

Diamond Bar Golf Course Renovation Project

Diamond Bar, Los Angeles County, California

Historical Resource Technical Report



Prepared by:



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EXECUTIVE SUMMARY

The purpose of this report is to determine if a proposed golf course renovation project (the Project) would impact any historical resources pursuant to the California Environmental Quality Act (CEQA). The Project involves alterations to the Diamond Bar Golf Course (APNs 8717-002-906, 8717-002-905, 8717-001-908, 8717-001-907) (Figure 1). Within the tax parcel boundaries of the Diamond Bar Golf Course, the Project calls for realigning and reconfiguring six holes in the western part of the course and three in the eastern part of the course.

GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Project, including the evaluation of the Diamond Bar Golf Course. Because the Project involves the renovation of an existing golf course, the Project study area is limited to the Diamond Bar Golf Course itself and indirect impacts outside the boundaries of the golf course are not considered in this evaluation (Figure 1).

No properties within the Project study area are currently listed under national, state, or local landmark or historic district programs. One resource, the Diamond Bar Golf Course clubhouse building, was previously determined eligible for listing in the Los Angeles County Register of Landmarks and Historic Districts. The eligibility determination appears to be valid and the proposed Project does not include physical work on the building, so GPA did not re-evaluate the clubhouse in this report; rather, its conclusions were accepted and the clubhouse is treated as a historical resource as defined by CEQA.

The Diamond Bar Golf Course, including its designed landscape, infrastructure, and support buildings, was previously evaluated as a potential historical resource and found to be ineligible for national, state, and local designation; however, based on independent preliminary research and because the proposed Project involves physical changes to the golf course, GPA determined it necessary to prepare a new evaluation of the golf course. After careful inspection, investigation, and evaluation, GPA concluded that the golf course is not eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or as a Los Angeles County Landmark or Historic District due to a lack of significance and physical integrity. Therefore, there is one historical resource subject to CEQA compliance with the Project study area: the clubhouse building.

The threshold for determining significant impacts on historical resources in the State CEQA Guidelines is whether the proposed project would cause a substantial adverse change, which is defined as demolition, destruction, relocation, or alteration of the resource or its immediate vicinity such that the historical resource is materially impaired. As the identified historical resource in the Project study area would not be physically impacted by the Project activities, the Project would have no direct impacts on the historical resource.

The indirect impacts from the Project were also analyzed. It was concluded that the Project would have no impact on the identified historical resource. The Project would not introduce new visual elements to the immediate surroundings of the historical resource in the study area, rather it calls for modifying existing features or in-kind replacement. The Project would not result in a substantial adverse change to the integrity of the historical resource to the degree that it would no longer be eligible for listing as historical resources defined by CEQA. The historical resource would not be materially impaired by the Project. No mitigation is required or recommended.



1. INTRODUCTION

1.1 Project Description

The San Gabriel Valley Council of Governments (COG), the Los Angeles County Department of Parks and Recreation (DPR), and the Metropolitan Transportation Authority (Metro) propose to renovate the Diamond Bar Golf Course (Project). Grand Avenue divides the existing golf course into two parts. There are currently six existing holes in the western part of the course and 12 holes in the eastern part of the course. An existing golf cart tunnel beneath Grand Avenue connects the two parts (i.e., west and east) (Appendix B: Preliminary Engineering).

Planned freeway improvements would permanently incorporate 9.4 acres of the golf course, reducing the golf course from 171.3 acres to 161.9 acres, and require the demolition of an existing maintenance facility. The Final EIR/FONSI for the SR-57/SR-60 Confluence at Grand Avenue Project included mitigation measures to reconfigure the golf course so that it continues to function as an 18-hole golf course and the user experience is not diminished.

The proposed Project would realign and reconfigure six holes in the western part of the course and three in the eastern part of the course. This includes reconstructing bunkers and tee and green complexes for all holes. Holes 1, 2, 3, 4, 8, and 9 would be reconstructed in their entirety with new fairways, bunkers, and tee and green complexes. The proposed Project would increase the overall existing course yardage from 6,801 yards to 6,848 yards. The total course par would remain unchanged at 72.

1.2 Purpose and Qualifications

GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Project site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as appropriate. Christine Cruiss was responsible for the preparation of this report. Ms. Cruiss fulfills the qualifications for a historic preservation professional outlined in Title 36 of the Code of Federal Regulations, Part 61. Her résumé is attached in Appendix A.



Figure 1: Project study area in relation to the Diamond Bar Golf Course. The items in the key indicate areas of proposed changes to the existing golf course features.



1.3 Methodology

To identify potential historical resources and assess potential Project impacts, GPA performed the following tasks:

1. Conducted a field inspection of the Project site and vicinity to establish a Project study area. Because the Project involves the renovation of an existing golf course, the Project study area is limited to the boundaries of the golf course. The Project will not add any new types of features to the study area, so indirect impacts outside the golf course itself are not considered in this evaluation (Figure 1). The field inspection confirmed one potential historical resource within the Project study area that required evaluation in this report: Diamond Bar Golf Course. The Diamond Bar Golf Course is older than 45 years and therefore a potential historical resource.
2. Requested a records search from the South Central Coastal Information Center (SCCIC) to determine whether or not the Project site contains any properties that are currently listed as landmarks or parts of historic districts under national, state, or local programs and whether or not any properties have been previously identified or evaluated as historical resources. This involved a review of the California Historical Resources Inventory System (CHRIS), which includes data on properties listed and determined eligible for listing in the National Register of Historic Places (or National Register), listed and determined eligible for listing in the California Register of Historical Resources (or California Register), California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resources surveys and other planning activities. The records search was completed on April 4, 2019 and did not return any results.
3. Reviewed the December 2017 *Historic Resource Evaluation Report for Diamond Bar Golf Course* prepared by Sapphos Environmental, Inc. The 2017 report was provided to GPA by the Los Angeles County DPR on January 29, 2020. The Los Angeles County DPR accepted the findings of this report. Sapphos Environmental, Inc. identified one historical resource, the clubhouse building, and found four buildings (two comfort stations, a food concession stand, and maintenance building) and the golf course as a whole ineligible for listing in any registration programs. The results are more completely summarized in Section 3.2.

Preliminary research and analysis conducted by GPA supported the finding that the clubhouse qualifies as a historical resource as defined by CEQA. Though GPA disagrees with some of the terminology and description therein, the conclusion of eligibility as a County Landmark in the previous evaluation is valid; therefore, GPA's methodology for this report was to accept the findings for the clubhouse building and not re-evaluate it. However, because the proposed Project calls for altering the physical features of the golf course itself, GPA completed independent additional analysis and research to confirm the 2017 findings for the Diamond Bar Golf Course.

4. Consulted the Los Angeles County Register of Landmarks and Historic Districts to determine if any properties within the study area are designated as such.¹ No properties within the

¹ Although the subject property is within the city limits of Diamond Bar, it is owned by Los Angeles County, so it is presumed that the County Historic Preservation Ordinance is applicable.



Project study area have been formally designated as Los Angeles County Landmarks or Historic Districts.

5. Assessed the physical integrity of the Diamond Bar Golf Course. Digital photographs of the landscape and buildings were taken.
6. Conducted research into the history of the Diamond Bar Golf Course. Dates of construction and subsequent alterations were determined by the building permit record as well as additional sources, such as the Los Angeles County Office of the Assessor records, newspaper articles, and historic maps.
7. GPA developed contexts to evaluate the Diamond Bar Golf Course for National Register, California Register, and Los Angeles County Register of Landmarks and Historic Districts eligibility. The contexts developed included: Postwar Golf Courses in Los Angeles County, Diamond Bar Master Plan, and Bell and Son, Architects.
8. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the property as a potential historical resource.
9. Reviewed and analyzed the Project plans and related documents to determine if the Project would have an impact on the identified historical resource as defined by CEQA.



2. REGULATORY FRAMEWORK

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.² The City of Diamond Bar does not have a historic preservation ordinance for the designation of landmarks or historic districts; however, the golf course is located on land owned by the County of Los Angeles, so the Los Angeles County Historic Preservation Ordinance may apply. The National Register and California Register programs, as well as the Los Angeles County Historic Preservation Ordinance, are discussed below.

