward; the unconformity in the roofline clearly marks the limits of the earlier house. A full porch with a separate, lower-pitched gable was constructed across the new front; the porch is open, with the roof supported by four simple posts rising directly from the concrete platform.

118. 6979 Cole Avenue, transitional bungalow, c. 1908. This house has a medium hipped roof with a hipped dormer over a recessed full-width porch. The porch roof is supported by four Tuscan columns placed on the solid porch rail; the entrance door is placed off-center, and is flanked by large windows. The house is sheathed in two-lap drop siding.

119. 6984 Cole Avenue, transitional bungalow, c. 1908. This single-story house has a medium hipped roof, and hipped dormer with attic vent over a recessed full-width porch. The porch has a solid railing and squared posts; rafter tails are exposed in the porch eaves. The building has been sheathed in aluminum siding, which gives the appearance of clapboard; the application of the siding does not appear to have displaced any ornamentation, and probably did not change the appearance significantly. A metal garage was added at a later date.

120. 6987 Cole Avenue, Craftsman residence, c. 1919. A large one and one-half story, side-gabled bungalow house with Craftsman overtones. It has medium gable roof with wide eaves supported by diagonal braces; the roof has a large gabled dormer on the front slope over a full-width recessed porch. The porch roof is supported on four squared pillars, the central two being composed of rusticated concrete blocks and the corner two of wood on concrete block bases. The porch railing, base, and foundation are of the same type of concrete blocks cast to give the appearance of stone. The house is sheathed in narrow horizontal wood siding. Windows are generally large, especially on the main floor level, and several have diagonal muntins in the upper sashes; the main door is placed off-center to the right on the front porch. The major alterations appears to be a single story addition at the rear with a low hipped roof.

121. 6994 Cole Avenue, residence, c. 1904. This single-story cottage has been altered with the application of a recent coat of stucco. The Classical influences of its original design can still be seen in the boxed cornice, simple frieze and central entrance under the broad, medium gabled roof which faces the street. The roof is a complex intersection of a gable and a medium hip, entirely within the confines of the roughly rectangular plan. The gable end portion (southern half) of the front of the house is spanned by a porch supported by turned posts with sawn brackets. The house is non-contributing due to severe alterations.

123. 6976 Reedy Avenue, bungalow residence, 1931-32. Rectangular in plan, this small house has a medium gable roof. A full front porch is recessed below the gable end. The exterior has been coated with stucco. A solid wall porch enclosure, modern front door and aluminum frame sliding windows, present in 1988, have been removed; these alterations have sufficiently restored the building's original appearance to reclassify the building as contributing.

124. 6984 Reedy Avenue, crossgabled bungalow, c. 1919. This is a large one and one-half story structure with a large crossgable centered on the east side facing the street. It has stylistic characteristics of the popular Craftsman bungalow, including brown-stained wood shingle siding, expressed structure and wide, overhanging eaves. The eaves are supported by decorative sawn diagonal braces. The entrance porch was once screened, but no other alterations are apparent.

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125. 6991 Reedy Avenue, c. 1890 Stick/Queen Anne cottage remodeled into side-gabled bungalow, c. 1915. Some Stick decorative detail remains on the sides and tall, narrow windows also survived the remodeling. The now-single-gabled bungalow appearance has a long, sloping roof over a recessed front porch with a shed-roofed dormer above. The porch has been subsequently enclosed with lattice and screen.

126. 6997 Reedy Avenue, transitional bungalow, c. 1905. The one-story building has a medium hipped roof; a hipped dormer containing an attic vent is centered in the slope of the roof over the partially recessed porch. The porch has now been enclosed by the addition of lattice. The house is sheathed in two-lap drop siding. Window surrounds are simple.

127. 6998 Reedy Avenue, transitional bungalow, c. 1905. This one-story house has a medium hipped roof with a full-width recessed front porch. The porch roof is supported by heavy squared posts with chamfered edges; a hipped dormer is centered in the front slope of the roof over the porch. The entrance is centered, flanked by a French door and a large window. A squared, shallow bay window projects on the south side; a shed-roofed addition has been attached to the rear. The house is sheathed in a wide beveled siding.

129. 27227 Clifton Street, bungalow residence, c. 1920. This one-story house is predominately Craftsman, with a side-gabled medium/low hipped roof with wide overhanging eaves supported by diagonal braces, wood shingle siding, and a main entrance centered in the north side under a crossgabled portico supported by Tuscan columns.

131. 6978 Palm Avenue, Spanish Colonial Revival residence, 1929. This one-story house has a red tile roof and tan stucco walls. The roof is a medium hip with clipped gables; a separate low, truncated hip roof with red tile extends over a portecochere across the driveway on the south. A small crossgable extends over a small, single room wing which projects from the northern end of the east-facing facade. Centered in the facade is the main entrance with its French doors and a shed-roofed portico; a large, tripartite window is placed to the left of the entrance. Windows are double hung, multi-paned in the upper sash and single paned in the lower; surrounds are simple and are stained brown. No major alterations are apparent.

132. 6990 Palm Avenue, Streamline Moderne residence, 1936. The two-story house has a flat roof with low encircling parapet, a white stucco finish, and metal casement windows. The plan is roughly L-shaped with a projecting one-story rectangular wing on the front and a single-story semi-circular wing projecting forward just north of the front entrance; a low balcony with a solid parapet wall capped by a pipe railing is placed above the single-story section. A rectilinear porte-cochere spans the driveway on the north. There are no apparent alterations.

