

HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT

FONTANA BLOCK III PROJECT

**City of Fontana
San Bernardino County, California**

For Submittal to:

Planning Division
Department of Community Development
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

Prepared for:

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Title: Historical/Archaeological Resources Survey Report: Fontana Block III
Project, City of Fontana, San Bernardino County, California

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USGS Quadrangle: Fontana, Calif., 7.5’ quadrangle (Section 30, T1S R5W, San Bernardino
Baseline and Meridian)

Project Size: Approximately 48 acres

Keywords: South Fontana area, San Bernardino Valley region; Phase I historical/
archaeological resources survey; APNs 0255-091-09. -12 to -15; -21 to -27,
-29, -32, -33, -41, -46 to -49, -54 to -57, -61, and -62; no “historical
resources” under CEQA provisions

MANAGEMENT SUMMARY

In March and April 2019, at the request of T & B Planning, Inc., CRM TECH performed a cultural resources study on approximately 48 acres of rural land in the southern portion of the City of Fontana, San Bernardino County, California. The subject property of the study is located on the north side of Jurupa Avenue and between Juniper Avenue and Cypress Avenue, in the southeast quarter of Section 30, T1S R5W, San Bernardino Baseline and Meridian. The study is part of the environmental review process for the Fontana Block III Project, a proposed commercial warehouse development on the property. The City of Fontana, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA).

The purpose of the study is to provide the City of Fontana with the necessary information and analysis to determine whether the project would cause substantial adverse changes to any “historical resources,” as defined by CEQA, that may exist in or around the project area. In order to identify such resources, CRM TECH reviewed the results of a recent historical/archaeological resources records search on the property, pursued historical background research, and carried out a systematic field survey of the entire project area.

Prior to this study, in December 2018, CRM TECH was contracted separately to complete a historic significance evaluation of all buildings then extant on the property, which necessitated the records search along with a field inspection of the buildings, focused research on their history, and consultation with the Fontana Historical Society. As a result of the 2018 study, eight residential buildings on six parcels in the project area proved to be more than 50 years of age, all constructed between 1938 and 1965. These buildings were recorded into the California Historical Resources Inventory and evaluated as potential “historical resources” under CEQA provisions, but none of them was found to qualify. The results of the 2018 study are attached to this report.

The current study is focused on the identification and evaluation of archaeological resources that may also be present on the property. Throughout the course of the study, no such resources were encountered. Based on the combined results of this study and the 2018 study, CRM TECH concludes that no “historical resources” exists within or adjacent to the project area, and accordingly recommends to the City of Fontana a finding of *No Impact* regarding “historical resources.” No further cultural resources investigation is recommended for the proposed project unless development plans undergo such changes as to include areas not covered by this study. However, if any buried cultural materials are encountered during earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

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INTRODUCTION

In March and April 2019, at the request of T & B Planning, Inc., CRM TECH performed a cultural resources study on approximately 48 acres of rural land in the southern portion of the City of Fontana, San Bernardino County, California (Fig. 1). The subject property of the study is located on the north side of Jurupa Avenue and between Juniper Avenue and Cypress Avenue, in the southeast quarter of Section 30, T1S R5W, San Bernardino Baseline and Meridian (Figs. 2, 3). The study is part of the environmental review process for the Fontana Block III Project, a proposed commercial warehouse development on the property. The City of Fontana, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA).

The purpose of the study is to provide the City of Fontana with the necessary information and analysis to determine whether the project would cause substantial adverse changes to any “historical resources,” as defined by CEQA, that may exist in or around the project area. In order to identify such resources, CRM TECH reviewed the results of a recent historical/archaeological resources records search on the property, pursued historical background research, and carried out a systematic field survey of the entire project area. The following report is a complete account of these research procedures and the final conclusion of the study. Personnel who participated in the study are named in the appropriate sections below, and their qualifications are provided in Attachment A.

Prior to this study, in December 2018, CRM TECH was contracted separately to complete a historic significance evaluation of all buildings then extant on the property, which necessitated the records search along with a field inspection of the buildings, focused research on their history, and consultation with the Fontana Historical Society. As a result of the 2018 study, eight residential buildings on six parcels in the project area proved to be more than 50 years of age, all constructed

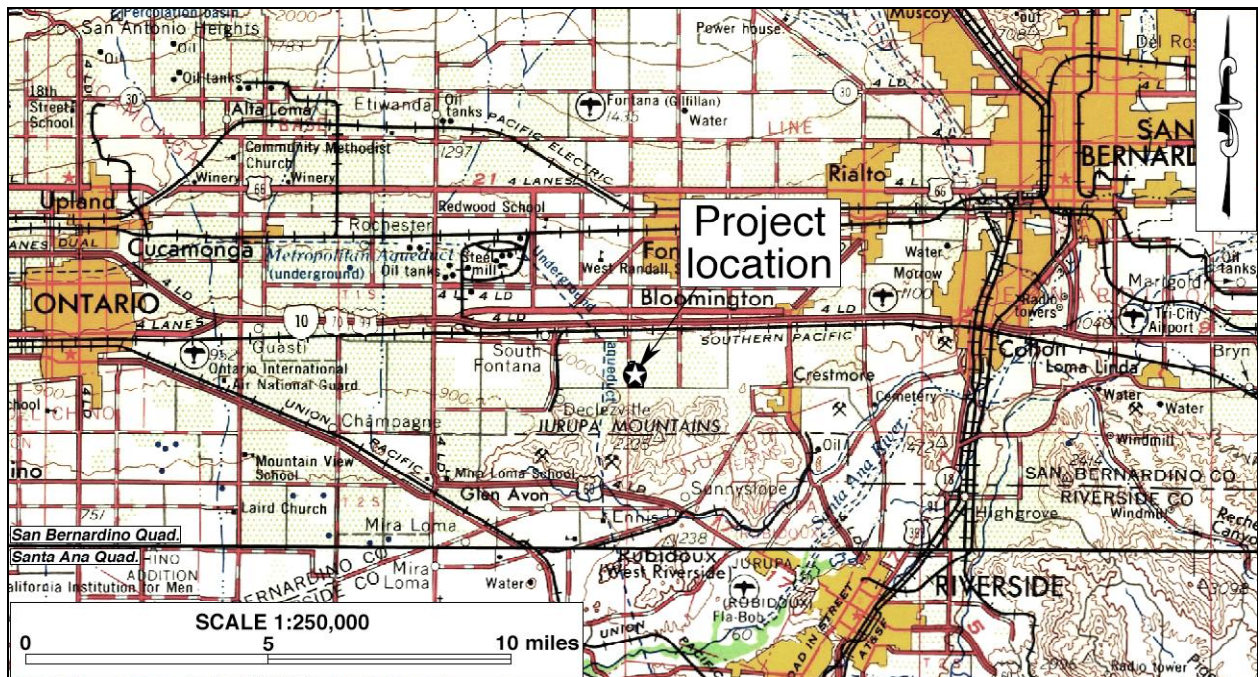


Figure 1. Project vicinity. (Based on USGS San Bernardino and Santa Ana, Calif., 1:250,000 quadrangles [USGS 1969; 1979])

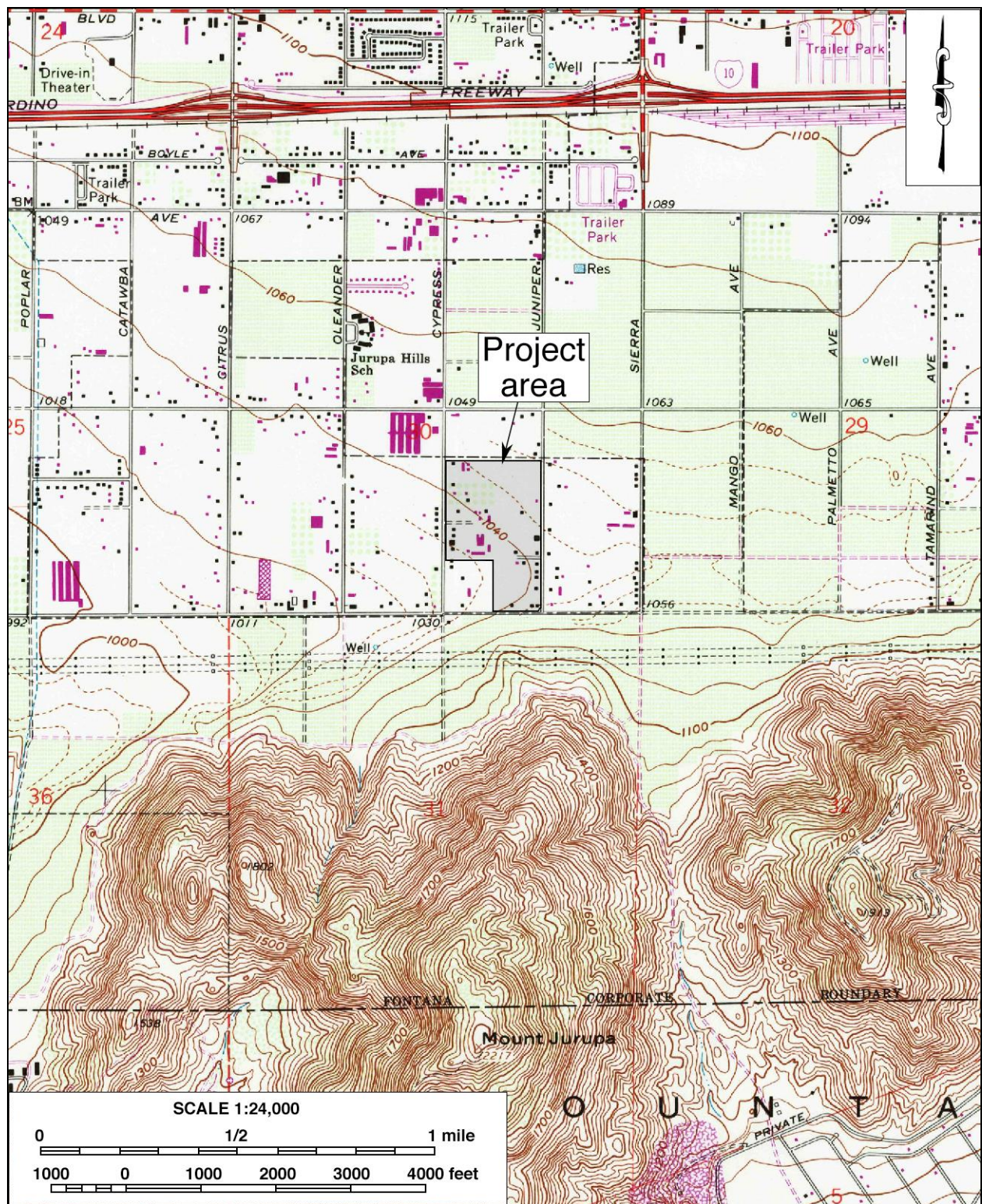


Figure 2. Project area. (Based on USGS Fontana, Calif., 1:24,000 quadrangle [USGS 1980])