2.1 National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."³

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria: ⁴

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is

² Public Resources Code §5024.1 and 14 California Code of Regulations §4850 & §15064.5(a)(2).

³ Title 36 Code of Federal Regulations Part 60.2.

⁴ Title 36 Code of Federal Regulations Part 60.4.



made clear.”⁵ A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as “the ability of a property to convey its significance.”⁶ Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before integrity is analyzed.

Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district “derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties.”⁷

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.⁸ A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.⁹

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

⁵ *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service, Department of the Interior, 1997), 7-8.

⁶ *National Register Bulletin #15*, 44-45.

⁷ *Ibid*, 5.

⁸ Title 36 Code of Federal Regulations Part 60.3(d).

⁹ *National Register Bulletin #21: Defining Boundaries for National Register Properties Form* (Washington D.C.: U.S. Department of the Interior, 1997), 12.



- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing in the National Register.¹⁰

2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.¹¹

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.¹²

Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It 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
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. A property less than 50 years of age may be eligible if it can be

⁹ *National Register Bulletin #16: How to Complete the National Register Registration Form* (Washington D.C.: U.S. Department of the Interior, 1997), 16.

¹¹ Public Resources Code §5024.1 (a).

¹² Public Resources Code §5024.1 (d).



demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.¹³

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:¹⁴

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [SOHP] to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner that substantially diminishes the significance of the resource.

SOHP Survey Methodology

The evaluation instructions and classification system prescribed by the SOHP in its *Instructions for Recording Historical Resources* provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.

¹³ Public Resources Code §4852.

¹⁴ Public Resources Code §5024.1.



7. Not evaluated or needs re-evaluation.

The specific Status Codes referred to in this report are as follows:

- 6Z** Found ineligible for National Register, California Register or Local designation through survey evaluation.
- 5S2** Individual property that is eligible for local listing or designation.

2.3 Los Angeles County Historic Preservation Ordinance

The Historic Preservation Ordinance of Los Angeles County seeks to preserve distinctive historical, architectural, and landscape characteristics that are part of the County's overall history and includes criteria and procedures for the designation of landmarks within unincorporated Los Angeles County, as well as County-owned properties.

A structure, site, object, tree, landscape, or natural land feature may be listed in the Los Angeles County Register of Landmarks and Historic Districts (County Register) if it is 50 years of age or older and satisfies one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, state, county, or community in which it is located;
2. It is associated with the lives of persons who are significant in the history of the nation, state, county, or community in which it is located;
3. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the nation, state, county, or community in which it is located; or possesses artistic values of significance to the nation, state, county, or community in which it is located;
4. It has yielded, or may be likely to yield, significant and important information regarding the prehistory or history of the nation, state, county, or community in which it is located;
5. It is listed, or has been formally determined eligible by the United States National Park Service for listing, in the National Register of Historic Places, or is listed, or has been formally determined eligible by the State Historical Resources Commission for listing, on the California Register of Historical Resources;
6. If it is a tree, it is one of the largest or oldest trees of the species located in the County; or
7. If it is a tree, landscape, or other natural land feature, it has historical significance due to an association with an historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.

A property less than 50 years of age may be designated as a County Landmark if it meets one or more of the above criteria and exhibits exceptional importance. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may be



designated as a Landmark or included in the Landmark designation of a property if the space qualifies for designation as a Landmark under the applicable criteria.

In addition to one of the seven criteria above, a historic district must meet one of the following criteria:

- Concentrated or unified site with historic or thematic qualities, or
- Distinctive geographic or settlement patterns.

The County Ordinance also recognizes integrity as a requirement for designation.

3. ENVIRONMENTAL SETTING

3.1 Description of the Potential Historical Resource

Golf Course

The Diamond Bar Golf Course has an 18-hole course with 6,801 yards. It is located at 22751 Golden Springs Drive within the City of Diamond Bar and owned by the County of Los Angeles. The golf course has an area of approximately 174 acres and is bounded by the SR-57/SR-60 confluence to the north and west, Golden Springs Drive to the south and east, and a residential neighborhood to the east. In addition, the golf course is intersected by Grand Avenue, which divides the property into western and eastern halves. The golf course currently has a clubhouse (with a restaurant and a golf shop) chipping and putting greens, a driving range, a maintenance building, comfort station buildings, a food concession stand, parking areas, bridges, and driveways (Figure 2 and Figure 3).



Figure 2. Hole 3, view facing north. Source: GPA Consulting, 2019.

Figure 3. View from Hole 7, facing south. Source: GPA Consulting, 2019.

As typical for golf courses, the fairways are landscaped with grass, and mature trees line each hole and the perimeter of the course. Landscaped contours are located throughout the fairways. Each hole has features typical of golf courses, including tee boxes, bunkers, greens, and traps. In addition, water drainage features are located throughout the course and a large man-made pond is located just east of Grand Avenue. A network of concrete pathways and bridges, accessible by foot or electric golf cart, connects the fairways and the various amenities throughout the course. A modern wood bridge spans a drainage feature. A concrete tunnel connects the eastern and western halves of the courses, also accessible by foot or electric golf cart.¹⁵

¹⁵ Dawn Kukla, *State Route 57/State Route 60 Confluence Project Programmatic Section 4(f) Evaluation*, (Caltrans, January 2013), 3-1 – 3-2.



Clubhouse Building

The clubhouse building is designed in the Mid-Century Modern style.¹⁶ It is one-story tall with an irregular plan and composed of two sections, the western and eastern sections, that are connected with a flat-roofed breezeway. The dominant roof form for each section is a gable with a ridgeline that projects beyond the elevations, creating an angled rake. All four gables have a dominant ridge beam and are divided with four plate glass windows. In both sections, a series of flat roof surrounds the gable creating a compound roofline. Adding to the compound plan are three sections with rectangular plans that project the north and south side of the eastern section and one that projects from the northeastern corner of the western section (Figure 5).

The primary elevation of the clubhouse faces south and has three masses: the gable end of the western section, the breezeway, and the eave side of the eastern section with the projecting rectangular mass (Figure 4). The breezeway extends across the southern elevation creating a covered walkway. This elevation is primarily stuccoed masonry, with metal posts supporting the roof over the walkway and breezeway.

The eastern elevation of the eastern section is dominated by a gable and a covered walkway with a flat roof (Figure 6). It is similar to the gable end on the south elevation, but instead of stuccoed masonry, this elevation has floor-to-ceiling plate glass windows that capture views of the golf course and the circular water feature just east of the elevation.

The plan of the building results in the courtyard area formed by the north elevation of the eastern section and the east elevation of the western section (Figure 7). The courtyard is an open, paved area with picnic tables and is accessed by an asphalt ramp to the north (Figure 10). The edges of the courtyard are unified with the same, flat-roofed walkway with square metal posts that are throughout the rest of the building. The eastern end of this building has two single-light metal doors and partial-height plate glass windows that take up most of the elevation and the rest of the elevation is stuccoed. The projecting rectangular mass (Figure 11) is stuccoed with clerestory windows. The east elevation of the western section is similarly stuccoed, with a mix of clerestory windows, full-height plate glass windows, and metal doors. The north elevation has a projecting section that has partial-height plate glass windows and is sheltered with a covered walkway that matches the rest of the building.

A flat-roof garage spans the west elevation.

The breezeway that unites both main sections of the building has a flat roof with a cut-out over a rectangular garden (Figure 11). The motif of the rectangular garden with a roof cut-out above is repeated within the courtyard. The gardens are surrounded by concrete curbs.

¹⁶ The Sapphos evaluation of the building describes it as Ranch style with Polynesian influences. GPA believes it is Mid-Century Modern with Polynesian influences. The disagreement over terminology does not affect GPA's professional opinion that the building is eligible as a County Landmark and a historical resource under CEQA.

The landscaping in the immediate vicinity of the clubhouse has concrete planting beds, concrete curbs, low masonry walls, water features, and curving sidewalks. The lighting in the walkways is flush-mount single round globes or modern fluorescent fixtures.