133. 6996-98 Palm Avenue, Dr. C.C. Browning House and Office, c. 1894. A Queen Anne/Eastlake cottage is one story in height and roughly U-shaped in plan, with two projecting medium-gabled wings facing the street. The northernmost gable end is decorated with bandsawn ornament, spooled braces, pendants, and three different single patterns over a slanted bay window. The southern gable has a squared bay with two windows; it is capped with a pent roof. Vertical boarding is used above each bay window, with diagonal boarding below. The house is divided into two units; the entrance to the northern section is in the south side of the projecting northern gable and is sheltered by a shed-roofed porch supported by curved braces with spindles and spools. The entrance to the southern unit is in the gable end through a shed-roofed porch decorated with spindlework and supported by turned posts. The house has cornice returns in the gable ends, Eastlake gable vents, end boards at the corners, and a shingled skirt around the base; siding appears to be a type of V-rustic.

134. 6986 Church Street, Walter S. Corwin residence, c. 1890. This large, two-story house is a simplified version of Italianate styling with a roughly square plan, symmetrical distribution of windows, and a truncated medium hip roof; ornamental iron cresting creates a widow's walk at the top of the roof. The cornice is boxed, with a broad frieze, but lacks the characteristic Italianate brackets. An open veranda with solid porch rail spans the south and east sides; the porch roof is supported by Tuscan columns. A small, single-story, hip-roofed wing is attached to the northeast corner; it has the same type of siding and architectural detailing as the main house, and appears to be very early. The house is sided in channel rustic with narrow channels. Windows are tall and narrow with simple surrounds; they are symmetrically placed on the second story, but more irregular on the ground floor, probably the result of later alterations. The windows have been changed on the east side of the first floor; one appears to have been widened, while another may have been converted into a wide entrance with French doors. A shed-roofed two-story addition covers much of the west side of the house.

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Non-contributing

1. 6905 Palm Avenue, gas station/auto repair shop, 1952.

4. 6917 Palm Avenue, commercial building (tavern), c. 1950.

13. 6955 Palm Avenue, First Congregational Church (now Highland Nazarene Church) 1886/1905, remodeled 1947. The original structure was moved to the south end of the lot and turned 90 degrees and a major new addition, containing the sanctuary, was constructed perpendicular to it on the north. The remodeled 1905 church was a shingle-clad edifice, dominated by the tall tower with its pointed, four-sided roof capped by a large finial. The entrance porch, with its expressed structure and medium gable roof, was similar to the architect's Episcopal churches of the early part of the century, which were modeled after the vernacular Gothic of English country churches. The structure was damaged by a fire in 1947 and heavily remodeled to include the addition of a tile roof, modernization of the tower, addition of a wing on the east, and the sheathing of the entire building in stucco. Although the structure retains integrity of location, setting, feeling, and association, it lacks sufficient integrity of design, materials, and workmanship to contribute to the significance of the district.

21. 27186 W. Pacific Street, apartment house, c. 1958. This one-story building has an elongated rectangular plan, hipped roof, and exaggerated asymmetrical gables over each entrance.

23. 27196 W. Pacific Street, vacant.

30. 27244 W. Pacific Street, residence, c. 1960. This single-story house is sheathed in brick and stucco and has a hipped tile roof.

32. 27254 W. Pacific Street, residence, c. 1960. Roughly L-shaped in plan, this one-story house has a stucco exterior and broad intersecting gables capped with a tile roof.

37. 27284 W. Pacific Street/6892 Palm, auto repair shop (German Motors), c. 1970. This is a one-story, flat-roofed, concrete block auto repair shop with two large service bays in the south-facing facade.

38. 27335 E. Pacific Street, vacant.

40. 27465 E. Pacific Street, Health-Aire Corporation, light industrial building, c. 1972.

47. 27205 W. Main Street, Welton residence, c. 1904 with modern alterations. The building was substantially altered in recent years after suffering heavy damage by fire; it has been remodeled, stuccoed, and converted into apartments.

58. 27246 W. Main Street, vacant.

69. 27338 E. Main Street, vacant.

73. 27359 E. Main Street, vacant.

74. 27365 E. Main Street, residence, c. 1957. This residence rises one story and is topped with a hipped roof. Exterior walls are coated with stucco. A small bay projects from the western end of the main facade. A shed roof creates a small portico above the central entrance.

75. 27370 E. Main Street, residence, c. 1920, modern alterations. The hip-roofed portion of this building at the rear of this stucco-sheathed building is the older section; the front addition is compatible in character, but is a modern alteration which nearly doubles the size of the house. The front porch, brick-work and window alterations are also products of modern remodeling.

76. 27373 E. Main Street, residence, c. 1958. This single-story house has a hipped roof and stucco exterior.

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78. 27389 E. Main Street, residence, pre-1907, second story added 1987-88. The facade of the old one-story house is still visible behind the shed-roofed front porch with its four turned posts, but all other traces of the old building have been eradicated by the massive new addition, which expanded the ground floor to the sides and rear, and added a second story.

81. 27409 E. Main Street, residence, c. 1906, substantial modern alterations, 1960.

82. 27410 E. Main Street, vacant.

90. 27460 E. Main Street, vacant.

93. 27481 E. Main Street, residence, c. 1950. This is a one-story residence, clad with vertical board siding and topped with a flat roof.

94. 6964 Church Street, residence, c. 1950. This is a one-story residence, clad with horizontal board siding and topped with a low-pitch, side-gable roof. A simple, gabled portico shelters the main entrance.

97. 6914 Center Street, residence, c. 1950. Rectangular in plan, this is a one-story side-gabled house with stucco exterior and an interlocking tile roof.