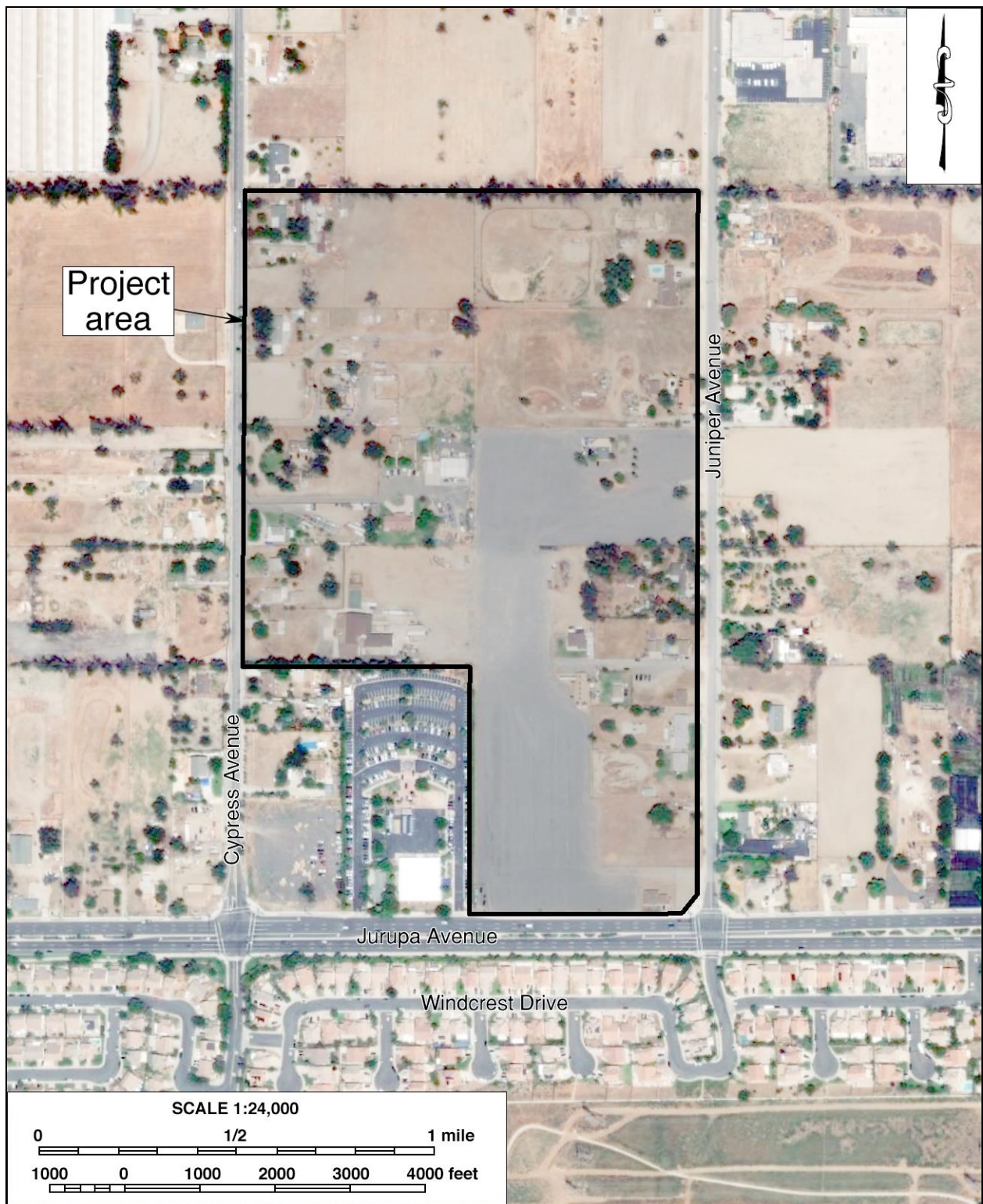


Figure 3. Aerial view of the project area.

between 1938 and 1965. These buildings were recorded into the California Historical Resources Inventory and evaluated as potential “historical resources” under CEQA provisions, but none of them was found to qualify. The results of the 2018 study are attached to this report (see Attachment B).

SETTING

CURRENT NATURAL SETTING

The City of Fontana is located in the central portion of the San Bernardino Valley, a broad inland valley defined by the San Gabriel and San Bernardino Mountain Ranges on the north and a series of low rocky hills on the south. Geologically, the San Bernardino Valley lies on the northern rim of the Peninsular Ranges Province. The natural environment of the region is characterized by its temperate Mediterranean climate, with the average maximum temperature in July reaching 95° Fahrenheit and the average minimum temperature in January hovering around 46°. Rainfall is typically less than 15 inches annually, most of which occurs between November and March.

The project area consists of a total of 26 existing parcels, most of them occupied until recently by rural residences or small businesses, including a meat processing plant and an automotive shop. The majority of the acreage, however, presents former agricultural land that has remained vacant in recent years. The surrounding area is currently undergoing a transition from agriculture to residential and commercial development. The adjacent land uses are similar to those within the project boundaries but also include a suburban residential neighborhood and a church to the south (Fig. 3), with additional housing tracts, neighborhood shopping centers, and a school slightly further away.

The terrain in the project area is relatively level (Fig. 4), with elevations ranging between 1,034 feet and 1,060 feet above mean sea level. Where visible, the surface soil consists mainly of unpacked grayish-tan silty loam. Past agricultural, construction, and demolition activities have left the ground surface throughout the project area extensively disturbed and littered with refuse. Roughly 30 percent of the project area is covered by imported gravel (Fig. 3), while a recent growth of tall grasses covers another 60 percent.

CULTURAL SETTING

Prehistoric Context

The earliest evidence of human occupation in inland southern California, or the Inland Empire region, was discovered below the surface of an alluvial fan in the northern portion of the Lakeview Mountains, overlooking the San Jacinto Valley, with radiocarbon dates clustering around 9,500 B.P. (Horne and McDougall 2008). Another site found near the shoreline of Lake Elsinore, close to the confluence of Temescal Wash and the San Jacinto River, yielded radiocarbon dates between 8,000 and 9,000 B.P. (Grenda 1997). Additional sites with isolated Archaic dart points, bifaces, and other associated lithic artifacts from the same age range have been found in the Cajon Pass area, typically atop knolls with good viewsheds (Basgall and True 1985; Goodman and McDonald 2001; Goodman 2002; Milburn et al. 2008).



Figure 4. Overview of the project area. (Photograph taken on March 18, 2019; view to the northeast)

The cultural prehistory of inland southern California has been summarized into numerous chronologies, including those developed by Chartkoff and Chartkoff (1984), Warren (1984), and others. Specifically, the prehistory of the Inland Empire region has been addressed by O’Connell et al. (1974), McDonald et al. (1987), Keller and McCarthy (1989), Grenda (1993), Goldberg (2001), and Horne and McDougall (2008). Although the beginning and ending dates of different cultural horizons vary regionally, the general framework of regional prehistory can be broken into three primary periods:

- **Paleoindian Period (ca. 18,000-9,000 B.P.):** Native peoples of this period created fluted spearhead bases designed to be hafted to wooden shafts. The distinctive method of thinning bifaces and spearhead preforms by removing long, linear flakes leaves diagnostic Paleoindian markers at tool-making sites. Other artifacts associated with the Paleoindian toolkit include choppers, cutting tools, retouched flakes, and perforators. Sites from this period are very sparse across the landscape and most are deeply buried.
- **Archaic Period (ca. 9,000-1,500 B.P.):** Archaic sites are characterized by abundant lithic scatters of considerable size with many biface thinning flakes, bifacial preforms broken during manufacture, and well-made groundstone bowls and basin metates. As a consequence of making dart points, many biface thinning waste flakes were generated at individual production stations, which is a diagnostic feature of Archaic sites.
- **Late Prehistoric Period (ca. 1,500 B.P.-contact):** Sites from this period typically contain small lithic scatters from the manufacture of small arrow points, expedient groundstone tools such as tabular metates and unshaped manos, wooden mortars with stone pestles, acorn or mesquite bean granaries, ceramic vessels, shell beads suggestive of extensive trading networks, and steatite implements such as pipes and arrow shaft straighteners.

Ethnohistoric Context

The City of Fontana lies in an area where the traditional territories of two Native American groups, the Serranos and the Gabrielinos, adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods. The homeland of the Gabrielinos, probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538), was centered in the Los Angeles Basin and reached as far east as the San Bernardino-Riverside area. The homeland of the Serranos was centered in the San Bernardino Mountains but also included the slopes and lowlands on the flanks of the mountain range and the southern portion of the Mojave Desert.

Whatever the linguistic affiliation, Native Americans in and around the Fontana area exhibited similar social organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources.

As early as 1542, the Gabrielinos were in contact with the Spanish during the historic expedition of Juan Rodríguez Cabrillo, but it was not until 1769 that the Spaniards took steps to colonize Gabrielino territory. Shortly afterwards, most of the Gabrielino people were incorporated into Mission San Gabriel and other missions in southern California. The Serranos were brought into the mission system in the 1810s, when an *asistencia* of Mission San Gabriel was established in the eastern San Bernardino Valley. Due to introduced diseases, dietary deficiencies, and forceful reduction, Gabrielino and Serrano population dwindled rapidly. By 1900, the Gabrielinos had almost ceased to exist as a culturally identifiable group (Bean and Smith 1978a:540). The Serranos, meanwhile, were mostly settled on the San Manuel and the Morongo Indian Reservations (Bean and Smith 1978b:573).

Historic Context

In 1772, three years after the beginning of Spanish colonization of Alta California, Pedro Fages, *comandante* of the new province, and a small force of soldiers under his command became the first Europeans to set foot in the San Bernardino Valley (Beck and Haase 1974:15). They were followed in the next few years by two other famed early Spanish explorers, Juan Bautista de Anza and Francisco Garcés, who traveled through the valley in the mid-1770s (*ibid.*). Despite these early visits, for the next 40 years the inland valley received little impact from the Spanish colonization activities in Alta California, which were concentrated predominantly in the coastal regions.

Following the establishment of Mission San Gabriel in 1771, the San Bernardino Valley became nominally a part of the vast landholdings of that mission. The name “San Bernardino” was bestowed on the region at least by 1819, when a mission *asistencia* and an associated rancho were officially established under that name in present-day Loma Linda (Lerch and Haenszel 1981). After gaining independence from Spain in 1821, the Mexican government began in 1834 the process of secularizing the mission system in Alta California, which in practice meant the confiscation of the

Franciscan missions' land holdings, to be distributed later among prominent citizens of the province. During the 1830s and the 1840s, several large land grants were created in the vicinity of present-day Fontana, but most of the Fontana area was not involved in any of these, and thus remained public land when Alta California became a part of the United States in 1848.

Used primarily as cattle ranches, the ranchos around Fontana saw little development until the mid-19th century, when a group of Mormon settlers from Salt Lake City founded the town of San Bernardino in 1851. After the completion of the Southern Pacific Railroad in the mid-1870s, and especially after the Atchison, Topeka and Santa Fe Railway introduced a competing line in the 1880s, a phenomenal land boom swept through much of southern California, ushering in a number of new settlements in the San Bernardino Valley. In 1887, the Semi-Tropic Land and Water Company purchased a large tract of land near the mouth of Lytle Creek, together with the necessary water rights to the creek, and laid out the townsites of Rialto, Bloomington, and Rosena (Schuiling 1984:90).

While Rialto and Bloomington were soon settled and began to grow, little development took place at Rosena before the collapse of the 1880s land boom and the ensuing financial destruction of the Semi-Tropic Land and Water Company (Ingersoll 1904:620; Schuiling 1984:90, 102). In 1905, Azariel Blanchard "A.B." Miller (1878-1941), widely considered the founder of present-day Fontana, arrived in Rosena from the Imperial Valley and, along with his associates, soon established Fontana Farms on a tract of land that eventually reached 20,000 acres (Anicic 2005:32-40). By 1910, an irrigation system was constructed and much of the land was planted in grain and citrus crops (Schuiling 1984:102). Miller's Fontana Farms became synonymous to the location, and Rosena was renamed Fontana in 1913. It remained primarily an agricultural settlement until the WWII era, with poultry, hog, and rabbit raising playing important roles in the local economy.

In 1942, the establishment of the Kaiser Steel Mill dramatically altered the agrarian setting of the Fontana area. With other industrial enterprises following Kaiser to the area during and after WWII, Fontana became known for the next four decades as a center of heavy industry (*ibid.*:106). Since the closure of the Kaiser Steel Mill in 1983, and in response to the growing demand for affordable housing, Fontana, like many other cities in the San Bernardino Valley, has increasingly taken on the characteristics of a "bedroom community." When Fontana incorporated in 1952, the project area and the surrounding properties, long known as South Fontana, were not included in the city limits. Instead, the area remained under county jurisdiction and maintained a mostly rural character until it became part of a large annexation by the City in 2006, which greatly accelerated residential and commercial development in the area.

RESEARCH METHODS

RECORDS SEARCH

As stated above, the historical/archaeological resources records search on the project area was originally conducted in conjunction with the identification and evaluation of historic-period buildings on the property. It was completed on December 5, 2018, at the South Central Coastal Information Center on the campus of California State University, Fullerton, which is the State of

California's official cultural resource records repository for the County of San Bernardino (see Attachment B, p. 1, for details).