Maintenance Building

The maintenance building is located at the northern edge of the property. It has an ell plan and is one story tall. It has a flat roof with exposed rafter tails and fascia boards. The fenestration is a combination of metal windows, pedestrian-scaled doors, garage bays, and open storage bays. The southwestern portion of the ell dates to 1964, but the ell was added later (Figure 12).

Comfort Stations

The comfort stations located north of hole 5 and west of hole 13 are nearly identical and each has a rectangular plan, a shed roof with square rafters, walls constructed of brick, and metal doors (Figure 13). The comfort stations date to 1964.

Food Concession Stand

The food concession stand is a small, gabled building with a rectangular plan. The roof has exposed brackets, overhanging eaves, an open rake, and is clad with wood shingles. The walls appear to be constructed of cinder block and the building is only partially enclosed, with half of the plan functioning as a porch (Figure 14). The food concession stand dates to 1968.



Figure 4. View of the south elevation of the clubhouse, facing northeast. The left side of the frame shows the gable end of the western section and the right of the frame the eastern section. Source: GPA Consulting, 2019.

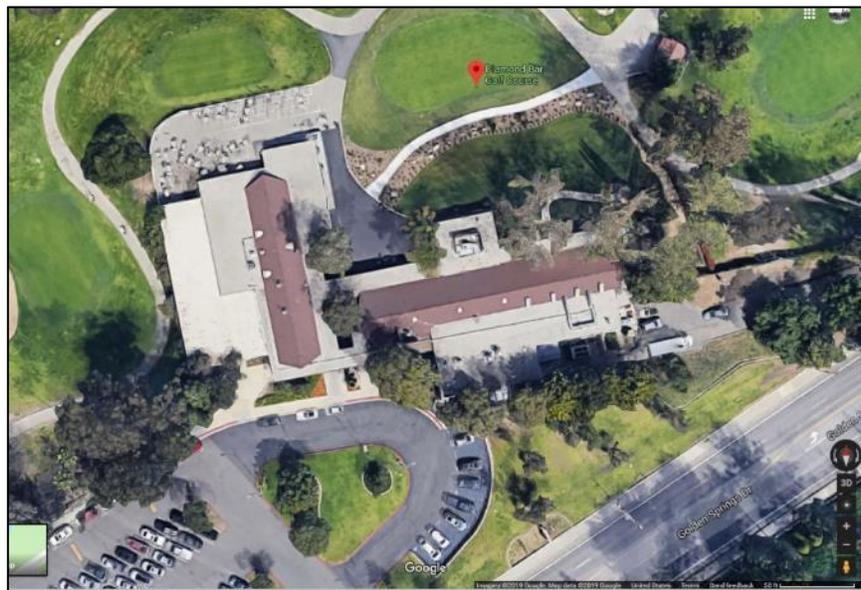


Figure 5. Aerial photo of the Diamond Bar Golf Course clubhouse. Source: Google Earth, 2019.



Figure 6. View of the northeastern corner of the eastern section, view facing southwest. Note the landscaping features, including cement walls, water features, and paved areas. Source: GPA Consulting 2019.



Figure 7. View of the courtyard formed by the eastern section and western section, view facing southwest. Note the covered breezeway and walkways that unite both sections of the building. Source: GPA Consulting 2019.



Figure 8. View of the north elevation of the eastern section, view facing south-southeast. Note the projecting rectangular mass on this elevation. Source: GPA Consulting 2019.



Figure 9. View of the east elevation of the western section, view facing west. Note the projecting rectangular mass on this elevation. Source: GPA Consulting 2019.



Figure 10. View of the north elevation of the western section, view facing southeast. Note the projecting rectangular portion of the walkway, the concrete block retaining wall and asphalt walkway. Source: GPA Consulting 2019.



Figure 11. Detail view of the courtyard formed by the eastern section and western section, focusing on the rectangular garden and cut-out roof motif, view facing southwest. Source: GPA Consulting 2019.



Figure 12. View of the maintenance building, view facing northwest. Source: GPA Consulting, 2019.



Figure 13. View of the comfort station building north of hole 5. Source: GPA Consulting, 2019.



Figure 14. View of the food concession stand located northeast of the clubhouse, view facing southeast. Source: GPA Consulting, 2019.

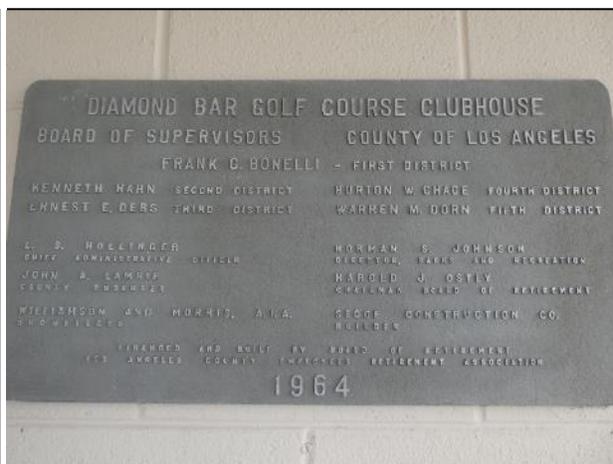


Figure 15. View of the dedication plaque at the Diamond Bar Golf Course clubhouse. Source: GPA Consulting, 2019.



Alterations

The clubhouse has had few changes since it was built. The paving materials under the breezeway, and perhaps under the walkways, appears to have been polychromatic. The exterior light fixtures have been changed (Figure 16 through Figure 19). The garage on the west elevation was a late-twentieth-century addition. Otherwise, the exterior looks much today as it did in 1964, although the paint scheme has changed. The comfort station buildings were built in 1964, whereas the food stand was built in 1968. In addition, it appears that one building that was extant in 1968, north of the driving range, was demolished by 1977.¹⁷

Although the clubhouse has had few changes since construction, changes to the golf course happened almost immediately. Comparing the as-built drawings (Appendix C), a 1965 bird's eye view photo, to the later aerial photos (Figure 22 through Figure 24), the features of the course, and most notably, the circulation system of the course has drastically evolved since its construction. In the 1965 photo and on the as-built drawings (Appendix C), the architect had planned for little in the way of a formal circulation system, allowing for larger swaths of uninterrupted greens (Figure 20). By 1968, a circulation network was partially in place (Figure 22) and 1977 the circulation system was further developed (Figure 23). The circulation system further evolved to include extensive paved paths and larger areas for parking electric golf carts, disrupting the expanse of uninterrupted fairways.

The order of play has remained the same since its design, but the features of the course have evolved since construction. The tee boxes have had minor changes. As noted with call-out boxes in Figure 24, the course features have evolved over time. The most common changes involve adding or subtracting bunkers, changing the shape of bunkers, and altering the size and shape of putting greens as noted at nine locations throughout the course.¹⁸ In addition to the changes in the course features, support buildings on the course were demolished and new buildings were added to the landscape (food stand). In addition, the roadway network that surrounds the golf course appears to have resulted in property acquisition from its perimeter.

The most notable change to the course was also likely intentional: the maturation of the plantings throughout. Although there is a stark change from the 1965 and 1968 photos to 2019 in terms of foliage, that was likely a designed effect, as many of the trees appear to have been planted as saplings.

¹⁷ University of California Santa Barbara Library, Aerial Photography Information Interactive Database, Accessed April 15, 2019: http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

¹⁸ Los Angeles County, "Diamond Bar Golf Course As-Built Plans," Capital Project 9971, August 6, 1964; University of California Santa Barbara Library, Aerial Photography Information Interactive Database, Accessed April 15, 2019: http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.



Figure 16. Photo showing the water feature on the eastern edge of the clubhouse while under construction, view facing southwest. Source: Calisphere, November 6, 1964.



Figure 17. Photo showing the rectangular gardens and cut-out roof motif while under construction. Note the change in the paving materials, view facing south. Source: Calisphere, November 6, 1964.



Figure 18. Photo showing the south elevation of the western section and the projecting rectangular mass on the south side of the eastern section, view facing east. Source: Calisphere, September 21, 1964.