98. 6922 Center Street, residence, pre-1907. Rectangular in plan, this house has an intersecting gable roof and hip-roofed front porch, but the building has been substantially altered through remodeling and the application of stucco over the wood siding. The front porch has been enclosed.

100. 6932 Center Street, residence, c. 1957.

101. 27205 Nona Avenue, residence, c. 1950, one-story side-gabled house. The original house was of masonry construction, with a medium gable roof with projecting rafter ends and minimal detailing, a later edition doubled the size of the house, so the roofing material now varies with shingle over the western section and flat, interlocking tile over the eastern. A lattice porch was recently added.

114. 27132 W. Pacific Street, residence, c. 1960. One-story, side-gabled modern ranch house has a low, gabled roof with an off-center entrance under the eaves. The exterior is sheathed in stucco, but a recent slanted bay window addition east of the entrance is surrounded by vertical grooved plywood siding.

117. 6975 Cole Avenue, residence, c. 1950. A one-story, gable-sided modern ranch house sheathed in white stucco. The roof is a low gable with flat, interlocking roof tiles. It is rectangular in plan, with a recessed entrance porch with ornamental metal supports on the north; a two-car garage is incorporated into the southern end of the facade. The entrance bay has an octagonal window; other windows are metal casement.

122. 6975-77 Reedy Avenue, duplex, c. 1960.

128. 27226 Clifton Street, residence, c. 1948.

130. 27250 Clifton Street, modern duplex, c. 1950.

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Please note: The following properties are also non-contributing, even though the addresses appear in the "contributing" list.

27227 Pacific Street
27271 Pacific Street
6994 Cole Avenue

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Statement of Significance

Summary

The Highland Historic District, located in San Bernardino County, California is eligible for listing in the National Register of Historic Places under Criteria A and C for significance in agriculture, transportation, settlement and architecture. The period of significance for the Highland Historic District is broad, extending from 1891 to the spring of 1938, encompassing all of the major events of settlement and subdivision of the townsite and the growth and development of the citrus industry to the beginning of its decline. The historic district consists of a one-block commercial core of one and two-story commercial buildings along Palm Avenue; a diagonal swath of citrus and rail-related properties along the former Santa Fe railroad right-of-way; and surrounding streets of primarily single-family residences, including the large houses of citrus growers on West Main Street and smaller worker cottages throughout the townsite. In addition, a small number of historic religious and civic facilities are located within the district. The district retains its integrity of location, design, setting, materials, workmanship, feeling and association.

The role of the citrus industry in the establishment, growth and development of the community had a major impact upon the physical development of the townsite and was a daily influence in the lives of the inhabitants in this part of the San Bernardino Valley. The completion of the railroad line through the area in 1891 prompted the founding of the Highland townsite at the junction of a major north-south road (Palm Avenue) and the railroad; subsequently, Highland's citrus packing houses aligned themselves with the railroad's sidings, creating a diagonal industrial swath through the grid of the town, known as "packing house row". In the 1890s, a narrow gauge motor railroad connected Highland with San Bernardino and Redlands, via the resort at nearby Harlem Springs. This line was acquired in 1903 by the San Bernardino Valley Traction Company, which widened and upgraded the trackage for electric rail service; this operation was taken over by the Pacific Electric Railway in 1911, which provided passenger service until the mid-1930s, and transported citrus products with its freight operations for an additional decade.

Highland's remarkably intact collection of building types and architectural styles are characteristic of the early 20th century in Southern California; here they remain largely as built and show the social, economic and spatial relationships prevalent in the community during its years as an important citrus production center. Still surviving are the citrus workers' vernacular cottages throughout the townsite; the more impressive growers' houses on West Main Street; notable (and increasingly rare) examples of industrial buildings serving the citrus industry; and a small number of religious, civic, and commercial buildings reflecting the architectural characteristics appropriate to their periods of construction. In addition, the work of a major Southern California architect, Arthur B. Benton, whose Mission Revival building for the First Bank of Highland still stands at the southwest corner of West Main Street and Palm Avenue. He also enlarged and remodeled the Congregational Church building across the Street in 1905; however, it was heavily damaged by a severe fire and remodeled in 1947.

The Highland townsite occupies the upper portion of a broad, gently sloping alluvial fan about a mile southwest of the point where City Creek exits the steep front of the San Bernardino Mountains. In this semi-arid climate, irrigation was an essential prerequisite for agricultural development. A long history of water use was evident in this section of the San Bernardino Valley, with irrigation introduced by the Spanish at the Asistencia de San Bernardino in the 1820s, Mexican era irrigation along the Santa Ana River at Agua Mansa in the 1840s, and the Mormons' diversion of Santa Ana river waters to irrigate crops at San Bernardino in the 1850s. The earliest attempts in the Highland area occurred in 1858 when the Lewis Cram and Frederieck Van Leuven families constructed a ditch to bring water from the Santa Ana River to their lands at East Highlands; the ditch extended as far as City Creek east of the present Highland townsite. By the early 1880s, agricultural development was increasing, most notably with the planting of citrus orchards. This high value crop was ideally suited to the well-drained upland soils and thermal belt above the valley floor. The construction of the North Fork Ditch, which began in 1881, marked one of the first large scale, capital-intensive projects in the area. It diverged from the upper part of the Cram and Van Leuven Ditch, then ran west along the mountain front, crossing City Creek and terminating at a point near the intersection of Palm and Highland Avenues, about half a mile north of the present Highland townsite. The gentle grade facilitated irrigation development on the slopes below; evidence of early rock-lined ditches can still be seen within the historic district on the west side of Church Street below Pacific, and on the west side of Palm Avenue north of the former Santa Fe right-of-way.