HISTORICAL BACKGROUND RESEARCH

Historical background research for this study was conducted by CRM TECH historian Terri Jacquemain. Sources consulted during the research included published literature in local and regional history, U.S. General Land Office (GLO) land survey plat maps dated 1856-1878, U.S. Geological Survey (USGS) topographic maps dated 1901-1980, and aerial photographs taken in 1938-2018. The historic maps are collected at the Science Library of the University of California, Riverside, and the California Desert District of the U.S. Bureau of Land Management, located in Moreno Valley. The aerial photographs are available at the Nationwide Environmental Title Research (NETR) Online website and through the Google Earth software.

FIELD SURVEY

On March 18, 2019 CRM TECH archaeologists Daniel Ballester and Salvadore Z. Boites carried out the archaeological field survey of the project area. Beginning from the southern end, most of the property was surveyed at an intensive level by walking a series of parallel west-east transects spaced 15 meters (approximately 50 feet) apart. Where regular transects were impracticable, such as around buildings and structures or where impeded by fence lines, the survey crew remained as close to the courses of the transects as possible. Approximately 10 percent of the project area, representing parcels to which full access was not granted by the property owners, was surveyed at a reconnaissance level through visual inspection from the perimeter.

Using these methods, the ground surface in the entire project area was systematically examined for any evidence of human activities dating to the prehistoric or historic period (i.e., 50 years ago or older). Ground visibility ranged from poor (25 percent) to excellent (90 percent) depending on the density of vegetation growth and the presence or absence of other ground cover, such as pavement and gravel. Considering the extensive ground disturbances that have occurred on the property, the ground visibility was considered to be adequate for this study.

RESULTS AND FINDINGS

RECORDS SEARCH

According to SCCIC records, the project area as a whole had not been surveyed for cultural resources prior to the 2018 study by CRM TECH, and no cultural resources had been recorded within or adjacent to the project boundaries (see Attachment B, p. 3, for details). As mentioned above, the 2018 study subsequently resulted in the recordation and evaluation of eight single-family residences of historical origin within the project area, located at 11198 and 11210 Juniper Avenue and 11025, 11141, 11155-11155½, and 11181 Cypress Avenue, with 11210 Juniper Avenue and 11155-11155½ Cypress Avenue each containing two residences. None of them was found to meet CEQA's definition of a "historical resource" (see Attachment B).

HISTORICAL BACKGROUND RESEARCH

Historical sources consulted for this study indicate no evidence of any settlement or development activities in or near the project area in the 1850s and the 1890s (Figs. 5, 6). During that period, the nearest man-made features were two roads, one of them running generally east-west to the south of the project location and passing in close proximity to the southeastern corner of the property (Figs. 5, 6). By the late 1930s, the meandering early roads had disappeared completely from the landscape, and a regular grid at wide intervals, typical of rural southern California, had been laid out, which has since remained in service to the present time (Fig. 7; NETR Online 1938). At least five buildings were present in the project area at that time, some of them corresponding in location to those recorded during the 2018 study (*ibid.*).

Like the surrounding area, most of the land within the project boundaries was devoted on agriculture, primarily horticulture, in the early and mid-20th century (Fig. 8; NETR Online 1938-1959). The land-intensive nature of these agricultural enterprises required sizable parcels and kept other development in the project area limited to a handful of farmsteads. Consequently, the early post-WWII building boom in southern California largely bypassed the project area, with only a few more buildings noted within its boundaries in the 1950s (Fig. 8). Starting in the late 1950s and the 1960s, however, the orchards in the project area were gradually abandoned as more buildings sprang up (NETR Online 1959-1967). By 1980, farming operations had largely ceased (NETR Online 1980). While the number of buildings on the property steadily increased since then, the overall land use pattern did not change until demolition started in recent months (NETR Online 1980-2012; see Attachment B, pp. 3-6, for further information).

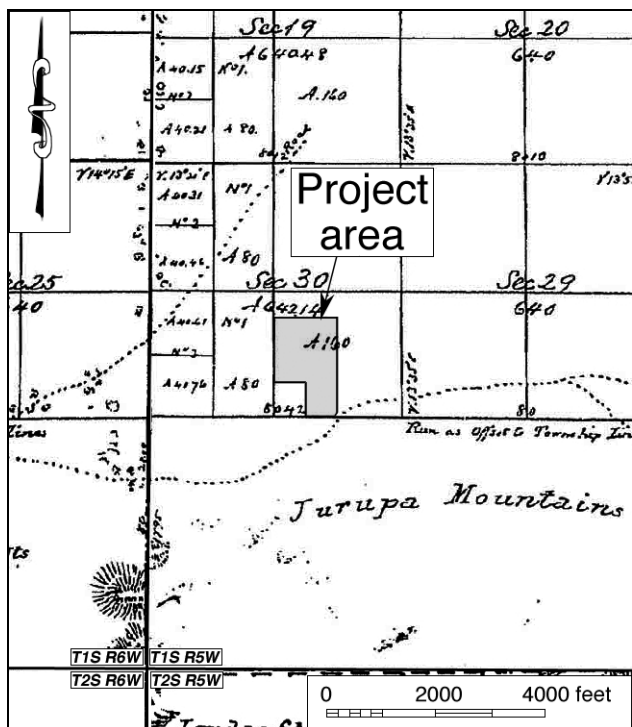


Figure 5. The project area and vicinity in 1852-1856.
(Source: GLO 1856a; 1856b; 1857; 1878)

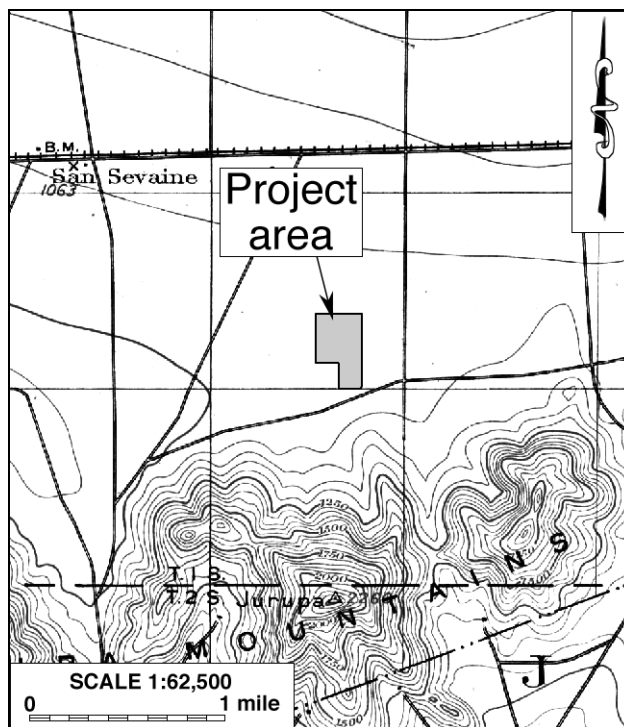


Figure 6. The project area and vicinity in 1893-1894.
(Source: USGS 1901)

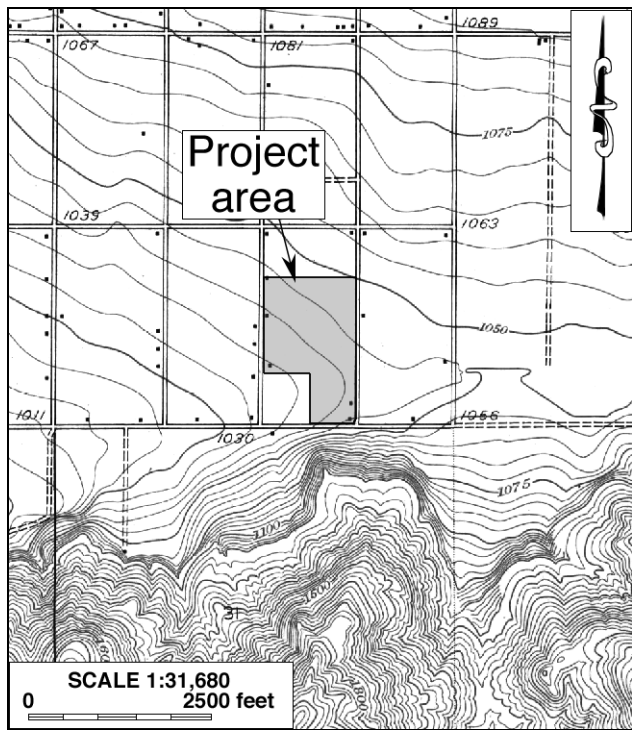


Figure 7. The project area and vicinity in 1938. (Source: USGS 1943)

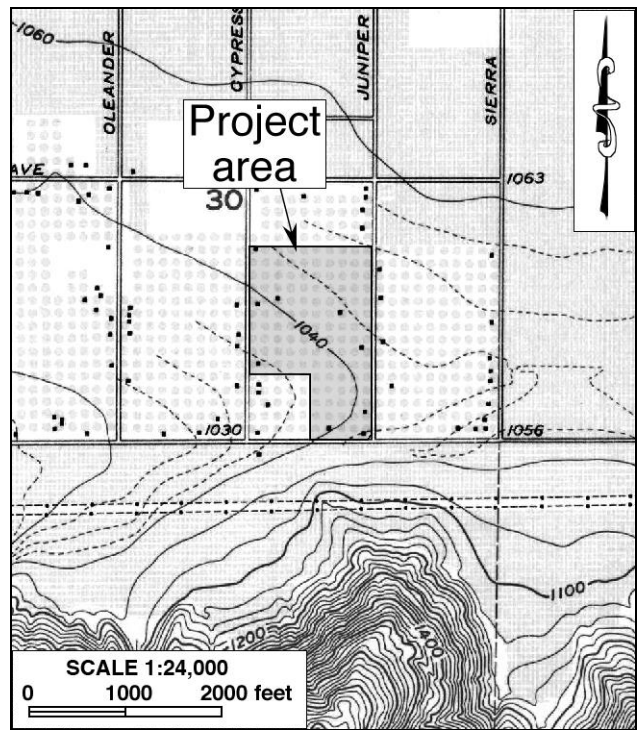


Figure 8. The project area and vicinity in 1952-1953. (Source: USGS 1953)

FIELD SURVEY

Throughout the course of the field survey, no archaeological features or artifact deposits of prehistoric or historical origin were encountered within or adjacent to the project area. Most of the buildings surveyed in December 2018 have been demolished, and virtually the entire project area has been extensively disturbed by agricultural, construction, and demolition activities, as mentioned previously. The ground surface is currently littered with concrete slabs, abandoned machinery, and piles of building debris and domestic refuse, such as bricks, tires, and broken granite counter tops, but none of the items is of any historical/archaeological interest. In light of the ground disturbance and the past land uses on the property, the project area appears to be relatively low in sensitivity for subsurface archaeological deposits of prehistoric or early historical origin.

DISCUSSION

The purpose of this study is to identify any cultural resources in the project area and to assist the City of Fontana in determining whether or not such resources meet the official definition of “historical resources,” as provided in the California Public Resources Code, in particular CEQA. According to PRC §5020.1(j), “‘historical resource’ includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

More specifically, CEQA guidelines state that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that “generally a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.
(PRC §5024.1(c))

In summary of the research results presented above, eight historic-period buildings were recorded in the project area during the 2018 study, but none of them was found to meet the definition of a “historical resource” (see Attachment B). Throughout the course of this study, no archaeological features, artifact deposits, or other potential “historical resources” were encountered on the property. Based on these findings, and in light of the criteria listed above, the present study concludes that no “historical resources” exist within or adjacent to the project area.

CONCLUSION AND RECOMMENDATIONS

CEQA establishes that “a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment” (PRC §21084.1). “Substantial adverse change,” according to PRC §5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.” Since no “historical resources,” as defined by CEQA, have been identified within or adjacent to the project area, CRM TECH presents the following recommendations to the City of Fontana:

- The proposed project will not cause a substantial adverse change to any known “historical resources.”
- No further cultural resources investigation will be necessary for the project unless development plans undergo such changes as to include areas not covered by this study.
- If any buried cultural materials are encountered during earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

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 1938-2012 Aerial photographs of the project vicinity, taken in 1938, 1948, 1959, 1966, 1967, 1980, 1994, 2002, 2005, 2009, 2010, and 2012. <http://www.historicaerials.com>.
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 1974 Perris Reservoir Archaeology: Late Prehistoric Demographic Change in Southeastern California. Report on file, Eastern Information Center, University of California, Riverside.
- Schuiling, Walter C.
 1984 *San Bernardino County: Land of Contrasts*. Windsor Publications, Woodland Hills, California.
- USGS (United States Geological Survey, U.S. Department of the Interior)
 1901 Map: San Bernardino, Calif. (15', 1:62,500); surveyed in 1893-1894.
 1943 Map: Fontana, Calif. (1:31,680); surveyed in 1938.
 1953 Map: Fontana, Calif. (7.5', 1:24,000); aerial photographs taken in 1952, field-checked in 1953.
 1969 Map: San Bernardino, Calif. (1:250,000); 1958 edition revised.
 1979 Map: Santa Ana, Calif. (1:250,000); 1959 edition revised.
 1980 Map: Fontana, Calif. (7.5', 1:24,000); 1967 edition photorevised in 1978.
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 1984 The Desert Region. In Michael J. Moratto (ed.): *California Archaeology*; pp. 339-430. Academic Press, Orlando, Florida.