Figure 19. Photo showing the rectangular gardens and cut-out roof motif while under construction, view facing north. Source: Calisphere, November 4, 1964.



Figure 20. Bird's eye view of the golf course just after construction, view facing north. Source: Calisphere, June 9, 1965.

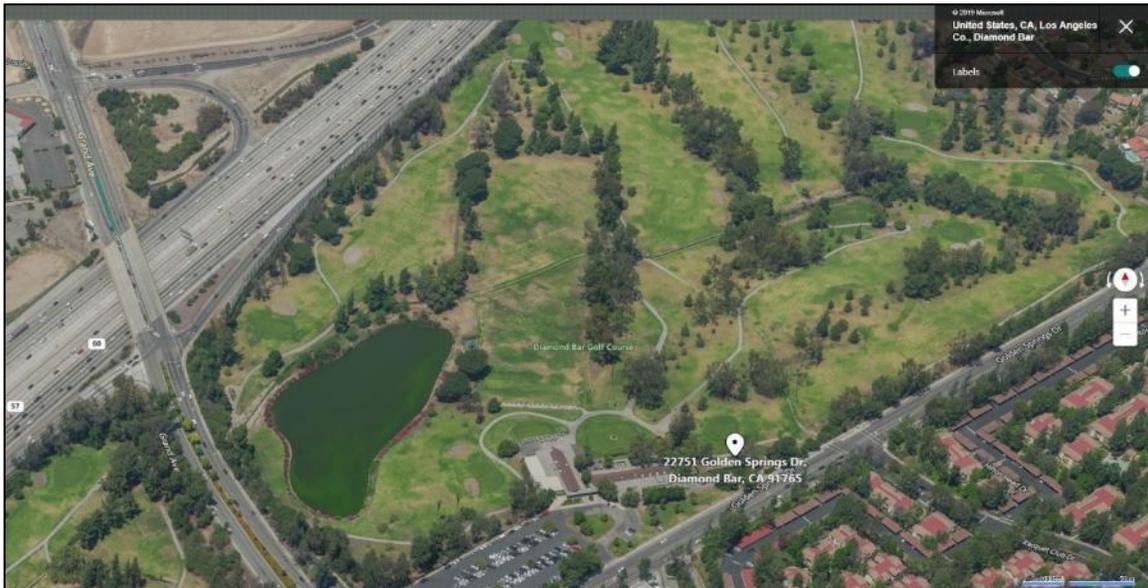


Figure 21. Current bird's eye view of the golf course, view facing north. Source: Bing Maps, 2019.



Figure 22. 1968 Aerial photo of the Diamond Bar Golf Course. Source: University of California Santa Barbara Library, 1968.



Figure 23. 1977 Aerial photo of the Diamond Bar Golf Course. Source: University of California Santa Barbara Library, 1977.



Figure 24. 2019 Aerial photo of the Diamond Bar Golf Course. Course reconfigurations include new sand traps, new bunkers, new greens, and new water features. The circulation system changes are not included in this figure. Source: ESRI 2019.



3.2 Previously Identified Historical Resources in the Project Study Area

There is one previously identified historical resource in the Project study area: the clubhouse of the Diamond Bar Golf Course. Sapphos Environmental, Inc. evaluated it as eligible for listing as a County Landmark in 2017. Abstracted from that report, Sapphos Environmental, Inc., on behalf of the County of Los Angeles Department of Parks and Recreation, made the following determinations:¹⁹

- **Clubhouse:** The clubhouse does not possess architectural integrity or significance under Criteria A/1, B/2, C/3, and D/4 and was found ineligible for listing in the National and California Registers. However, the Polynesian-influenced style of the clubhouse embodies the distinctive design and physical characteristics of a short-lived style of architecture that was popular in Southern California in the 1960s; *therefore, the clubhouse building is significant under Criterion 3 of the Historic Preservation Ordinance of Los Angeles County and possesses architectural integrity.* The interior of the building is not a character-defining feature, but the exterior elements of the building are character-defining.

GPA accepts the findings of the 2017 report related to the clubhouse, as explained in Section 1.3, Methodology, above. However, the previous report did not include a list of character-defining features for the clubhouse building. For the purposes of this Project, GPA assumes that all original extant design features and materials of the building and the immediately adjacent landscaping including concrete planting beds, concrete curbs, low masonry walls, water features, and curving sidewalks are character-defining.

The 2017 Sapphos report also evaluated the golf course itself, as well as the maintenance building, comfort stations, and food stand, and found each to be ineligible for listing under the national, state, and local programs. Because the proposed Project involves physical alterations to the golf course, GPA prepared a new evaluation of the golf course and its support buildings based on independent research and analysis. For the purposes of this report,

3.3 History of the Diamond Bar Golf Course

The Capital Company, a subsidiary of the Transamerica Corporation, and Christiana Oil Corporation purchased the former Diamond Bar Ranch in 1956 and created an overall masterplan for the development of Diamond Bar. As part of the masterplan for Diamond Bar, they accommodated for a public golf course and worked with the Los Angeles County Board of Supervisors for assistance with building it. The supervisors involved with the decision included Frank G. Bonelli, Kenneth Hahn, Ernest E. Debs, Burton W. Chace, and Warren M. Dorn. In the initial planning phases, the County did not have sufficient funds in place to build the golf course, so it leased the land from Transamerica Corporation.²⁰ The supervisors approved the construction of the golf course which was opened in 1964. The golf course was designed by the firm of William Bell and Son of Pasadena and built by E. L Yeager contractors of Riverside. The clubhouse and the pro shop were designed by Williamson and Morris Architects of Long Beach and built by Secof

¹⁹ Sapphos Environmental, Inc., *Historical Resource Evaluation for Diamond Bar Golf Course* (County of Los Angeles Department of Parks and Recreation, December 2017), ES-1 – ES-2 and 6-18 – 6-28.

²⁰ City of Diamond Bar and Diamond Bar Historical Society, 81.



Construction Company of Los Angeles.²¹ At the time of dedication, John A. Lambie was the County Engineer credited with the project and Norman S. Johnson was the Director of Parks and Recreation (Figure 15). Research did not reveal the date that the County purchased the property. However, based on current assessor data, the County owned the golf course parcels at least by August of 1987, when it sold strips of the property for the construction of the SR-57/SR-60 confluence northwest of the property.

²¹ "Diamond Bar Golf Course Plans Opening." *La Habra Star*, November 6, 1964, 9.



4. HISTORIC CONTEXT

The significance of a property must be evaluated within its historic context(s). Historic contexts are those patterns or trends in history by which a specific property is understood. The contexts relevant in judging the significance of the subject property include Postwar Municipal Golf Courses in Los Angeles County, Diamond Bar Master Plan, and William P. Bell and Son, Architects.

4.1 Postwar Municipal Golf Courses in Los Angeles County

In postwar southern California, municipal parks began to evolve from a place for passive recreation to a place for a variety of activities for different age demographics. The municipal park evolved to provide a variety of activities meeting the recreational desires of children and adults alike. Especially in the postwar years, parks evolved to include facilities such as baseball fields, basketball courts, tennis courts, playgrounds, golf courses, as well as structures for educational and cultural improvement.²²

Postwar public golf courses emerged as a trend associated with municipal parks throughout southern California. The County of Los Angeles (County) Department of Parks and Recreation (Parks and Recreation) was created in 1944 and currently owns the largest public golf course system in the nation, with 19 golf courses at 17 different locations. Several of the courses under the purview of the County pre-date the postwar period, but they were often former private clubs that were purchased by the County. However, most of these courses were developed and constructed in the decades immediately following World War II.²³

While often adjacent to or incorporated within other recreational facilities, postwar municipal golf courses were different in that they were largely self-financing, funded primarily by fees paid by players, rather than through the County's budget. Postwar municipal courses came in two dominant forms. The first is a full-length 18-hole course, which functioned as a private country club, with clubhouses, pro-shops, and sometimes driving ranges. The other was the shorter nine-hole course, which required less land and could be placed in areas with less abundant land. This context focuses on 18-hole courses as that is most applicable to the resource in the Project study area.²⁴

Some County-owned courses were formerly private courses that fell upon hard times during the Great Depression. In those cases, the County typically purchased the golf courses and took over management and control. For example, the Altadena Golf Course was built as a private club in 1910 with an 18-hole golf course and clubhouse facilities, but with the crash of the stock market in 1929, it was no longer sustainable as a private club and became a public 18-hole course in 1932.²⁵ The Mountain Meadows Golf Course, located in San Dimas, was originally opened in 1921 as a private club called Mountain Meadows Golf Club. After a significant redesign in 1964, by William P. Bell and Son, the course was reopened, as a public facility. A second redesign was completed

²² Daniel Prosser, "Public and Private Institutional Development/Government Infrastructure and Services/Municipal Parks, Recreation, and Leisure, 1886-1978," Los Angeles Citywide Historic Context Statement (City of Los Angeles Office of Historic Resources, December 2017), 1-2.