The availability of a dependable water supply quickly stimulated agricultural development. While early agricultural production in the Highland area centered around apricots and raisins; citrus cultivation was on the rise prior to the coming of the railroad in 1891. The first

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citrus in the San Bernardino area had been planted by Anson Van Leuven near the Mission Asistencia about 1857; the Cram brothers planted the first groves in the Highland area several years later at East Highlands. Major production, however, awaited the introduction of the Washington navel orange in 1873, when Luther and Eliza Tibbetts of Riverside received the first two trees from the U.S. Department of Agriculture, budded from a tree in Bahia, Brazil. Because of its favorable attributes--large size, sweetness, lack of seeds, and ease of propagation--the navel orange was in demand by local nurserymen from the beginning, and within a decade, emerged as the leading variety in California. The success of orange propagation and cultivation in the nearby Riverside area was an important factor in the expansion of the fledgling citrus industry throughout the eastern end of the San Bernardino Valley. In the years between 1881 and 1892, over a thousand acres of citrus were planted in the Highland area, according to a letter written to the editor of the local newspaper.

Population was on the increase during this period, with many new settlers arriving during the great real estate "boom of the eighties". A small settlement named Messina was established on Base Line Road, also within present-day City of Highland, about a half mile south of the original Highland townsite. In 1887 it was granted a post office, housed in a store at the corner of Base Line Road and Palm Avenue. A block to the east at Base Line Road and Church Street stood the Congregational church, which had been completed in 1886. In addition to the church and the post office, the community had a number of residences and several businesses including a blacksmith shop, a meat market and a restaurant.

With the growing population and the young orange groves coming into production, local interests negotiated with representative of the Santa Fe Railway to bring the proposed rail line through the community with \$10,000 that was raised by the local citizenry to purchase the right-of-way. In the summer of 1891, the railroad constructed a line through the area, passing on a diagonal just to the north and east of the intersection of Palm Avenue and Pacific Street. The depot was constructed on a triangular parcel of land at the northeast corner of that intersection, opening for business on August 17, 1891; the first station agent recalled that there were only two houses in the Highland townsite at the time. Bypassed by the railroad, the town of Messina was soon eclipsed by its newer rival to the north. Most of the commercial interests relocated to Highland; several residences and the Congregational Church were actually moved to the new townsite.

The first packing house in Highland was built in 1892 by the Earl Fruit Company, and was located north of the Santa Fe tracks near the east end of the Highland townsite. By 1894, the Highland Lumber Company had established a yard at Molino, about a half mile to the east along the Santa Fe. It included a large box factory to produce crates for the shipment of oranges. By 1899, three more packing houses had been built in the townsite on the south side of the Santa Fe tracks between Center and Church Streets. A fourth citrus packing house was under construction by the end of 1899. From the very beginning, the economy of the town of Highland was clearly based upon citrus.

The original Highland townsite was surveyed in 1891 and recorded in 1893. It consisted of the area south of Pacific Street between Palm Avenue and Church Street, and included the south side of Main Street. Additional development during the 1890's occurred on unplatted lands on Pacific, west of Palm, and included the construction of the Methodist-Episcopal Church and several residences. The main business section was taking shape on Palm Avenue at Pacific, south and west of the depot. A blacksmith shop and a two-story brick restaurant with upstairs lodgings were located on Center Street, while numerous small residences were being built on (East) Main Street; these were the homes of workers employed in the citrus industry. In 1896, the Congregational Church was moved from Base Line Road to the southeast corner of Palm and Main. Eventually, the post office was transferred from Messina to the new townsite, opening in the new, two-story brick commercial building on the southwest corner of Palm and Pacific in the summer of 1899. A large hotel was built in 1900 on (East) Main Street at Center; it was destroyed by fire in 1904, but was rebuilt at the same site. Many of its tenants were workers in the citrus industry.

The next several years was accelerated growth with the construction of a library and community hall, additional packing houses, new business buildings on Palm Avenue, and many new residences. In 1903, the San Bernardino Valley Traction Company completed an electric railway line which connected Highland with downtown San Bernardino. By 1904, the town of Highland had a population of more than 1000, expanding into the previously undeveloped acreage south and west of the intersection of Palm and Pacific. This area was recorded as Cole's Addition in 1904, and included the extension of Main Street west of Palm to a new north-south street (Cole Avenue), platted south of Pacific Street just west of the Methodist-Episcopal Church. It was along the newly-created extension of Main Street that a number of prosperous local citrus growers built their homes. The larger, more impressive houses of the Henslee, Yarnell, and Randall families still remain on the south side of West Main Street, along with the Congregational parsonage and Longmire house;

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the Seely house, built by the proceeds of David Randolph Seely's citrus nursery, stands at the end of West Main on Cole Avenue.

By 1904, Highland had developed into a cohesive townscape. Its major sections were well-defined by this time: the business district was established on Palm Avenue, the industrial sector along the Santa Fe tracks, and residential areas on the west along Pacific Street and on the south along Main Street. With its economy prospering from citrus production and shipping, the town was in need of a financial institution. Organized by local interests and financed by local capital, the First Bank of Highland opened its doors on April 14, 1904; its board of directors included leading citizens, businessmen and citrus growers. The bank building was designed by the noted Southern California architect, Arthur B. Benton, in the popular Mission Revival styling of the early 20th century. Locally owned and operated, it remained responsive to the needs of its customers in the community, especially as fluctuating conditions in this single-economy town demanded: the make-up of its board of directors always revealed its close ties with the local citrus industry. The bank had a prominent role as the town's only financial institution well into the Depression, passing from local control when it was sold to Bank of America in 1937.