Attachment A
PERSONNEL QUALIFICATIONS

PRINCIPAL INVESTIGATOR/HISTORIAN/ARCHITECTURAL HISTORIAN
Bai “Tom” Tang, M.A.

Education

- 1988-1993 Graduate Program in Public History/Historic Preservation, UC Riverside.
1987 M.A., American History, Yale University, New Haven, Connecticut.
1982 B.A., History, Northwestern University, Xi’an, China.
- 2000 “Introduction to Section 106 Review,” presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno.
1994 “Assessing the Significance of Historic Archaeological Sites,” presented by the Historic Preservation Program, University of Nevada, Reno.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
1993-2002 Project Historian/Architectural Historian, CRM TECH, Riverside, California.
1993-1997 Project Historian, Greenwood and Associates, Pacific Palisades, California.
1991-1993 Project Historian, Archaeological Research Unit, UC Riverside.
1990 Intern Researcher, California State Office of Historic Preservation, Sacramento.
1990-1992 Teaching Assistant, History of Modern World, UC Riverside.
1988-1993 Research Assistant, American Social History, UC Riverside.
1985-1988 Research Assistant, Modern Chinese History, Yale University.
1985-1986 Teaching Assistant, Modern Chinese History, Yale University.
1982-1985 Lecturer, History, Xi’an Foreign Languages Institute, Xi’an, China.

Honors and Awards

- 1988-1990 University of California Graduate Fellowship, UC Riverside.
1985-1987 Yale University Fellowship, Yale University Graduate School.
1980, 1981 President’s Honor List, Northwestern University, Xi’an, China.

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California’s Cultural Resources Inventory System (with Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

PRINCIPAL INVESTIGATOR/ARCHAEOLOGIST
Michael Hogan, Ph.D., RPA*

Education

- 1991 Ph.D., Anthropology, University of California, Riverside.
- 1981 B.S., Anthropology, University of California, Riverside; with honors.
- 1980-1981 Education Abroad Program, Lima, Peru.

- 2002 Section 106—National Historic Preservation Act: Federal Law at the Local Level.
 UCLA Extension Course #888.
- 2002 “Recognizing Historic Artifacts,” workshop presented by Richard Norwood,
 Historical Archaeologist.
- 2002 “Wending Your Way through the Regulatory Maze,” symposium presented by the
 Association of Environmental Professionals.
- 1992 “Southern California Ceramics Workshop,” presented by Jerry Schaefer.
- 1992 “Historic Artifact Workshop,” presented by Anne Duffield-Stoll.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
- 1999-2002 Project Archaeologist/Field Director, CRM TECH, Riverside.
- 1996-1998 Project Director and Ethnographer, Statistical Research, Inc., Redlands.
- 1992-1998 Assistant Research Anthropologist, University of California, Riverside
- 1992-1995 Project Director, Archaeological Research Unit, U. C. Riverside.
- 1993-1994 Adjunct Professor, Riverside Community College, Mt. San Jacinto College, U.C.
 Riverside, Chapman University, and San Bernardino Valley College.
- 1991-1992 Crew Chief, Archaeological Research Unit, U. C. Riverside.
- 1984-1998 Archaeological Technician, Field Director, and Project Director for various southern
 California cultural resources management firms.

Research Interests

Cultural Resource Management, Southern Californian Archaeology, Settlement and Exchange Patterns, Specialization and Stratification, Native American Culture, Cultural Diversity.

Cultural Resources Management Reports

Author and co-author of, contributor to, and principal investigator for numerous cultural resources management study reports since 1986.

Memberships

* Register of Professional Archaeologists; Society for American Archaeology; Society for California Archaeology; Pacific Coast Archaeological Society; Coachella Valley Archaeological Society.

PROJECT HISTORIAN/REPORT WRITER
Terri Jacquemain, M.A.

Education

- 2004 M.A., Public History and Historic Resource Management, University of California, Riverside.
- M.A. thesis: Managing Cultural Outreach, Public Affairs and Tribal Policies of the Cabazon Band of Mission Indians, Indio, California; internship served as interim Public Information Officer, Cabazon Band of Mission Indians, June-October, 2002.
- 2002 B.S., Anthropology, University of California, Riverside.
- 2001 Archaeological Field School, University of California, Riverside.
- 1991 A.A., Riverside Community College, Norco Campus.

Professional Experience

- 2003- Historian/Architectural Historian/Report Writer, CRM TECH, Riverside/ Colton, California.
- 2002-2003 Teaching Assistant, Religious Studies Department, University of California, Riverside.
- 2002 Interim Public Information Officer, Cabazon Band of Mission Indians.
- 2000 Administrative Assistant, Native American Student Programs, University of California, Riverside.
- 1997-2000 Reporter, *Inland Valley Daily Bulletin*, Ontario, California.
- 1991-1997 Reporter, *The Press-Enterprise*, Riverside, California.

PROJECT ARCHAEOLOGIST
Salvadore Z. Boites, M.A.

Education

- 2013 M.A., Applied Anthropology, California State University, Long Beach.
- 2003 B.A., Anthropology/Sociology, University of California, Riverside.

Professional Experience

- 2003- Project Archaeologist, CRM TECH, Riverside/Colton, California.
- 2010-2011 Adjunct Instructor, Anthropology etc., Everest College, Anaheim, California.
- 2001-2002 Teaching Assistant, Moreno Elementary School, Moreno Valley, California.
- 1999-2003 Research Assistant, Anthropology Department, University of California, Riverside.

PROJECT ARCHAEOLOGIST/FIELD DIRECTOR
Daniel Ballester, M.S.

Education

2013	M.S., Geographic Information System (GIS), University of Redlands, California.
1998	B.A., Anthropology, California State University, San Bernardino.
1997	Archaeological Field School, University of Las Vegas and University of California, Riverside.
1994	University of Puerto Rico, Rio Piedras, Puerto Rico.
2007	Certificate in Geographic Information Systems (GIS), California State University, San Bernardino.
2002	“Historic Archaeology Workshop,” presented by Richard Norwood, Base Archaeologist, Edwards Air Force Base; presented at CRM TECH, Riverside, California.

Professional Experience

2002-	Field Director, CRM TECH, Riverside/Colton, California.
1999-2002	Project Archaeologist, CRM TECH, Riverside, California.
1998-1999	Field Crew, K.E.A. Environmental, San Diego, California.
1998	Field Crew, A.S.M. Affiliates, Encinitas, California.
1998	Field Crew, Archaeological Research Unit, University of California, Riverside.

Attachment B

**IDENTIFICATION AND EVALUATION OF HISTORIC-PERIOD BUILDINGS
WITHIN THE FONTANA BLOCK III PROJECT AREA**

December 2018
CRM TECH Contract 3415

**CRM TECH**

1016 E. Cooley Drive, Suite A/B
Colton, CA 92324

MEMORANDUM

Date: December 13, 2018
From: Bai “Tom” Tang, Principal Investigator/Architectural History, CRM TECH
To: Ward Mace, GLC Fontana III LLC
Subject: Identification and Evaluation of Historic-Period Buildings within the Fontana Block III Project Area

Dear Mr. Mace:

At your request, CRM TECH performed a cultural resources evaluation on the historic-period buildings currently within the Fontana Block III Project Area, located in the southern portion of the City of Fontana, San Bernardino County, California. The subject property consists of approximately 50 acres of rural land situated between Juniper Avenue and Cypress Avenue to the east and west and between Santa Ana Avenue and Jurupa Avenue to the north and south, in the southeast quarter of Section 30, T1S R5W, San Bernardino Baseline and Meridian (Fig. 1)

It is our understanding that the City of Fontana, as the lead agency for the project, required the study prior to the demolition of the buildings in compliance with the California Environmental Quality Act (CEQA; PRC §21000, et seq.). The purpose of the study is to identify all historic-period buildings, structures, or other built-environment features within the project area, and to assist the City of Fontana in determining whether any of them meets the official definition of “historical resources,” as provided in the California Public Resources Code, in particular CEQA.

In order to identify and evaluate such resources, CRM TECH conducted a historical/archaeological resources records search, consulted with the Fontana Historical Society, pursued historical background research, and carried out a field inspection of the built-environment features within the project boundaries. This letter presents a summary of the methods and results of these research procedures and the conclusion of the evaluation.

Records Search

The historical/archaeological resources records search was completed on December 5, 2018, by CRM TECH archaeologist Ben Kerridge (see App. 1 for qualifications) at the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System. Located on the campus of California State University, Fullerton, the SCCIC is the State of California’s official cultural resource records repository for the County of San Bernardino.

During the records search, Kerridge examined maps and records on file for previously identified cultural resources and existing cultural resources reports within a one-mile radius of the project area. Previously identified cultural resources include properties designated as California Historical Landmarks, Points of Historical Interest, or San Bernardino County Landmarks, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

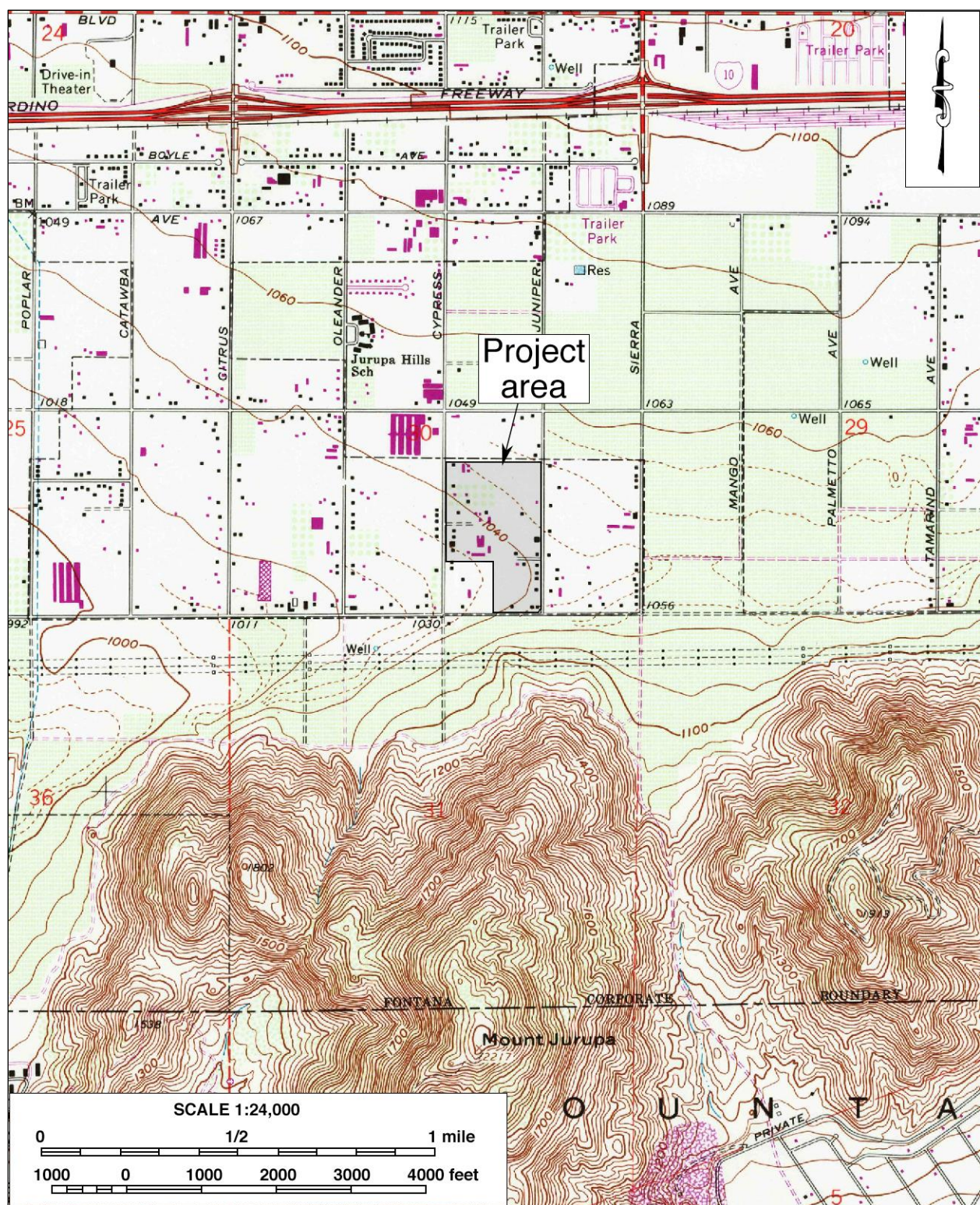


Figure 1. Project area. (Based on USGS Fontana, Calif., 7.5' quadrangle [USGS 1980])

The records search results indicate that a small area near the southeast corner of the current project area was surveyed in 2002 as a potential telecommunications tower site (White 2002; #1064247 in Fig. 2), but the project area as a whole has not been surveyed systematically for cultural resources, and no cultural resources were previously recorded within or adjacent to the project boundaries. Outside the project area but within the one-mile scope of the records search, SCCIC records indicate that nearly 50 previous studies have been completed on various tracts of land or linear features (Fig. 2), resulting in the identification of 56 historical/archaeological sites and 7 isolates—i.e., localities with fewer than three artifacts.