²³ *Ibid.*, 39-42.

²⁴ *Ibid.*, 1-2.

²⁵ Altadena Town & Country Club, 2019.



by Ted Robinson, Sr., which was opened to the public in 1977.²⁶ The Lakewood Golf Course, in Lakewood, was laid out in 1932 by William P. Bell as part of a private development project, but the County bought in 1952, making it a public course.²⁷

It is likely that the former Western Avenue Golf Course, renamed the Chester L. Washington Golf Course in 1982, followed a similar pattern, but research did not reveal the original ownership structure. Originally built in 1928, but later redesigned by William Park Bell, the course is best known for its role in working towards racial equality in golf.²⁸

In contrast to the other earlier clubs that were taken over by the County, land for the Santa Anita Golf Club was donated to the County of Los Angeles for a park by Anita Baldwin just after World War I. As part of the Public Works Administration, work started on the golf course in 1933 with all 18 holes complete by 1938. The Santa Anita Golf Club is a departure from the earlier pattern of development, with a pre-World War II golf course built for public use.²⁹

Within the nearby City of Los Angeles, space for the new courses came in the basins created by two flood control projects, the Sepulveda, and the Hansen Dams. The Sepulveda basin received the first new courses, with the course at Hansen Dam later.³⁰ After the construction of the Whittier Narrows Dam in 1957, the County entered a lease with the Army Corps of Engineers to Whittier Narrows Golf Course, in Rosemead. The Whittier Narrows Golf Course was built in 1959 and followed the trend of flood control basins for recreation areas.³¹

In addition to acquiring existing golf courses or developing as a result of newly created flood control basins, new 18-hole courses were also developed on previously undeveloped land, requiring vast amounts of relatively inexpensive undeveloped land. Within the City of Los Angeles, the San Fernando Valley was the logical place to look. Within the greater County, finding adequate land for 18-hole golf courses outside the incorporated City was more feasible as large sections of the County were being developed. The County developed new public golf courses in areas with plenty of inexpensive land and a growing population, especially throughout the San Fernando and San Gabriel Valleys.³²

²⁶ Natalia Holy and David K. Lee, ""Mountain Meadows Golf Course Ceremonial Structure" Written Historical and Descriptive Data, Historic American Building Survey, National Park Service, U.S. Department of the Interior, 2015, 3-4. From Prints and Photographs Division, Library of Congress, (HABS No. CA-2914, <https://cdn.loc.gov/master/pnp/habshaer/ca/ca4200/ca4202/data/ca4202data.pdf>, accessed April 22, 2019).

²⁷ "A Brief History of Long Beach California's Early Golf Courses," Golf Historical Society/John Jones, April 22, 2019, http://golfhistoricalsociety.org/long_beach/index.html.

²⁸ Mike Terry, "Sports Weekend; Southland Focus," *Los Angeles Times*, March 27, 1998, 11.

²⁹ "History of Santa Anita," Santa Anita Golf Course, accessed April 22, 2019, <https://www.lagolfclubs.com/clubs/NewHome.cfm/ClubID/44/Section/Home/messid/792>

³⁰ *Ibid.*

³¹ U.S. Army Corps of Engineers. Los Angeles County Drainage Area Whittier Narrows Dam Flood Control Project Dam Safety Modification Study Draft Environmental Impact Statement (Los Angeles: U.S. Army Corps of Engineers, Los Angeles District, December 2018), 6-8.

³² Prosser, 39-42.



The County took advantage of abundant space to meet the growing population's demand for new recreational facilities in the postwar years. Alondra Park's 18-hole course opened in Lawndale in 1947. Los Verdes Golf Course, in Rancho Palos Verdes, was dedicated and opened for public play in November 1964.³³ The Diamond Bar Golf Course, an 18-hole course designed by William P. Bell and Son, was completed in 1964, located within the newly master-planned area of Diamond Bar. La Mirada Park and Golf Course, in La Mirada, opened in 1963 and was also designed by William P. Bell and Son.³⁴ The Links at Victoria Golf Course, in the South Bay, was originally designed by golf course architect William P. Bell and Son and officially opened for play in 1966. However, the course was significantly renovated in 2001. The Los Amigos golf course in Downey was under construction by 1966, also designed by William P. Bell and Son. The 18-hole course at Marshall Canyon was built in 1966 in the San Gabriel Valley, but contemporary news coverage did not identify the architect of the golf course.³⁵ El Cariso was built in 1977 San Fernando Valley.

4.2 Diamond Bar Master Plan

The Diamond Bar Ranch operated as a large-scale ranch through most of the twentieth century. The ranch was associated with the husbandry of Duroc-Jersey hogs, Hereford cattle, Arabian horses, and other livestock. The history of the Diamond Bar Ranch property does not contextualize any of the extant properties in the Project study area, so it is not discussed here. However, at the height of the southern California post-World War II building boom, the ranch comprised 7,800 acres of undeveloped land, most of which was suitable for residential and commercial development.³⁶

The Diamond Bar Ranch was sold out of agricultural use in 1956 to the Capital Company, a subsidiary of the Transamerica Corporation, and to Christiana Oil Corporation (owners) (Figure 25). The Diamond Bar Ranch was developed using a cohesive master plan, which was adopted in 1958. Groundbreaking for the property occurred on May 29, 1957.³⁷ Subsequently, the owners began developing utilities and other infrastructure to serve the new town. After the initial, critical infrastructure improvements were in place, the owners began implementing the master plan in earnest. The master plan included a road network that emanated out from a central highway spine, a centrally located business district, neighborhood shopping centers, schools, recreational areas, including the Diamond Bar Golf Course, and residential neighborhoods.³⁸

To complete the development of the 7,800 acres, the owners followed the model of development that was established at Palos Verdes (6,800 acres), which was developed by the Capital Company and Great Lakes Carbon. Beginning in 1955. In this model, the owners sold parcels of land, in varying sizes, to select builders to develop and sell the land according to the master plan.³⁹

³³ "County to Dedicate New Golf Course," *Los Angeles Times*, November 8, 1964, CS5.

³⁴ Charles Curtis, "New La Mirada County Course Set to Open for Play Tuesday," *Los Angeles Times*, March 3, 1963, 13.

³⁵ "Newest County Golf Course to Be Dedicated," *Los Angeles Times*, June 25, 1967, A2.

³⁶ City of Diamond Bar and Diamond Bar Historical Society, *Images of America: Diamond Bar* (Charleston, South Carolina: Arcadia Publishing), 2014, 25-58.

³⁷ "Ground Broken for Diamond Bar Project," *La Habra Star*, June 3, 1957, 1.

³⁸ "Diamond Bar Ranch Sold for Huge Residential Development," *La Habra Star*, September 13, 1956, A-8; City of Diamond Bar and Diamond Bar Historical Society, 59.

³⁹ City of Diamond Bar and Diamond Bar Historical Society, 59.

In 1959, the Diamond Bar Development Company, a subsidiary of the Transamerica Corporation, took over the development of the property and the pace of development increased. The first residential buildings were completed in 1960 in the northern end of town. As part of the masterplan, Transamerica Corporation set aside 45 acres of land for the town's first park: Sycamore Canyon Park. In 1963, the first elementary school opened, and in 1965 the first church. By 1966, Diamond Bar had 20 new home developments with a variety of housing types, sizes, and styles.⁴⁰ The Diamond Bar Golf Course was completed in 1964.