The local economy was based firmly in the citrus industry and, therefore, was susceptible to the fluctuations of that industry. While Highland's first citrus packing house had been built by a large corporation based outside the community, those which followed were generally owned and operated by local concerns. These included the facilities of the Highland Orange Association, the Highland Fruit Growers Association, and the Cleghorn Brothers (Independent Packing House). By 1907, these early plants had been joined by Pattee & Nyes, California Citrus Union, and Stewart Fruit company, resulting in a continuous chain of citrus packing houses along both sides of the Santa Fe tracks south of Pacific between Center and Church Streets; this area was frequently described in early accounts as "packing house row". The Highland Lumber Company's box factory at nearby Molino was an important adjunct to the area's citrus packing plants, providing boxes necessary for shipment of citrus products. The company, whose holdings included stands of timber and a mill at Fredalba in the mountains to the northeast, was sold in 1898 to the Brookings Lumber Company. A disastrous fire leveled the company's Highland facilities in December of 1903, but it was quickly rebuilt, and remained a major local employer for the next decade. When the company relocated its facilities to Oregon in 1914, Highland suffered a severe economic blow. This, combined with the near destruction of the citrus industry early in 1913 by the worst freeze to hit Southern California, brought the local economy to a standstill for several years.

Over the next ten years, little changed in the configuration of the buildings in "packing house row", although several ownership or name changes were evident: Pattee and Nyes had been enlarged and was shown as the Randolph Marketing Company, the California Citrus Union was shown as C.M. Brown, and the Stewart Fruit Company's plant had become the Highland Exchange Association. The only notable physical changes in the area during this period appear to have been the enlargement of Pattee and Nyes packing house, the removal of a box mill attached to the Independent packing house, and the incorporation of the California Citrus Union's lemon curing shed into the adjacent Highland Fruit Growers Association's packing house.

An important development in the industrial sector of Highland occurred with the extension of addition, competing rail service in the area. Shortly after the San Bernardino Valley Traction Company became part of the vast Pacific Electric system in 1911, the electric railway tracks were extended eastward beyond the former end of the line at Palm and Pacific. The Pacific Electric constructed a freight shed and a combination office, freight and passenger depot at the southeast corner of Center and Pacific Streets; rails were extended along the south sides of the packing houses all the way to Church Street. This arrangement provided additional freight service for the shipment of the town's citrus products in carload and less-than-carload lots, and included an interchange with Southern Pacific, in direct competition with Santa Fe. In *Southern California and the Pacific Electric*, the author notes,

Citrus traffic, mostly oranges and lemons, already keenly developed by the Santa Fe, soon found its way to the Pacific Electric and interchanged with the Southern Pacific for the line haul. The solicitation of this business was intense, the Pacific Electric laying tracks to the side and rear of packing houses already served by the Santa Fe.

The major changes in the town during the 1920s and 1930s were concentrated in the industrial corridor along the Santa Fe tracks, and in the expansion of the townsite into the former orange grove north of the railroad, west of Palm Avenue. A series of devastating fires swept through the citrus packing house area, destroying many of the buildings in 1923, 1930 and 1931. The worst of these fires occurred in August 1923 at the eastern end of "packing house row", destroying the citrus packing facilities of the Highland Fruit Growers

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Association, Cleghorn Brothers, C.M. Brown, and the Highland Exchange Association, along with several fertilizer warehouses. Rebuilding began almost immediately, as the October 26, 1923 edition of the *Highland Messenger* reported the completion of new, corrugated iron packing houses for the Highland Fruit Growers Association and the Highland Exchange Association, and noted the Cleghorn Brothers were remodeling the packing house, American Fruit Growers, was built by Fred Leuschen on the former site of C.M. Brown's operations. That same year, the Highland Citrus Association constructed its large, modern plant on the north side of the Santa Fe tracks west of Palm Avenue.

During this period of economic prosperity in the mid-1920s, with six newly-constructed packing houses in operation, the townsite expanded to the north. The plats for the Zimmerman Addition and Tract No. 2006 were filed in 1926, and included the area north of the Santa Fe right-of-way, west of Palm Avenue; lots were laid out along both sides of a new Street, Nona Avenue, which was extended west from Palm Avenue approximately 600'. Four houses were constructed on the south side of Nona Avenue the following year. Another house was built in 1930 to replace "the old Zimmerman place", which was destroyed by fire that same year. Two large, older houses were moved in the area in 1934 and 1936, and a new, brick bungalow was constructed in 1937. Other houses gradually filled the vacant lots over the next three decades.

A series of disasters struck in the 1930s, beginning with a major fire in July 1930, which destroyed the less-than-three-year old Highland Citrus Association facility on Palm Avenue. It was rebuilt quickly, only to be destroyed again by a fire of suspicious origin a year later). A few months later, two more citrus packing houses burned; the Highland Orange Association and the Cleghorn and Lenhart facilities on the south side of the Santa Fe tracks east of Center Street were totally destroyed. In order to open in time for the winter navel orange packing season, reconstruction began almost immediately, with the new Cleghorn and Lenhart packing house being built just east of the Highland Fruit Growers Association on the site of the former Cleghorn Brothers plant destroyed in 1923; the new Highland Orange Association facility was going up on the site of the Pacific Electric depot and yards, which were hastily moved further to the southeast to accommodate the new construction. In spite of the damage to packing facilities, citrus production remained high in the early years of the 1930s.