Twelve of the sites and all of the isolates were prehistoric—i.e., Native American—in origin, consisting mainly of bedrock milling features, habitation debris, petroglyphs, and scattered lithic artifacts, all of them located near the base of the Jurupa Mountains to the south. The other 44 recorded sites dated to the historic period and included residential, commercial and industrial buildings, structural foundations, and linear infrastructure features such as railroads and power transmission lines. In particular, two 2014 studies on nearby properties along Citrus and Oleander Avenues recorded some two dozen buildings of similar vintage and character to those in the project area, but none of them was found to be a “historical resource” under CEQA (Tang 2014a; 2014b). None of the previously recorded sites or isolates was located within or adjacent to the current project boundaries, and thus they require no further consideration during this study.

Consultation with Fontana Historical Society

On December 5 and 7, CRM TECH architectural historian Terri Jacquemain (see App. 1 for qualifications) consulted with Fontana Historical Society member Victor Vollhardt via telephone. Mr. Vollhardt stated the group had no specific materials on file pertaining to the buildings in the project area.

Historical Background Research

Historical background research for this study was conducted by Terri Jacquemain for the purpose of documenting the construction and ownership histories of the buildings in the project area. Sources consulted during the research included published literature in local and regional history, historic maps and aerial photographs of the project vicinity, real property tax assessment records of the County of San Bernardino, building safety records of the City of Fontana, and various online genealogical databases. An overview of the development history of the project area is presented below, while information specific to individual buildings is detailed in the attached site record forms (see App. 2).

The results of the research indicates that in the late 1920s and early 1930s most of the project area and much of the surrounding land belonged to the Pacific Mutual Life Insurance Company, Fontana Land Company, and Fontana Farms, and all of these enterprises were apparently focused on the subdivision and sales of smaller lots, generally five acres or less, to individuals during the ensuing years (County Assessor 1929-1951). In 1938, nearly all of the project area was covered by well-established groves and vineyards, with few buildings present and none of them in the configuration of the buildings currently extant (NETR Online 1938-2012).

Over the next several decades, farming steadily diminished in the project vicinity, reflecting a gradual shift from agricultural pursuits to residential use in response to incoming heavy industry in the Fontana area, most notably the Kaiser Iron and Steel Mill that operated from 1941 to 1983. The number of buildings in the project area fluctuated somewhat but grew steadily, from five in 1943 to less than 10 in 1953 to around 30 by 1967 (USGS 1943; 1953; NETR Online 1967). By 1959 the groves had thinned considerably, replaced in the mid-portion of the project area by some four to six large rectangular buildings (NETR Online 1959). Another, considerably larger building had appeared among them by 1966, but by 1994 most of these buildings had been removed (NETR Online 1966-1994).

Today, 22 single-family residences and two commercial buildings stand in the project area, all of the them accompanied by one or more ancillary buildings. The oldest among them evidently dates to around the late 1930s, and the most recent dates to circa 2005-2009 (see Table 1). Historical research yielded no information indicating that any of the buildings is closely associated with any important persons or events in history. The most notable property owners in the project area during the historic period were probably Albert L. and Dorothy E. Eshleman, family to former Fontana mayor and NASCAR driver Dave Eshelman, who acquired their first property in the area at 11195 Cypress Avenue around 1950 (County Assessor 1946-1951).

Field Inspection

On November 30 and December 2, 2018, Terri Jacquemain completed the field inspection of all existing buildings in the project area, which included the 22 residences, two commercial buildings, and many detached garages, sheds, animal pens, small barns, and storage buildings. The two commercial buildings were a former meat processing plant of the Ohana Meat Company and an automotive repair shop known as Rodriguez Auto Body Repair.

Of these 24 principal buildings, eight were determined to be more than 50 years of age and retain at least a recognizable level of historical characteristics, all of them residences constructed between 1938 and 1965 (County Assessor 1929-1951; n.d.; USGS 1943; 1953; NETR Online 1938-1967; see Table 1; Fig. 3). These buildings were recorded into the California Historical Resources Inventory (see App. 2). Some of them exhibit minor alterations, four are currently vacant, and some have been vandalized. Their architectural designs are primarily influenced by the Minimal Traditional and Ranch styles, both of which were popular during the mid-20th century, with the former common during the wartime era when materials were scarce and the latter becoming proliferate during the post-World War II boom.

The other 14 residences and the two commercial buildings were evidently constructed after 1967 or have been significantly altered in appearance in the post-1967 era. Being modern in origin or essentially modern in character, and exhibiting no special architectural or aesthetic merit, these buildings do not demonstrate the potential to qualify as “historical resources” and were therefore not recorded. While some of the ancillary buildings on these 16 properties appear to meet the 50-year age threshold for historical origin, as common secondary features associated with modern or modernized primary features, they have little potential for any historic significance individually and require no further study.

Table 1: Buildings in the Fontana Block III Project Area			
Parcel No.	Address	Const. Date*	Treatment
0255-091-56	11020 Juniper Avenue	Post-1967	Not recorded (modern)
0255-091-54 and -57	11090 Juniper Avenue	1978	Not recorded (modern)
0255-091-48	11110 Juniper Avenue	1940	Not recorded (altered)
0255-091-33	11160 Juniper Avenue	1946	Not recorded (altered)
0255-091-32	11198 Juniper Avenue	1955	Recorded and evaluated
0255-091-09	16601 Kraft Lane	1965	Not recorded (altered)
0255-091-47	11210 Juniper Avenue (two residences)	1954	Recorded and evaluated
0255-091-41	11228 Juniper Avenue	1957	Not recorded (altered)
0255-091-46	11240 Juniper Avenue	1958	Not recorded (altered)
0255-091-12	11262 Juniper Avenue	1961	Not recorded (altered)
0255-091-13	16676 Jurupa Avenue	1962	Not recorded (altered)
0255-091-29	11007 Cypress Avenue	1934	Not recorded (altered)
0255-091-61	11025 Cypress Avenue	1965	Recorded and evaluated
0255-091-62	11085 Cypress Avenue	1959-1966	Not recorded (altered)
0255-091-26	11103 Cypress Avenue	1943	Not recorded (altered)
0255-091-24	11141 Cypress Avenue	1953	Recorded and evaluated
0255-091-23	11155-11155½ Cypress Avenue (two residences)	1938-1948 (1946?)	Recorded and evaluated
0255-091-22	11181 Cypress Avenue	1946	Recorded and evaluated
0255-091-21	11195 Cypress Avenue	Mostly modern	Not recorded (altered)
0255-091-25	11125 Cypress Avenue	1980-1994	Not recorded (modern)
0255-091-27	11113-11115 Cypress Avenue (two residences)	2005-2009	Not recorded (modern)

* Based on available archival sources, historic maps, aerial photographs, and field observations

Evaluation

According to PRC §5020.1(j), “‘historical resource’ includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.” More specifically, CEQA guidelines state that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)).

Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that “generally a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.

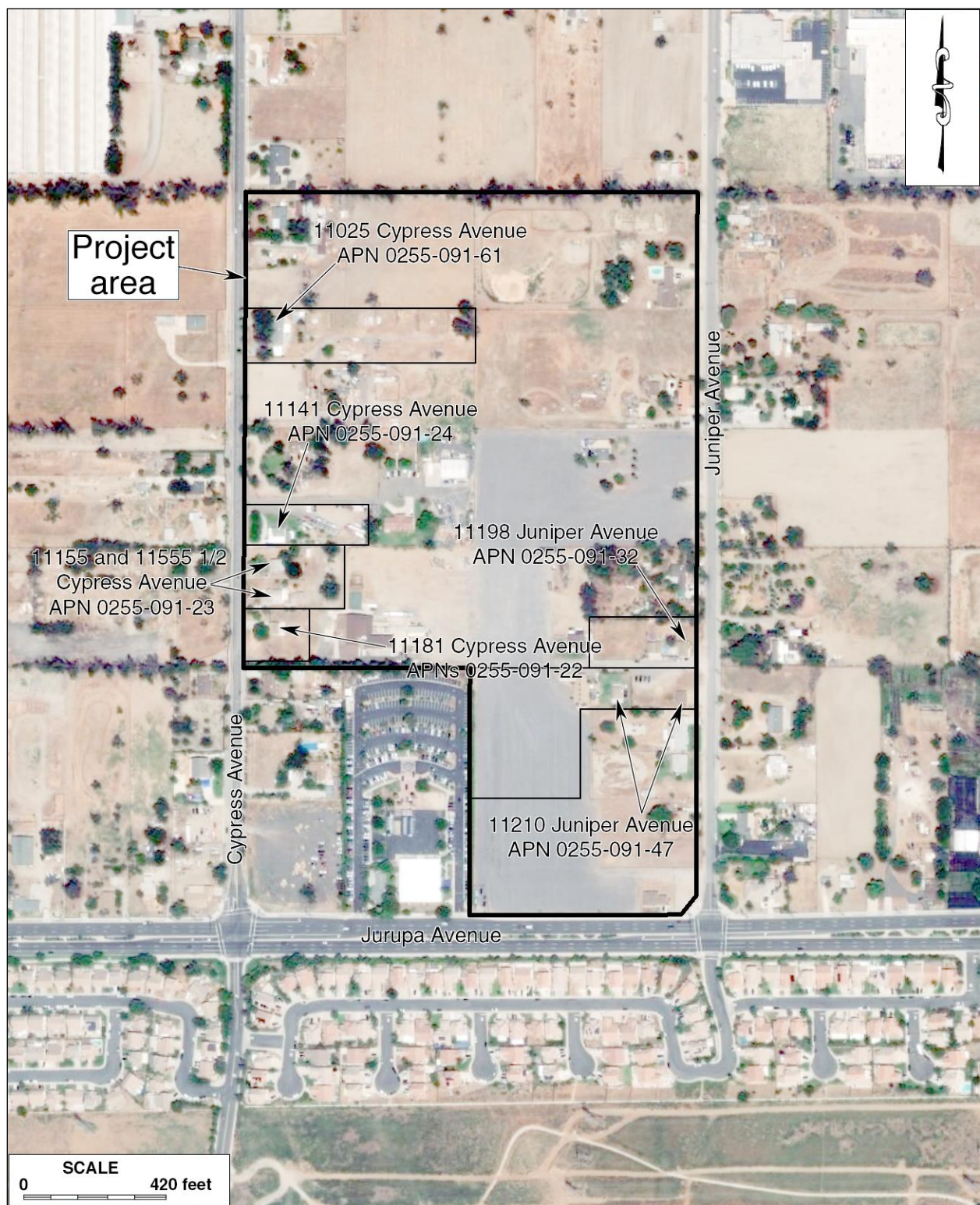


Figure 3. Locations of the eight buildings recorded during this study

- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

As stated above, eight residential buildings in the project area were recorded during this study, all of them built in the 1930s-1960s era and exhibiting a sufficient level of historical characteristics to be evaluated under CEQA provisions. The construction of these buildings date to a time when the South Fontana area experienced a gradual transition from its agricultural roots to a more suburban role in support of the industrial establishments gravitating towards the city, albeit at a much slower pace than the traditional town centers in the valley. The recorded buildings retain sufficient historic integrity to relate to this episode in the city's development, but they do not demonstrate a particularly close or important association with this pattern of events, or with any other established themes in local history.