The Transamerica Corporation continued to oversee the development of Diamond Bar until selling its last real estate in 1986. In the 1970s a residents' association formed. After many years of planning and conflict, the voters overwhelmingly approved an incorporation measure on March 7, 1989.⁴¹



Figure 25. Illustration from the Los Angeles Herald Examiner. Captioned: "Drawing of the Diamond Bar Ranch. This 7,800-acre holding, the largest undeveloped property remaining close-in to Los Angeles, has been bought by the Capital Company and Christiana Oil Corporation for more than \$10,000,000. It will become a new city of about 100,000 people in the months to come. Much of the land has been used for grazing by Diamond Bar Ranch's purebred cattle."⁴²

⁴⁰ Ibid., 71-75

⁴¹ Ibid., 59.

⁴² University of California, Calisphere interactive database, drawing of the Diamond Bar Ranch from the Los Angeles Herald Examiner Photo Collection, Accessed April 15, 2019 <https://calisphere.org/item/1aa10a1bd6a80c714614c8789212c363/>



4.3 William P. Bell and Son, Architects

From about 1920 through the years of the Great Depression, William Park Bell established a golf course architecture firm in Pasadena with Captain George C. Thomas. The pair developed a thriving architecture practice, producing several of the County's most prominent golf courses, including the Ojai Valley Inn, Bel-Air, Riviera, and the redesign of the North Course at the Los Angeles County Club. William Park Bell worked independently as well, designing the Stanford University Golf Course and the San Diego, La Jolla, and Tijuana County Clubs.

After the end of the Great Depression, William Park Bell teamed with the renowned golf course architect, A. W. Tillinghast. As a team, they worked to rebuild several courses in southern California that were destroyed by flooding in 1938. Tillinghast retired, and William Park Bell was joined in his practice by his son, William Francis Bell (sometimes referred to as Billy Bell), a graduate from the University of Southern California. The Bell collaboration dominated golf course design in the western United States, until 1953 when the elder Bell died. William Francis Bell renamed his practice William P. Bell and Son in honor of his father.⁴³

William F. Bell designed and redesigned more than 200 golf courses in the western United States starting in the 1950s through the 1970s. In contemporary reports, Bell and Son had a reputation for excellent design. When reporting on the opening of a Bell-designed golf course in 1963, a reporter stated, "...the La Mirada Golf Course... designed by Billy Bell, which is a considerable guarantee of excellence." The postwar context (Section 4.1) notes several courses that were designed by William F. Bell, under the firm William Bell and Son, but his most prominent work is Torrey Pines Golf Course in La Jolla, California, built in 1957.⁴⁴

⁴³ Forrest Richardson & Associates. "The Restoration, Renovation and Remodeling Series," (Phoenix, AZ: Forrest Richardson & Associates; n.d. Accessed April 16, 2019, <https://www.golfccc.com/files/Golf%20Course%20Architect%20-%20Page%202.pdf>.

⁴⁴ Curtis.



5. EVALUATION OF POTENTIAL HISTORICAL RESOURCES

The Diamond Bar Golf Course was evaluated for individual listing in the National and California Registers and under the Los Angeles County Historic Preservation Ordinance using established criteria and aspects of integrity.

5.1 Evaluation of Diamond Bar Golf Course as a Historical Resource⁴⁵

National Register of Historic Places

Criterion A

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history or the pattern of events or historic trends that made a significant contribution to the development of a community. The contexts considered in this evaluation for Criterion A are the Postwar Municipal Golf Courses in Los Angeles County and Diamond Bar Master Plan.

The Diamond Bar Golf Course was evaluated under Criterion A for its association with the development of Postwar Municipal Golf Courses in Los Angeles County. As a Los Angeles County-owned recreational facility, the golf course was developed to meet the recreational needs of the growing suburban populations. However, as noted in National Register Bulletin #15, "mere association with historic events or trends is not enough, in and of itself, to qualify under criterion A: the property's specific association must be considered important as well."⁴⁶ The Diamond Bar Golf Course was not the earliest golf course developed by the County, nor was it most prominent. It was intended to be a regional golf course to support the nearby population. The Diamond Bar Golf Course does not appear to be important within this context. The Diamond Bar Golf Course does not appear to be significant under Criterion A within the context of Postwar Municipal Golf Courses in Los Angeles County.

The Diamond Bar Golf Course was evaluated under Criterion A within the context of the Diamond Bar Master Plan. Arguably, the development of master-planned communities throughout southern California is important due to its association with the postwar housing boom and suburban growth. Nearly all postwar master-planned communities could have an association with this theme. However, as noted in National Register Bulletin #15, "mere association with historic events or trends is not enough, in and of itself, to qualify under criterion A: the property's specific association must be considered important as well."⁴⁷ Examples of important master-planned communities could include an unusually large or early example of a master-planned community. The development at Diamond Bar was neither of these things. Palos Verdes was developed first, of a similar size, and used as a reference for the design of Diamond Bar. The Diamond Bar Master Plan did incorporate

⁴⁵ As outlined in Section 1.3 of this report, although the previously completed 2017 report found the Diamond Bar Golf Course ineligible for listing in any national, state, or local registration programs, GPA completed this subsequent evaluation because this Project alters the physical features of the golf course and additional research and analysis was warranted.

⁴⁶ *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service, Department of the Interior, 1997), 12-13.

⁴⁷ *Ibid.*



key elements for commerce, business, religion, education, and recreation, the development of Diamond Bar itself does not appear to be significant. The golf course was not essential to the overall development of Diamond Bar and the City would have been developed regardless of the County's involvement with building the golf course. Under the Diamond Bar Masterplan, the Diamond Bar Golf Course does not appear to be significant within this context under Criterion A.

The Diamond Bar Golf Course does not appear to be significant under Criterion A.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. Although the golf course architect is significant within the context of golf course design, that is better evaluated under Criterion C. Norman S. Johnson, as the Director of Parks and Recreation, appears to have been significant for his role generally in County government and specifically for his role in the preservation of open spaces throughout the San Gabriel Valley. However, this property would not best illustrate his productive life, nor would it best illustrate his contributions to planning. Johnson was involved with countless open space preservation projects throughout the county, but four of the most prominent are the development of Schabarum Regional County Park in the Rowland Heights area, the Whittier Narrows Recreation Area, the Santa Fe Dam Recreation Area in Irwindale, and Frank G. Bonelli Park in San Dimas. These parks are arguably more noteworthy for their preservation of open space and Johnson's involvement with the preservation of open space than a regional, County-owned golf course.⁴⁸ For the other personages directly involved in the development of the golf course (Section 3.3 of this report), research has not revealed that they are significant in our past. However, even if they were significant in history, it is not likely that their association with the development of this golf course would best represent their productive life or their contributions to society. There is no evidence to suggest that the Diamond Bar Golf Course is associated with the lives of historic personages significant in our past.

The Diamond Bar Golf Course does not appear to be significant under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Under Criterion C, the Diamond Bar Golf Course was evaluated within the contexts of Postwar Municipal Golf Courses in Los Angeles County, the Diamond Bar Master Plan, and as the work of William P. Bell and Son.

The Diamond Bar Golf Course was evaluated within the context of Postwar Municipal Golf Courses in Los Angeles County. Although the Diamond Bar Golf Course was built within the period of significance for the context and it includes the requisite components of a golf course, it is not an excellent example of a postwar golf course because it does not have sufficient character-defining

⁴⁸ "Norman S. Johnson, 92; Head of L.A. County Parks Helped Preserve Open Space in San Gabriel Valley," *Los Angeles Times*, June 20, 2005, <https://www.latimes.com/archives/la-xpm-2005-jun-29-me-johnson29-story.html>.



features to convey its significance. The original design of uninterrupted greens has been diminished with the introduction of extensive paved pathways. Furthermore, with the changes to the Diamond Bar Golf Course, including the demolition and construction of support buildings, golf course design features (bunkers, greens, and tee boxes), and the circulation system, it does not convey the original visual, spatial, and contextual relationships of the property. The course at Diamond Bar is a typical example that has been modified over time and does not embody distinctive characteristics of a type, period, or method of construction, or possess high artistic values. The Diamond Bar Golf Course does not appear to be significant under Criterion C within the context of Postwar Municipal Golf Courses in Los Angeles County.