By the mid-1930s, however, a number of changes began to signal the end of Highland as the closely-knit citrus community it had been. Highland was being affected by changes which were being felt through the nation at the time. Although the devastating effects of the Great Depression were not as strongly felt in Highland because of its strong citrus economy; external pressures were beginning to loosen the social fabric which bound the community together. Brought about in part by the increasing importance of the private automobile, ridership was declining on the local interurban line which connected Highland with San Bernardino and the rest of the Pacific Electric system in the Los Angeles Basin; in July of 1936, the Pacific Electric discontinued passenger service on the Highland branch line, although a motor coach service was substituted, and freight operations continued to haul citrus for a number of years.

In 1937, the First Bank of Highland, a locally-controlled and operated financial institution with its interests firmly established in Highland's citrus industry, was sold to Bank of America. In addition, two successive natural disasters had a major impact upon the community and its citrus economy. In January 1937, the area was hit by the worst freeze since 1913. Thirteen nights of freezing weather caused severe damage to the orchards and crops. The local newspaper continued to assess the devastation over the next several months with comments that indicated the January freeze had "checked business all around", and noted that "shipments had been materially cut down by the freeze" and "burnings of piles of frozen oranges in the wash are an almost daily occurrence." With the local orchards damaged by the freeze, production dropped substantially. One of the major citrus packing houses, the Highland Orange Association closed its operations; the plant was sold in 1937 to the Gold buckle Association, operator of a large packing house at East Highlands. With the citrus industry struggling back into production, the last thing needed was another natural catastrophe. However, in March 1938, torrential rains dropped more than six inches of water in 24 hours, causing major flooding throughout the area and resulting in substantial damage to local orchards. Flood damage was widespread through much of the area, including the destruction of roads and bridges. A week later, the *Highland Messenger* reported that the railroads were again moving fruit, after considerable damage curtailed shipment operations.

It was not any single event, but a combination of events which were concentrated into a relatively short period of time which marked a change in the community in the mid-1930s. The increased mobility of its residents, the loss of Pacific Electric rail passenger service, the sale of the local bank to a statewide organization, the beginning of the decline of the citrus industry coupled with several natural disasters

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which crippled subsequent citrus production--all signaled an important social and economic change in the community. Building construction stagnated in the late 1930s, and little additional building seems to have taken place within the townsite until several vacant lots and small groves were replaced by houses in the late 1940s.

As suburbanization began on a large scale in the Highland area, as early as 1943 with the establishment nearby of the San Bernardino Army Air Depot (now Norton Air Force Base), citrus grove removal and replacement by houses began to occur with increasing frequency. As the process accelerated with the postwar population explosion which affected much of the Los Angeles Basin, citrus packing houses throughout the region, losing their supporting orchards, began to close. Eventually, all of the surrounding groves were removed, and housing tracts were built abutting the old townsite. Most of Highland's packing houses were converted to alternative uses, such as light industry and manufacturing. The Pacific Electric Railway discontinued freight service, and in 1953, the tracks were taken out. The Santa Fe depot was torn down in the 1950s; the railroad abandoned its line in the early 1980s, and those tracks have since been removed. The central business district on Palm Avenue has lost its grocery and drug stores, bank, post office, library, and other historic community services, now largely replaced by shopping centers on Base Line Road and Highland Avenue. The two historic church congregations have moved from the townsite, although they still remain active in the larger Highland community; their former buildings now occupied by other denominations. The original townsite now forms only a small part of present-day Highland, which voted to incorporate as a city, with a population of more than 29,000, in November of 1987. In spite of the loss of its encircling groves and the citrus economy which once kept its packing houses operating and shaped the daily lives of its citizens, the citrus town of Highland exhibits a remarkable sense of time and place which have been virtually lost from the rapidly-changing Southern California landscape. Retaining its integrity of location, design, setting, materials, workmanship, feeling and association, the Highland Historic District is eligible for listing in the National Register of Historic Places, under Criteria A and C, for significance in agriculture, transportation, settlement, and architecture.

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San Bernardino County, California