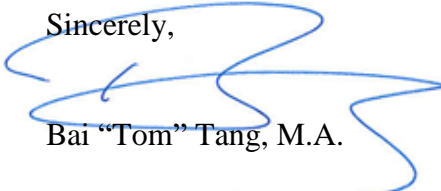
The historical background research has identified no persons or specific events of recognized historic significance, nor any prominent architects, designers, or builders in association with any of these buildings. In terms of architectural or aesthetic merits, none of the buildings represents an important example of any style, type, period, region, or method of construction, or embodies any particular architectural ideals or design concepts. None of the buildings have received a local historical designation, nor do they appear to hold any special historical interest to the community. Based on these considerations, and in light of the criteria listed above, the present study concludes that none of the buildings recorded during this study appears eligible for listing in the California Register of Historical Resources, and thus none of them constitutes a "historical resource" for CEQA-compliance purposes.

Conclusion

In conclusion, eight residential buildings in the project area were found to be from the late historic period and to retain at least a recognizable level of historical characteristics. These buildings were recorded into the California Historical Resources Inventory during this study, but none of them appears to meet CEQA's definition of a "historical resource." Therefore, the potential demolition of these buildings or other impact that may occur to them in association with the proposed Fontana Block III Project will not constitute "a substantial adverse change in the significance of a historical resource" (PRC §21084.1).

Thank you for this opportunity to be of service. If you have any questions regarding the findings of this study or need any additional information, please do not hesitate to contact our office.

Sincerely,



Bai "Tom" Tang, M.A.

References Cited:

Bai “Tom” Tang, Terri Jacquemain, and Daniel Ballester

2014a Historical/Archaeological Resources Survey Report: MIG/Hogle-Ireland Fontana Industrial Development Project, City of Fontana, San Bernardino County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

2014b Historical/Archaeological Resources Survey Report: Goodman Logistics Center Project, City of Fontana, San Bernardino County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

County Assessor, San Bernardino

1929-1934 Real property tax assessment records, Book 38a. On file, San Bernardino County Historical Archive, San Bernardino.

1935-1939 Real property tax assessment records, Book 71b. On file, San Bernardino County Historical Archive, San Bernardino.

1940-1945 Real property tax assessment records, Book 105b, Map 15. On file, San Bernardino County Historical Archive, San Bernardino.

1946-1951 Real property tax assessment records, Book 150a. On file, San Bernardino County Historical Archive, San Bernardino.

n.d. Real property tax assessment database. Accessed on December 3, 2018, at the San Bernardino County Assessor’s Office, San Bernardino.

NETR Online

1938-2012 Aerial photographs of the project vicinity, taken in 1938, 1948, 1959, 1966, 1967, 1980, 1994, 2002, 2005, 2009, 2010, and 2012. Accessed on December 3-11, 2018, at <http://www.historicaerials.com>.

USGS (United States Geological Survey, U.S. Department of the Interior)

1943 Map: Fontana, Calif. (1:31,680); surveyed in 1938.

1953 Map: Fontana, Calif. (7.5’, 1:24,000); aerial photographs taken in 1952.

1980 Map: Fontana, Calif. (7.5’, 1:24,000); 1967 edition photorevised in 1978.

White, Laurie S.

2002 Cultural Resource Assessment for Sprint PCS Assets Facility SB54XC415A (Communications Facility), City of Fontana, San Bernardino County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

APPENDIX 1 PERSONNEL QUALIFICATIONS

PRINCIPAL INVESTIGATOR/HISTORIAN/ARCHITECTURAL HISTORIAN Bai “Tom” Tang, M.A.

Education

- | | |
|-----------|--|
| 1988-1993 | Graduate Program in Public History/Historic Preservation, UC Riverside. |
| 1987 | M.A., American History, Yale University, New Haven, Connecticut. |
| 1982 | B.A., History, Northwestern University, Xi’an, China. |
| | |
| 2000 | “Introduction to Section 106 Review,” presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno. |
| 1994 | “Assessing the Significance of Historic Archaeological Sites,” presented by the Historic Preservation Program, University of Nevada, Reno. |

Professional Experience

- | | |
|-----------|--|
| 2002- | Principal Investigator, CRM TECH, Riverside/Colton, California. |
| 1993-2002 | Project Historian/Architectural Historian, CRM TECH, Riverside, California. |
| 1993-1997 | Project Historian, Greenwood and Associates, Pacific Palisades, California. |
| 1991-1993 | Project Historian, Archaeological Research Unit, UC Riverside. |
| 1990 | Intern Researcher, California State Office of Historic Preservation, Sacramento. |
| 1990-1992 | Teaching Assistant, History of Modern World, UC Riverside. |
| 1988-1993 | Research Assistant, American Social History, UC Riverside. |
| 1985-1988 | Research Assistant, Modern Chinese History, Yale University. |
| 1985-1986 | Teaching Assistant, Modern Chinese History, Yale University. |
| 1982-1985 | Lecturer, History, Xi’an Foreign Languages Institute, Xi’an, China. |

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California’s Cultural Resources Inventory System (With Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

PROJECT HISTORIAN/ARCHITECTURAL HISTORIAN
Terri Jacquemain, M.A.

Education

- 2004 M.A., Public History and Historic Resource Management, University of California, Riverside.
- 2002 B.S., Anthropology, University of California, Riverside.
- 2001 Archaeological Field School, University of California, Riverside.
- 1991 A.A., Riverside Community College, Norco Campus.

Professional Experience

- 2003- Historian/Architectural Historian/Report Writer, CRM TECH, Riverside/ Colton, California.
- 2002-2003 Teaching Assistant, Religious Studies Department, University of California, Riverside.
- 2002 Interim Public Information Officer, Cabazon Band of Mission Indians.
- 2000 Administrative Assistant, Native American Student Programs, University of California, Riverside.
- 1997-2000 Reporter, *Inland Valley Daily Bulletin*, Ontario, California.
- 1991-1997 Reporter, *The Press-Enterprise*, Riverside, California.

Membership

California Preservation Foundation.

PROJECT ARCHAEOLOGIST
Ben Kerridge, M.A.

Education

- 2014 Archaeological Field School, Institute for Field Research, Kephallenia, Greece.
- 2010 M.A., Anthropology, California State University, Fullerton.
- 2004 B.A., Anthropology, California State University, Fullerton.

Professional Experience

- 2015- Project Archaeologist/Report Writer, CRM TECH, Colton, California.
- 2009-2014 Publications Delivery Manager, CH2M HILL, Santa Ana, California.
- 2010- Naturalist, Newport Bay Conservancy, Newport Beach, California.
- 2006-2009 Technical Publishing Specialist, CH2M HILL, Santa Ana, California.

APPENDIX 2

CALIFORNIA HISTORICAL RESOURCES INVENTORY
RECORD FORMS

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # (Pending)
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Reviewer
Date

Page 1 of 4
Review Code
*Resource Name or # (Assigned by recorder) CRM TECH 3415-1

P1. Other Identifier: 11198 Juniper Avenue
*P2. Location: Not for Publication ☒ Unrestricted *a. County San Bernardino
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Fontana, Calif. Date 1980
T1S; R5W; SW 1/4 of SE 1/4 of Sec 30 ; S.B. B.M.
Elevation: Approximately 1,047 feet above mean sea level
c. Address 11198 Juniper Avenue City Fontana Zip 92335
d. UTM: (Give more than one for large and/or linear resources) Zone 11 ; 459370 mE/ 3767841 mN
UTM Derivation: USGS Quad GPS ☒ Google Earth
e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 0255-191-32;
on the west side of Juniper Avenue, south of Santa Ana Avenue

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This modest one-story residence of wood-frame construction rests on raised perimeter footings. Its main mass is surmounted by a low-pitched hip roof covered with brown composition shingles, and secondary cross-gables extend over an off-centered vestibule facing the east and a rear wing at the northwest corner. The roof ends in narrow eaves with white fascia boards. The exterior walls are clad with tan-colored stucco. Flanking the vestibule are two untrimmed windows that have been sealed with plywood boards from the interior. A smaller but similar window is centered on the front-facing side of the vestibule, which is access by a narrow concrete walkway and two concrete steps on the south side. Fenestration elsewhere includes wood-framed double-hung windows and aluminum-framed sliders on the south and west sides and a small bay window and a slider on the north side. Entries on the south and west sides are filled with a paneled wood door and a wood-framed
(Continued on p. 3)

*P3b. Resource Attributes: (List attributes and codes) HP2: Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District
Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Photo taken on December 3, 2018; view to the west

*P6. Date Constructed/Age of Sources: ☒ Historic ☐ Prehistoric ☐ Both

Ca. 1955 (see Items B6 and B12 for details)

*P7. Owner and Address: Unknown

*P8. Recorded by (Name, affiliation, and address): Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324

*P9. Date Recorded: Dec. 3, 2018

*P10. Survey Type: Historic building evaluation for CEQA-compliance purposes

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang (2018): Identification and Evaluation of Historic-Period Buildings within the Fontana Block III Project Area

*Attachments: ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 2415-1

- B1. Historic Name: _____ B2. Common Name: _____
B3. Original Use: Residence B4. Present Use: Residence
*B5. Architectural Style: Minimal Traditional
*B6. Construction History: (Construction date, alterations, and date of alterations) Real property records indicate that this residence was built around 1955, about the same time when Harold C. and Frances Willetta Hughes acquired the property from Robert W. and Virginia Emily Stachura. The Hugheses were married in Los Angeles in 1923-1924 and previously lived in Long Beach and San Bernardino before moving to Fontana. Harold C. Hughes worked as a clerk and a cashier. They remained the property owners through at least 1964. No permits were found on file for this address in the building safety records.
*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: _____
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Mid-20th century rural residential development
Area South Fontana Period of Significance 1945-1965
Property Type Single-family residence Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This residence was built at a time when the South Fontana area began a gradual transition from its agricultural roots to a more suburban role in support of the industrial establishments gravitating towards the city. It retains sufficient historic integrity to relate to this episode in the city's development, but does not demonstrate a particularly close or important association with this pattern of events, or with any other established themes in local history. The building is not known to be associated with a person or a specific event of recognized historic (Continued on p. 3)
B11. Additional Resource Attributes: (List attributes and codes) HP4: Ancillary buildings
*B12. References: San Bernardino County real property tax assessment records/ database; ancestry.com
B13. Remarks: _____
*B14. Evaluator: Terri Jacquemain
*Date of Evaluation: December 11, 2018

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # (Pending)
HRI # _____
Trinomial _____

Page 3 of 4

Resource name or # (Assigned by recorder) CRM TECH 3415-1

Recorded by: Terri Jacquemain

*Date: December 11, 2018

√ Continuation Update

*P3a. **Description** (continued): glass door, respectively, and are each accessed by two concrete steps. The roof over a cutout section at the northwest portion of the building is partially supported by a single post and shelters a patio. Vacant but not overly neglected, the building is in fair condition.