Under Criterion C, the Diamond Bar Golf Course was evaluated within the context of the architect's work, William P. Bell and Son. The Diamond Bar Golf Course was designed by a noted golf course architect, William Francis Bell, whose work was prolific throughout southern California and within the Los Angeles County Parks and Recreation Department. The course at Diamond Bar does not appear to be an excellent example of his work, nor his earliest, or most significant. The Diamond Bar Golf Course appears to be a typical example of his work, designed during a prolific period of his career. The Encino and Balboa courses are better examples of his work, and his most prominent work is Torrey Pines Golf Course in La Jolla, California. The Diamond Bar Golf Course does not appear to be significant under Criterion C within the context of William P. Bell and Son.

Under Criterion C, the Diamond Bar Golf Course was evaluated within the context of the Diamond Bar Master Plan. The master plan did not appear to have incorporated any important or innovative designs or mass-production techniques. Transamerica sold parcels to other developers who appeared to have employed industry-standard approaches for design and construction, including the construction and design of the Diamond Bar Golf Course. Under Criterion C, within the context of the Diamond Bar Master Plan, the Diamond Bar Golf Course does not appear to be significant.

Finally, within all three contexts evaluated under Criterion C, the Diamond Bar Golf Course does not represent a significant and distinguishable entity whose components may lack individual distinction.

The Diamond Bar Golf Course does not appear to be significant under Criterion C.

Criterion D

Criterion D was not considered in this report, as it generally applies to archeological resources. Please refer to the archaeology report prepared as part of the proposed Project for information pertaining to archaeological resource potential.

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As the property is not significant under any National Register criterion, it does not have a period of significance and the integrity of the property does not require examination. However, for the purposes of this exercise, the period of significance is assumed to be 1964 and the analysis that follows shows that



the property lacks integrity as a whole. Following is a point-by-point analysis of the seven aspects of integrity:

- Location – The place where the historic property was constructed or the place where the historic event occurred.

The Diamond Bar Golf Course has not been moved. Therefore, it retains integrity of location.

- Materials – The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Alterations have compromised the integrity of materials for the Diamond Bar Golf Course. The course has been altered with the demolition of at least one support building, construction of new buildings, and alterations to the course itself.

- Design – The combination of elements that create the form, plan, space, structure, and style of a property.

The original overall design of the Diamond Bar Golf Course has been lost. In addition to the changes to the golf course features like bunkers and greens, the addition of an extensive paved circulation system throughout the course changed the original plan and spatial relationship within the property and interrupted the original expanses of greens. The construction of three new buildings within the course also adds new elements to the plan that are incongruous with the original design.

- Workmanship – The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The integrity of workmanship has been diminished with the loss of integrity of design and materials.

- Feeling – A property's expression of the aesthetic or historic sense of a particular period of time.

The Diamond Bar Golf Course remains identifiable as a postwar golf course. It retains integrity of feeling.

- Setting – The physical environment of the historic property.

The Diamond Bar Golf Course was built as part of a master-planned community. The setting of the property remains intact as it is still integrated with the community.

- Association – The direct link between an important event or person and a historic property.

The property is not significant under Criteria A or B and is not associated with an important historic event or person. Therefore, this aspect of integrity does not apply, as there is no historic association.



Conclusion

The Diamond Bar Golf Course does not appear to be significant under National Register Criteria A, B, C, or D nor does it retain integrity; therefore, it is recommended ineligible for listing in the National Register. This conclusion of ineligibility includes the designed landscape, infrastructure, maintenance building, comfort stations, and food concession stand.

California Register of Historical Resources

The California Register criteria for eligibility mirror those of the National Register. Therefore, the property at Diamond Bar Golf Course is ineligible for listing in the California Register for the same reasons outlined above. This conclusion of ineligibility includes the designed landscape, infrastructure, maintenance building, comfort stations, and food concession stand.

Los Angeles County Historic Preservation Ordinance

Likewise, because the County of Los Angeles' criteria were modeled on the National and California Registers criteria, the Diamond Bar Golf Course is ineligible for designation as a Landmark for the same reasons outlined under the National Register evaluation. This conclusion of ineligibility includes the designed landscape, infrastructure, maintenance building, comfort stations, and food concession stand.

6. PROJECT IMPACTS

6.1 Thresholds for Impacts on Historical Resources

The State CEQA Guidelines set the standard for determining the significance of impacts to historical resources in Title 14 California Code of Regulations Section 15064.5(b), which states:

A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

Title 14 California Code of Regulations Section 15064.5(b)(1) further clarifies "substantial adverse change" as follows:

Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

Title 14 California Code of Regulations Section 15064.5(b)(2) in turn explains that a historical resource is "materially impaired" when a project:

Demolishes or materially alters in an adverse manner those physical characteristics that convey its significance and that justify its inclusion in or eligibility for inclusion in the California Register, local register, or its identification in a historic resources survey.

As such, the test for determining whether or not a proposed project will have a significant impact on an identified historical resource is whether or not the project will alter in an adverse manner the physical integrity of the historical resource such that it would no longer be eligible for listing in the



National or California Registers or other landmark programs such as the County Landmark program.

6.2 Project Description

The San Gabriel Valley COG, the Los Angeles County DPR, and Metro propose to renovate the Diamond Bar Golf Course. Grand Avenue divides the existing golf course into two parts. There are currently six existing holes in the western part of the course and 12 holes in the eastern part of the course. An existing golf cart tunnel beneath Grand Avenue connects the two parts (i.e., west and east) (Appendix B: Preliminary Engineering).

Planned freeway improvements would permanently incorporate 9.4 acres of the golf course, reducing the golf course from 171.3 acres to 161.9 acres, and require the demolition of an existing maintenance facility. The Final EIR/FONSI for the SR-57/SR-60 Confluence at Grand Avenue Project included mitigation measures to reconfigure the golf course so that it continues to function as an 18-hole golf course and the user experience is not diminished.

The proposed Project would realign and reconfigure six holes in the western part of the course and three in the eastern part of the course. This includes reconstructing bunkers and tee and green complexes for all holes. Holes 1, 2, 3, 4, 8, and 9 would be reconstructed in their entirety with new fairways, bunkers, and tee and green complexes. The proposed Project would increase the overall existing course yardage from 6,801 yards to 6,848 yards. The total course par would remain unchanged at 72.

The following features of the golf course would be reconfigured (Figure 1 and Appendix B):

- Holes 1, 2, 3, 4, 8 and 9 would be reconstructed in their entirety with new fairways, bunkers, and tee and green complexes.
- All remaining 18 tee complexes would be renovated.
- All remaining 18 green complexes, including greenside sand bunkers, would be renovated or reconstructed.
- All fairway sand bunkers would be renovated or reconstructed.
- Approximately 2,600 linear feet of existing concrete gutters would be removed (excavation depth of six inches below ground surface [bgs]) and replaced with approximately 7,676 linear feet of underground, low-flow drainage pipes across fairways and driving ranges (excavation depth of three feet and installation depth of two feet bgs).
- The existing wall-to-wall cart path system would be retained; however, the existing concrete cart paths would be reconfigured and replaced.
- The practice putting green would be reconstructed.
- The existing Hole 9 green complex would be converted to a practice pitching green with sand bunkers.
- The practice range tee would be located approximately 50 feet farther south to create a safer relationship between the practice range and Hole 2.