Verbal Boundary Description

Beginning at the intersection of Palm Avenue and Pacific Street at a point shown on the San Bernardino County Assessor's map of the Highland Townsite (M.B. 12/17) as the northwest corner of the southwest quarter of Section 33, the boundary line proceeds north along the section line within the Palm Avenue right-of-way to a point 50' north of its intersection with the eastward projection of the northern edge of Nona Avenue; at this point it turns west and proceeds along the northern edge of the property line of parcel 287-072-12 for a distance of approximately 130' to the intersection with the western edge of parcel 287-072-17, then north along the property line approximately 100', then west along the rear of the parcel approximately 84', then south along the west edge of the parcel approximately 150' to its intersection with the northern edge of Nona Avenue, then west along that line to its intersection with the eastern edge of parcel 287-072-03, then north along that line approximately 150', then west along a line which defines the rear edges of parcel 287-072-03, -02, and -01 for a distance of approximately 175' to a point within the right-of-way of Cole Avenue, then south approximately 412' to a point on the southern edge of the former Santa Fe Railway right-of-way, then turning northwesterly along the southern edge of the former railroad right-of-way, proceeding across the rear of parcels 287-071-69 and 287-071-70 to the western edge of parcel 287-071-70, then south along that line to its intersection with the rear line of parcel 287-071-25, then west along the rear lot lines to the intersection with the eastern edge of parcel 287-071-31, then north along that line approximately 100' to the rear of the parcel, then west 66' along the rear line of the parcel to its intersection with the western side of the parcel, then south along its western edge approximately 100' to its intersection with the rear lot line of parcel 287-071-50, then west approximately 191' across the rear lot lines of parcels 287-071-50 and -53 to a point near the center of Orange Street, then south along that line approximately 180' to a point within the Pacific Street right-of-way shown on the San Bernardino County Assessor's map as the southwest corner of the southwest quarter of the southeast quarter of the northeast quarter of Section 32, then proceeding east along Pacific to a point which is the northward extension of the western boundary line of parcel 287-141-01, then south along that line to the southwest corner of parcel 287-141-11, then east along the southern boundary of that parcel approximately 130' to its intersection with the westerly line of Cole Avenue, then crossing Cole Avenue in a southeasterly direction to the southeastern corner of Cole Avenue and Clifton Street, then east along the southern edge of the Clifton Street right-of-way approximately 108' to the western edge of parcel 287-143-17, then south along that line approximately 50', then east along the line which defines the rear of that parcel and that of parcel 287-143-18 for a distance of approximately 215', then continuing east on a straight line across Reedy Avenue approximately 50' to the southeast corner of parcel 287-143-20, then continuing east along the line which forms the southern boundary of that parcel and that of parcel 287-143-32 for a distance of approximately 375' to a point in the center of the Palm Avenue right-of-way, then north along Palm Avenue to its intersection with the westerly extension of the southern edge of parcel 287-163-01, then east along that line which also forms the rear of all parcels on the south side of East Main Street for an approximate distance of 1160' to a point where that line intersects the western boundary of parcel 287-172-01, then south along that line approximately 250', then east along the southern boundary of that parcel approximately 185.5' to a point in the right-of-way of Church Street, then north along Church Street to its intersection of the eastward extension of the southern edge of the Pacific Street right-of-way, then west along the southern edge of Pacific Street to its intersection with the former Santa Fe Railway right-of-way, then continuing west in a straight line across the former railroad right-of-way, continuing west in a straight line within the Pacific Street right-of-way to the point of beginning at Palm Avenue and Pacific Street.

Boundary Justification

The boundaries encompass the fully-developed townsite, including the original townsite surveyed in 1891 and Cole's Addition of 1904, the contiguous limits of which were still clearly demarcated by the edges of the surrounding citrus groves well into the 1950s. The boundaries coincide with the extent of the town as it developed during its period of significance, at the height of the importance of the local citrus industry. Two small areas of the early townsite have been excluded on the basis of integrity loss: the triangular parcel which once held the Santa Fe depot, and a small group of houses, some of which appear to date from the first decade of the 20th century, located on six parcels on Orange Street north of Pacific and south of the former railroad right-of-way.

United States Department of the Interior
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Highland Historic District, San Bernardino Co., CA

UTM coordinates

Zone 11

1. 480400/3776290
2. 480620/3776300
3. 480620/3776450
4. 480830/3776450
5. 480830/3776200
6. 481240/3776200
7. 481240/3775990
8. 480620/3775990

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National Park Service

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Continuation Sheet

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Highland Historic District
San Bernardino County, California

Photographs

Name: Highland Historic District

Location: City of Highland
San Bernardino County, CA

Photographers: Steven Mongeau; Kathryn Wollan
Historic Resources Group

Dates of Photographs: February, 2000
March, 2000

Location of Negatives: Historic Resources Group
1728 Whitley Avenue
Los Angeles, CA 90028

1. View of former Santa Fe Railroad right-of-way, view northwest.
2. View of "Packing House Row", view northwest.
3. View of west side of Palm Avenue commercial area, view southwest.
4. View of east side of Palm Avenue commercial area, view southeast.
5. View of stone-lined former irrigation trenches on Palm Avenue, view north.
6. North side of 27200 block of West Main Street, view northwest.
7. South side of 27200 block of West Main Street, view southwest.
8. North side of 27100 block of Pacific Street, view northeast.
9. West side of 6900 block of Cole Avenue, view northwest.
10. 27430 Pacific Street (85), contributing, view northeast.
11. 27447 Pacific Street (39), contributing, view west.
12. 6909 Center Street (96), contributing, view south.
13. 1672 Palm Avenue (111), contributing, view northeast.
14. 6959 Palm Avenue (14), contributing, view southwest.
15. 6939 Palm Avenue (10), contributing, view northwest.

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National Park Service

National Register of Historic Places
Continuation Sheet

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Highland Historic District
San Bernardino County, California

Photographs (continued)

16. 27216 W. Pacific Street (26), contributing, view northeast.
17. 6922 Palm Avenue (7), contributing, view west.
18. 6944 Palm Avenue (12), contributing, view northeast.
19. 27241 Main Street (57), contributing, view south.
20. 6990 Palm Avenue (132), contributing, view west.
21. 6836 Palm Avenue (109), contributing, view west.
22. 27171 Pacific Street (17), contributing, view south.
23. 27221 Main Street (52), contributing, view south.
24. 6996-8 Palm Avenue (133), contributing, view west.
25. 27263 Main Street (62), contributing, view south.
26. 6986 Church Street (134), contributing, view northwest.
27. 27449 Main Street (88), contributing, view south.
28. 27273 Main Street (64), contributing, view south.
29. 6998 Reedy (127), contributing, view west.
30. 6962 Cole Avenue (46), contributing, view west.
31. 6984 Reedy Avenue (124), contributing, view west.
32. 27220 Main Street (51), contributing, view south.
33. 27247 Pacific Street (31), contributing, view south.
34. 27344 Main Street (70), contributing, view north.
35. 27350 Main Street (72), contributing, view north.
36. 6978 Palm Avenue (131), contributing, view west.
37. 27255 Main Street (60), contributing, view south.
38. 27381 Main Street (77), contributing, view south.
39. 27214 Main Street (49), contributing, view north.