*B10. **Significance** (continued): significance, or to represent the work of a prominent architect, designer, or builder. In terms of architectural or aesthetic merits, it does not qualify as an important example of its architectural style or of any property type, period, region, or method of construction, nor does it exemplify any particular architectural ideals or design concepts. Based on these considerations, this building does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # (Pending)

HRI #

Trinomial

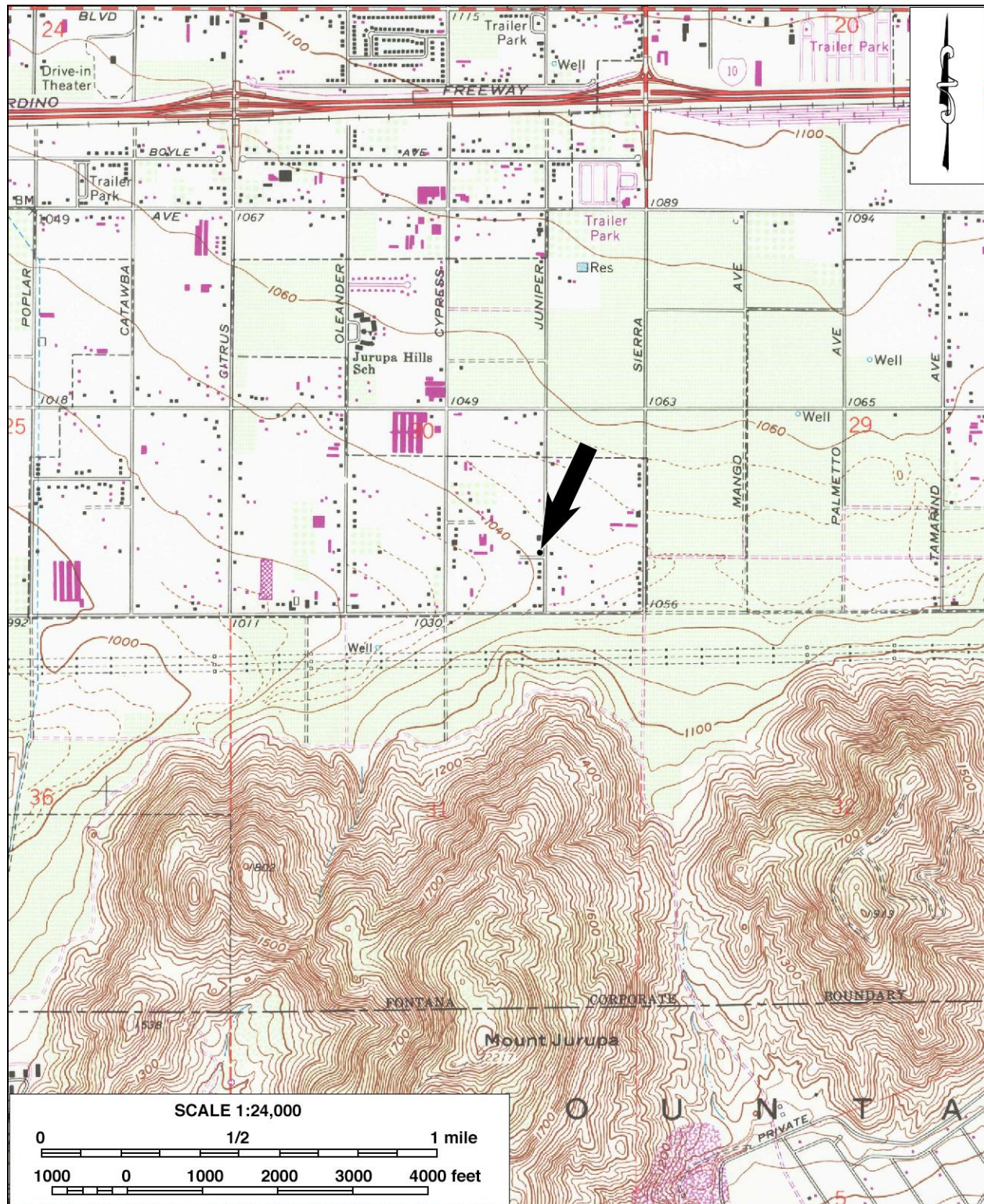
Page 4 of 4

*Resource Name or # (Assigned by recorder) CRM TECH 3415-1

*Map Name: Fontana, Calif.

*Scale: 1:24,000

*Date of Map: 1980



State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # (Pending)
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Reviewer Date

Page 1 of 4 Review Code
*Resource Name or # (Assigned by recorder) CRM TECH 3415-2

- P1. Other Identifier: 11210 Juniper Avenue
- *P2. Location: Not for Publication ☒ Unrestricted *a. County San Bernardino
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Fontana, Calif. Date 1980
T1S; R5W; SW 1/4 of SE 1/4 of Sec 30 ; S.B. B.M.
Elevation: Approximately 1,044 feet above mean sea level
c. Address 11210 Juniper Avenue City Fontana Zip 92335
d. UTM: (Give more than one for large and/or linear resources) Zone 11 ; 459370 mE/ 3767799 mN
UTM Derivation: USGS Quad GPS ☒ Google Earth
e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 0255-191-47;
on the west side of Juniper Avenue, south of Santa Ana Avenue
- *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) There are two single-family residences on the property at 11210 Juniper Avenue. The building closest to and facing Juniper Avenue is Ranch style in design and rectangular in shape. It is surmounted by a low-pitched hip roof sheathed with brown composition shingles and ending in medium-width eaves with white fascia boards. Light pink stucco clads the wood-framed exterior walls. The slightly off-set main entry is filled with a paneled wood door and flanked by a large window that has been sealed to the south and a set of wood-framed double-hungs to the north. A large aluminum-framed sliding window is found on a slight projecting at the southern end of the east-facing primary façade. More double-hung and sliding windows are found on the rear façade, along with another entry with a paneled wood door. (Continued on p. 3)
- *P3b. Resource Attributes: (List attributes and codes) HP2: Single family property (two houses)
- *P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District
Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: The front house; photo taken on December 3, 2018; view to the northwest (see p. 3 for the rear house)

*P6. Date Constructed/Age of Sources: ☒ Historic ☐ Prehistoric ☐ Both
Ca. 1954 (see Items B6 and B12 for details)

*P7. Owner and Address: Unknown

*P8. Recorded by (Name, affiliation, and address): Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324

*P9. Date Recorded: Dec. 3, 2018

*P10. Survey Type: Historic building evaluation for CEQA-compliance purposes

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang (2018): Identification and Evaluation of Historic-Period Buildings within the Fontana Block III Project Area

*Attachments: ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 2415-2

- B1. Historic Name: _____ B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: Ranch (front house); Minimal Traditional (rear house)
*B6. Construction History: (Construction date, alterations, and date of alterations) Historic aerial photographs indicate that the two residences on APN 0255-091-47 were built between 1951 and 1959, and the County of San Bernardino real property information database places the construction date in 1954. Records further indicate that Grace Emma Hanson (1894-1993), widow of Sharp Hanson (1880-1943), was the owner of the property at the time. By 1978 Gerald T. Kraft had become the property owner. No permits were found on file for this address in the building safety records.
*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: See Item P3a.
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Mid-20th century rural residential development
Area South Fontana Period of Significance 1945-1965
Property Type Single-family residence Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) These modest residences were built in the first decade after World War II as South Fontana continued and accelerated the transition from its agricultural roots to a more suburban role in support of industrial development gravitating towards the city. They retain sufficient historic integrity to relate to this episode in the city's development, but do not demonstrate a particularly close or important association with this pattern of (Continued on p. 3)
B11. Additional Resource Attributes: (List attributes and codes) HP4: Ancillary buildings; HP46: Walls/gates/fences
*B12. References: San Bernardino County real property tax assessment records/database; ancestry.com; historicaerials.com
B13. Remarks: _____
*B14. Evaluator: Terri Jacquemain
*Date of Evaluation: December 11, 2018

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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Trinomial

Page 3 of 4

Resource name or # (Assigned by recorder) CRM TECH 3415-2

Recorded by: Terri Jacquemain

*Date: December 11, 2018

☒ Continuation ☐ Update

***P3a. Description (continued):** A single sliding window is set on each of the other façades. The building is vacant but not overly neglected, and remains in fair condition.

About 75 feet to the rear (west) of the residence in front is a square-shaped, one-story Minimal Traditional-style residence that faces Kraft Lane to the north. It is surmounted by a medium-pitched hip roof with narrow eaves and reddish trim that flattens in the rear over a small mass encased in off-white shiplap siding, while the rest of the building is clad in off-white stucco. The at-grade, slightly off-centered main entry is filled with a paneled wood door and secured by a steel security door. It is flanked by two narrow, aluminum-framed sliding windows. Similar windows are also found on the east and west sides, with two large ones towards the rear sporting flat wood trim painted red. A concrete walkway and landscaping plants surround the building, which is occupied and in fairly good condition. A one-story barn stands to the west of this building, its north-facing main entrance now sealed with wood panels. Four large openings on the west side contains aluminum garage doors.

***B10. Significance (continued):** events, or with any other established themes in local history. The buildings are not known to be associated with a person or a specific event of recognized historic significance, or to represent the work of a prominent architect, designer, or builder. In terms of architectural or aesthetic merits, they do not qualify as important examples of either architectural style or of any property type, period, region, or method of construction, nor do they exemplify any particular architectural ideals or design concepts. Based on these considerations, these two buildings do not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.



Rear house at 11210 Juniper Avenue, view to the southwest

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # (Pending)

HRI #

Trinomial

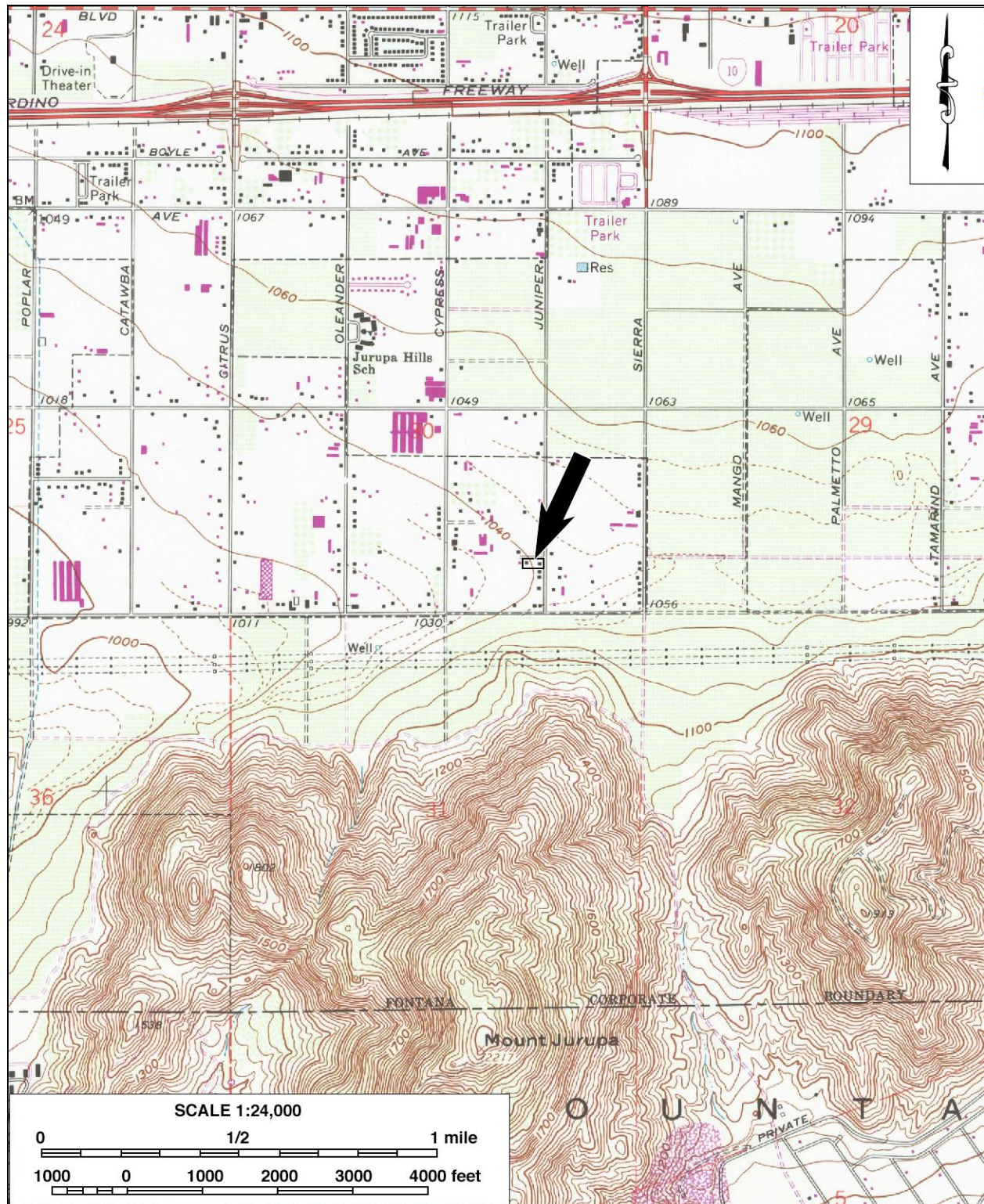
Page 4 of 4

*Resource Name or # (Assigned by recorder) CRM TECH 3415-2

*Map Name: Fontana, Calif.