- Approximately 1,400 linear feet of concrete channel surface drains that bisect various holes throughout the golf course would be replaced with a drainpipe and covered with soil and grass (excavation depth of two feet bgs).
- Protective netting and trees would be installed as required for safety and playability at the golf course. Existing netting adjacent to SR-57/SR-60 would be removed. Approximately 130-foot-tall netting would be installed along the west side of the proposed Hole 8 (existing Hole 7) to prevent golf balls from reaching the freeway. Netting would also be installed along the proposed Holes 2 and 9 and along the practice range.
- The existing maintenance facility, which is located adjacent to SR-57/60, would be demolished. A new maintenance facility would be constructed approximately 700 feet west of the existing maintenance facility. The new maintenance facility would be up to 40,000 square feet in overall size and would include a maintenance building of up to 9,000 square feet. Water, power, and sewer utilities would be installed to serve the new maintenance facility.
- The Project would require the removal of between 150 to 200 trees, including approximately one oak tree. Indigenous oak trees with a diameter of 25 inches or more in circumference would be replaced at a 2:1 ratio in the same general area where the oak trees were removed. Replacement trees would be at least 15-gallon size specimens, measuring at least one-inch in diameter, and be from seed sources collected in Los Angeles County or Ventura County.

Night work is not anticipated. If renovation were to occur in two phases, with only half of the course (nine holes) closed at any one time, a total of approximately 16 months would be required for construction (8 months to reconfigure Holes 1, 2, 4, 8, and 9 and renovate all other green complexes and fairways). If renovation were to occur in a single phase, construction would last approximately 12 months, during which time the golf course would be closed to the public. It is assumed for purposes of this IS that renovation would occur in two phases (i.e., approximately 16 months). Construction is anticipated to begin in September 2020 and end in July 2021.

The proposed Project would not require the acquisition of any right-of-way. A new Los Angeles County Flood Control District easement and relocation of Southern California Edison utility easements are needed within the golf course. All construction activities, including staging, would occur within the boundaries of the existing golf course. Construction staging would be located west of Grand Avenue at the existing Hole 8 and east of Grand Avenue at the existing maintenance facility. Construction activities for the SR-57/SR-60 Confluence at Grand Avenue Project are scheduled to begin after completion of the proposed Project in 2022.

6.3 Analysis of Project Impacts

The proposed project would not directly impact the one historical resource in the Project study area, the clubhouse building. The work associated with the project will be buffered from the clubhouse building by the existing pathway around the building. Although some golf course features would be modified as part of the project, those modifications will replace existing features in-kind, on slightly different alignments or locations and would not alter any of the building's



character-defining features. The proposed changes have no potential to directly impact the clubhouse building.

In determining the potential indirect impacts of the Project on the identified historical resource, the central question is whether the project would cause a "material impairment" to the significance of the historical resource.⁴⁹ Material impairment occurs where a project demolishes or alters the physical characteristics that convey the significance of a historical resource and that justify its inclusion in or eligibility of inclusion in national, state, or local landmark or historic district programs pursuant to the requirements of CEQA. Such an effect would only occur if the historical resources in the study area no longer retained sufficient integrity to convey their significance. The significance and integrity of the historical resource in the study area are described in Section 3.2.

According to *National Register Bulletin #15*, there are seven aspects of integrity: feeling, association, workmanship, location, design, setting, and materials. The Project would not have any impact on the identified historical resource's physical characteristics that convey its historic significance and justify its inclusion in, or eligibility for, applicable landmark designation programs. Because the proposed Project would not alter the physical characteristics of the historical resource, the only relevant aspect with respect to the impact of the Project on these historical resources is setting. Setting refers to the character of the place in which the historical resource is situated within the boundaries of the property or historic district as well as the resource's broader surroundings. This analysis considers whether the integrity of setting of the historical resources in the study area would be so diminished by the Project that it would no longer qualify as a historical resource under the local landmark program. The Project calls for altering existing features within the setting with altering the practice putting greens, moving sand traps, reconfiguring grading, replanting grass, and modifying tee box configurations. The proposed work will be separated from the clubhouse building by the existing paths (Figure 26 and Appendix B, Sheets 11 and 12). All of the proposed changes to the golf course are typical of a golf course, so the overall setting of the clubhouse building will remain unchanged.

In conclusion, the Project will not directly impact the historical resource within the Project study area. Furthermore, the Project would not introduce new types of visual elements to the Project study area. Because the existing features within the historical resource's setting will undergo minor changes that are compatible within the context of a golf course, the Project would not adversely impact the setting of the identified historical resource such that its listing or eligibility would be materially impaired. The overall integrity of setting of the clubhouse building would remain intact. Therefore, the Project would not result in a substantial adverse change to the historical resource to the degree that it would no longer be eligible for listing under national, state, or local landmark programs.

⁴⁹ Pub. Res. Code §21084.1; CEQA Guidelines §15064.5(b).



Figure 26. Comparison between the proposed alterations in the vicinity of the clubhouse building (WKE 2019) and an existing aerial photo (Google Earth). In the excerpted project plans, the clubhouse building is located at the center of the image and the proposed alterations are notated with the black lines and hatching. Refer to Appendix B, Sheets 11 and 12, for the full plans and scale.



7. CONCLUSIONS

One potential historical resource was identified for re-evaluation within the Project study area: the Diamond Bar Golf Course. Analysis has demonstrated that the Diamond Bar Golf Course is not eligible for listing in the National or California Registers or as a Los Angeles County Landmark or Historic District. One previously identified historical resource, the clubhouse building, was identified in the Project study area. The Project plans would alter existing visual elements in the immediate surroundings of the historical resource; however, the Project would not result in a substantial adverse change to the integrity of the identified historical resource to the degree that it would no longer be eligible for listing as a historical resource as defined by CEQA. No mitigation is required or recommended.



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Appendix A:
Résumés



CHRISTINE CRUISS is a Senior Architectural Historian at GPA. She has been involved in the field of historic preservation since 1999. Christine graduated from the University of Pennsylvania with a Master of Science in Historic Preservation where her studies focused on architectural conservation. She has since worked in non-profit and private historic preservation consulting in California, Pennsylvania, and New Jersey. Christine joined GPA in 2017 and has skillfully supervised the preparation of environmental compliance documents, including determination of eligibility reports, finding of effects reports, agreement documents, and

mitigation projects in accordance with Section 106 of the National Historic Preservation Act. Christine is also experienced in the preparation of Historic American Buildings Survey/Historic American Engineering Record recordation, historic context statements with a focus on agriculture, conditions assessments, construction specifications, preservation plans, outdoor monument conservation, educational materials, and landscape/viewshed analyses.

Educational Background:

- M.S., Historic Preservation, University of Pennsylvania, Philadelphia, 2001
- B.A., Classical Archaeology and Anthropology, University of Michigan, Ann Arbor, 1998

Professional Experience:

- GPA Consulting, Senior Architectural Historian, 2017-Present
- Rettew Associates, Inc. Senior Historic Resources Specialist, 2013-2017
- Cultural Heritage and Research Specialists, Architectural Historian, 2007-2013
- Cultural Resource Consulting Group, Conservatory, 2002-2007
- Fairmount Park Historic Preservation Trust, Conservator, 1999-2002

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Professional Activities:

- Haverford Township Historical Commission (Delaware County, PA), 2015-2017

Selected Projects:

- Leimert Bridge, Oakland, CEQA/NEPA Historic Property Survey Report and Finding of Effect, 2017-2018
- Capital Southeast Connector, Folsom, Section 106 Finding of Effect, 2017-2018
- Whitehall Lane Bridges, Napa County, Section 106 Historical Resource Evaluation Report 2017-2018
- 5935 W. Pico Boulevard, Los Angeles, CEQA Historical Resources Technical Report, 2018
- Garnet Creek Bridge, Calistoga, Alternatives Analysis, 2017-2018
- Holly Street Bridge, Pasadena, Section 106 Finding of Effect, 2017-2018
- Weyand Canal, Vacaville, Section 106 Historical Resource Evaluation Report, 2017
- Sacramento River Trail Bridges, Section 106 Historical Resource Evaluation Report, 2017
- State Route 710, Los Angeles County Section 106 Finding of Effect, 2017
- Pequea North Rural Historic District Bridge Inventory Update, Lancaster County, PA, 2014
- Jacob's Chapel and Colemantown Meeting House Cemetery Survey and Conditions Assessment, Burlington County, NJ, 2015
- Pennsylvania Turnpike Widening Cultural Resources Survey, Cumberland County, PA, 2013



Appendix B:
Preliminary Engineering



Appendix C:
As-Built Drawings for the Diamond Bar Golf Club