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National Register of Historic Places
Continuation Sheet

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Highland Historic District
San Bernardino County, California

Photographs (continued)

40. 27233 Nona Avenue (105), contributing, view south.
41. 27215 Nona Avenue (103), contributing, view south.
42. 6976 Cole Avenue (118), contributing, view west.
43. 6931 Center Street (99), contributing, view west.
44. 6955 Palm Avenue (13), non-contributing, view southeast.
45. 27389 Main Street (78), non-contributing, view south.
46. 6922 Center Street (98), non-contributing, view west.
47. 27205 Main Street (47), non-contributing, view south.
48. 6905 Palm Avenue (1), non-contributing, view southeast.
49. 27481 Main Street (93), non-contributing, view south.
50. 27244 Pacific Avenue (30), non-contributing, view north.

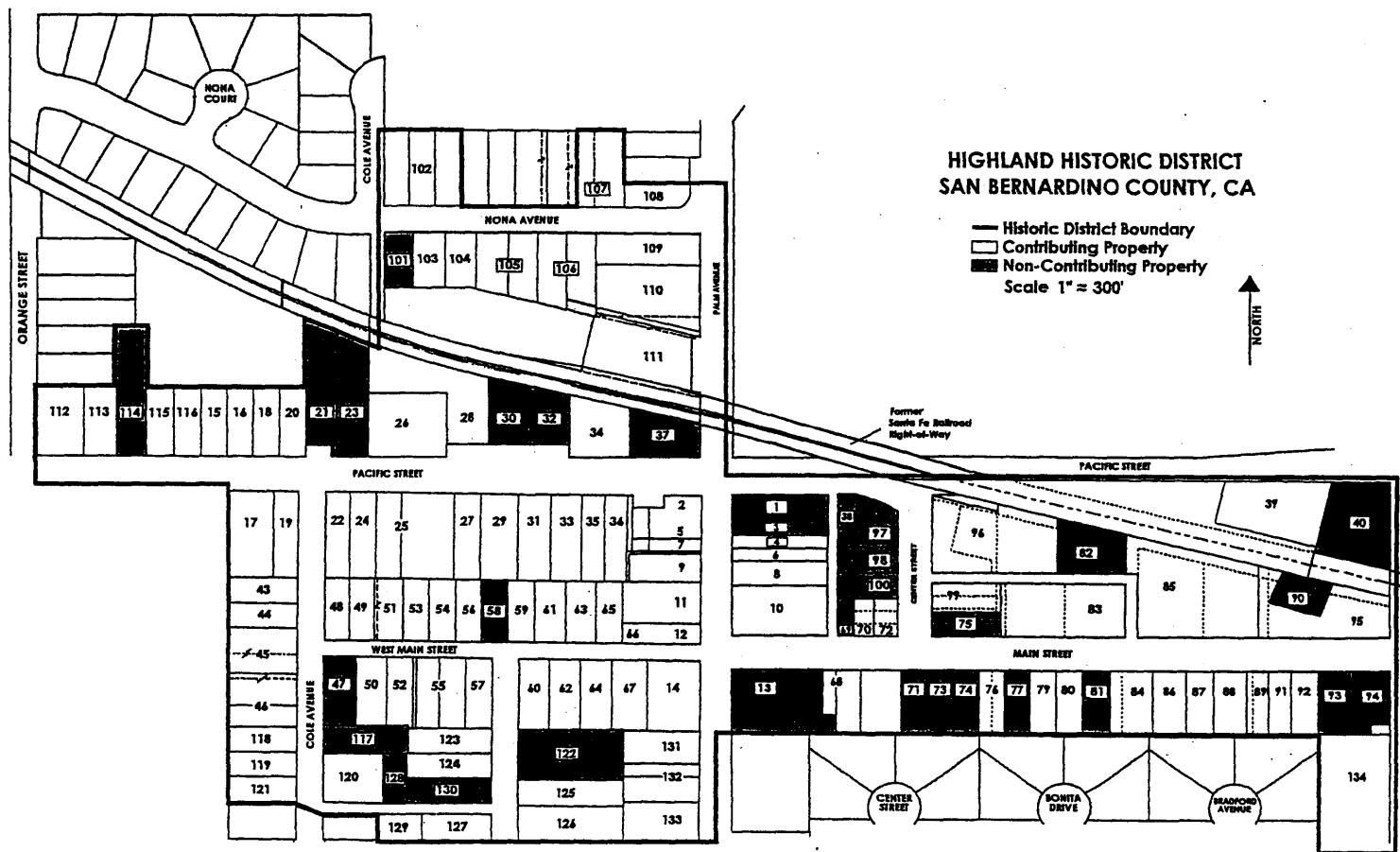
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National Park Service

National Register of Historic Places Continuation Sheet

Section Additional Documentation Page 4

Highland Historic District
San Bernardino County, California

Sketch Map



HIGHLAND HISTORIC DISTRICT

Highland, San Bernardino County, California

PROPERTY MAP: Numbers Correspond to Entries in Text

— Revised Historic District Boundary (1988)

..... Area Determined Eligible for National Register (1978)

12 Contributing Property

13 Non-Contributing Property

Highland Townsite
M.B. 12/17

San Bernardino Unified
Tax Rate Area
107038, 107033