*Scale: 1:24,000

*Date of Map: 1980



State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # (Pending)
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Reviewer Date

Page 1 of 4 Review Code
*Resource Name or # (Assigned by recorder) CRM TECH 3415-3

P1. Other Identifier: 11025 Cypress Avenue
*P2. Location: Not for Publication ☒ Unrestricted *a. County San Bernardino
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Fontana, Calif. Date 1980
T1S; R5W; NW 1/4 of SE 1/4 of Sec 30 ; S.B. B.M.
Elevation: Approximately 1,042 feet above mean sea level
c. Address 11025 Cypress Avenue City Fontana Zip 92335
d. UTM: (Give more than one for large and/or linear resources) Zone 11 ; 459065 mE/ 3768125 mN
UTM Derivation: USGS Quad GPS ☒ Google Earth
e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 0255-191-61;
on the east side of Cypress Avenue, south of Santa Ana Avenue.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This one-story wood-frame residence faces Cypress Avenue to the west and is composed of three slightly staggered sections surmounted by a medium-pitched hip roof. The roof is covered by gray composition shingles and ends in wide eaves. A steel carport is attached to the southern end of the house, and a sun room is attached to the northeastern portion in the rear. The exterior walls are clad in blue stucco except for the northern two-thirds of the primary façade, which sport a white-painted brick veneer topped by board-and-batten siding. A low brick planter runs the full length of the front of the building. The main entry is recessed and offset to the north, and is filled with a paneled wood door accessed by two concrete steps and a walk way leading to the street. Other entries included a rear doorway with a wood door and two sets of sliding glass door, one on the southern façade and the other on the northern portion of the rear façade. Fenestration is almost
(Continued on p. 3)

*P3b. Resource Attributes: (List attributes and codes) HP2: Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District
Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Photo taken on December 3, 2018; view to the northeast

*P6. Date Constructed/Age of Sources: ☒ Historic ☐ Prehistoric ☐ Both

Ca. 1965 (see Items B6 and B12 for details)

*P7. Owner and Address: Unknown

*P8. Recorded by (Name, affiliation, and address): Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324

*P9. Date Recorded: Dec. 3, 2018

*P10. Survey Type: Historic building evaluation for CEQA-compliance purposes

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang (2018): Identification and Evaluation of Historic-Period Buildings within the Fontana Block III Project Area

*Attachments: None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 2415-3

- B1. Historic Name: _____ B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: Ranch
*B6. Construction History: (Construction date, alterations, and date of alterations) Real property records indicate that this residence was built around 1965, and that the property was owned by Alma Jett et al. from at least 1973 to July 2018. Alma L. Jett was listed as residing at this address in 1997. A permit to "replace burned studs" was issued for this address in 1974.
*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: _____
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Mid-20th century rural residential development
Area South Fontana Period of Significance 1945-1965
Property Type Single-family residence Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This residence stands among many thousands of similar homes built in the San Bernardino Valley during the post-World War II boom. There is no evidence that it is associated with a person or an event of recognized historic significance, nor does it represent an important example of any style, type, period, region, method of construction, or the work of a prominent architect, designer, or builder. Therefore, it does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.
B11. Additional Resource Attributes: (List attributes and codes) HP4: Ancillary buildings; HP46: Walls/gates/fences
*B12. References: San Bernardino County real property tax assessment records/ database; City of Fontana building safety records; ancestry.com
B13. Remarks: _____
*B14. Evaluator: Terri Jacquemain
*Date of Evaluation: December 11, 2018

(This space reserved for official comments.)



State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # (Pending)
HRI # _____
Trinomial _____

Page 3 of 4

Resource name or # (Assigned by recorder) CRM TECH 3415-3

Recorded by: Terri Jacquemain

*Date: December 11, 2018 √ Continuation Update

*P3a. **Description** (continued): exclusively aluminum-framed sliders, many of them now sealed from the interior with plywood boards. The residence is vacant but has been broken into through the rear sliding doors, where the glass has been shattered.

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # (Pending)

HRI #

Trinomial

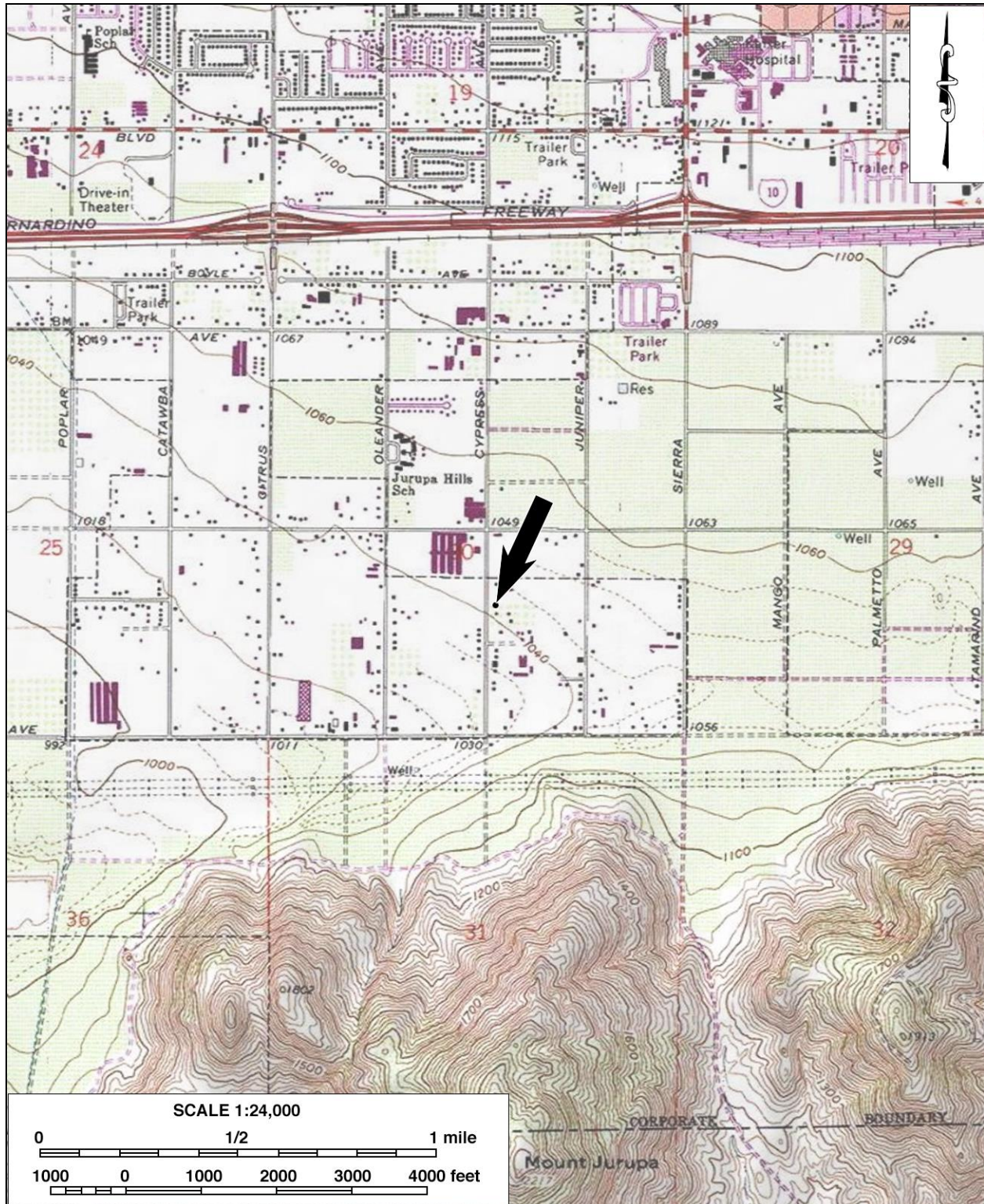
Page 4 of 4

*Resource Name or # (Assigned by recorder) CRM TECH 3415-3

*Map Name: Fontana, Calif.

*Scale: 1:24,000

*Date of Map: 1980



State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # (Pending)
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Reviewer Date

Page 1 of 4
Review Code
*Resource Name or # (Assigned by recorder) CRM TECH 3415-4

P1. Other Identifier: 11141 Cypress Avenue
*P2. Location: Not for Publication ☒ Unrestricted *a. County San Bernardino
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Fontana, Calif. Date 1980
T1S; R5W; SW 1/4 of SE 1/4 of Sec 30 ; S.B. B.M.
Elevation: Approximately 1,042 feet above mean sea level
c. Address 11141 Cypress Avenue City Fontana Zip 92335
d. UTM: (Give more than one for large and/or linear resources) Zone 11 ; 459026 mE/ 3767940 mN
UTM Derivation: USGS Quad GPS ☒ Google Earth
e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 0255-191-24;
on the east side of Cypress Avenue, south of Santa Ana Avenue

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This wood-framed one-story residence sports a medium-pitched hip roof that is sheathed with gray composition shingles and ends in narrow eaves with white fascia boards. Across the west-facing front façade a flat-topped sunshade supported by five square posts is attached just under the roofline, and a corrugated metal extension is attached to the southern end of the sunshade. Light tan stucco clads the exterior walls, although the southern one-third of the front façade is obscured by a dog-eared wood fence that extends to the property line. A secondary mass appears to be attached to the rear of the building, but that portion of the property could be accessed for inspection. The sunshade in front shelters the main entry, which is recessed and filled with a paneled wood door. Two large picture windows are set to the north of the door, and a large double-hung window is set to the south, all of them untrimmed except for lugsills. Two other double-hung
(Continued on p. 3)

*P3b. Resource Attributes: (List attributes and codes) HP2: Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District
Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Photo taken on December 3, 2018; view to the northeast

*P6. Date Constructed/Age of Sources: ☒ Historic ☐ Prehistoric ☐ Both

Ca. 1953 (see Items B6 and B12 for details)

*P7. Owner and Address: Unknown

*P8. Recorded by (Name, affiliation, and address): Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324

*P9. Date Recorded: Dec. 3, 2018

*P10. Survey Type: Historic building evaluation for CEQA-compliance purposes

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang (2018): Identification and Evaluation of Historic-Period Buildings within the Fontana Block III Project Area

*Attachments: None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 2415-4

- B1. Historic Name: _____ B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: Minimal Traditional
*B6. Construction History: (Construction date, alterations, and date of alterations) Real property records indicate that this residence was built around 1953. Prior to that, what is now APN 0255-091-24 was acquired in 1946 by Bert L. Fritch as part of a larger parcel. Eugene A. Golden (1909-2000), a Navy veteran who served during World War II, resided at this address by 1956 and remained there until at least 1962. Phyllis A. Enkoff (1931-1989) was listed as the property owner in 1973. No permits were found on file for this address in the building safety records.
*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: See Item P3a.
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Mid-20th century rural residential development
Area South Fontana Period of Significance 1945-1965
Property Type Single-family residence Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This residence stands among many thousands of similar homes built in the San Bernardino Valley during the post-World War II boom. There is no evidence that it is associated with a person or an event of recognized historic significance, nor does it represent an important example of any style, type, period, region, method of construction, or the work of a prominent architect, designer, or builder. Therefore, it does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.
B11. Additional Resource Attributes: (List attributes and codes) HP4: Ancillary buildings; HP46: Walls/gates/fences
*B12. References: San Bernardino County real property tax assessment records/database; ancestry.com
B13. Remarks:
*B14. Evaluator: Terri Jacquemain
*Date of Evaluation: December 11, 2018

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # (Pending)
HRI # _____
Trinomial _____

Page 3 of 4

Resource name or # (Assigned by recorder) CRM TECH 3415-4

Recorded by: Terri Jacquemain

*Date: December 11, 2018 ✓ Continuation Update

*P3a. **Description** (continued): windows, one of them featuring 2x3 paned sashes, are found on the northern façade. A circular concrete driveway passes in front of the residence and around several mature trees. The residence is occupied and in good condition.

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # (Pending)

HRI #

Trinomial

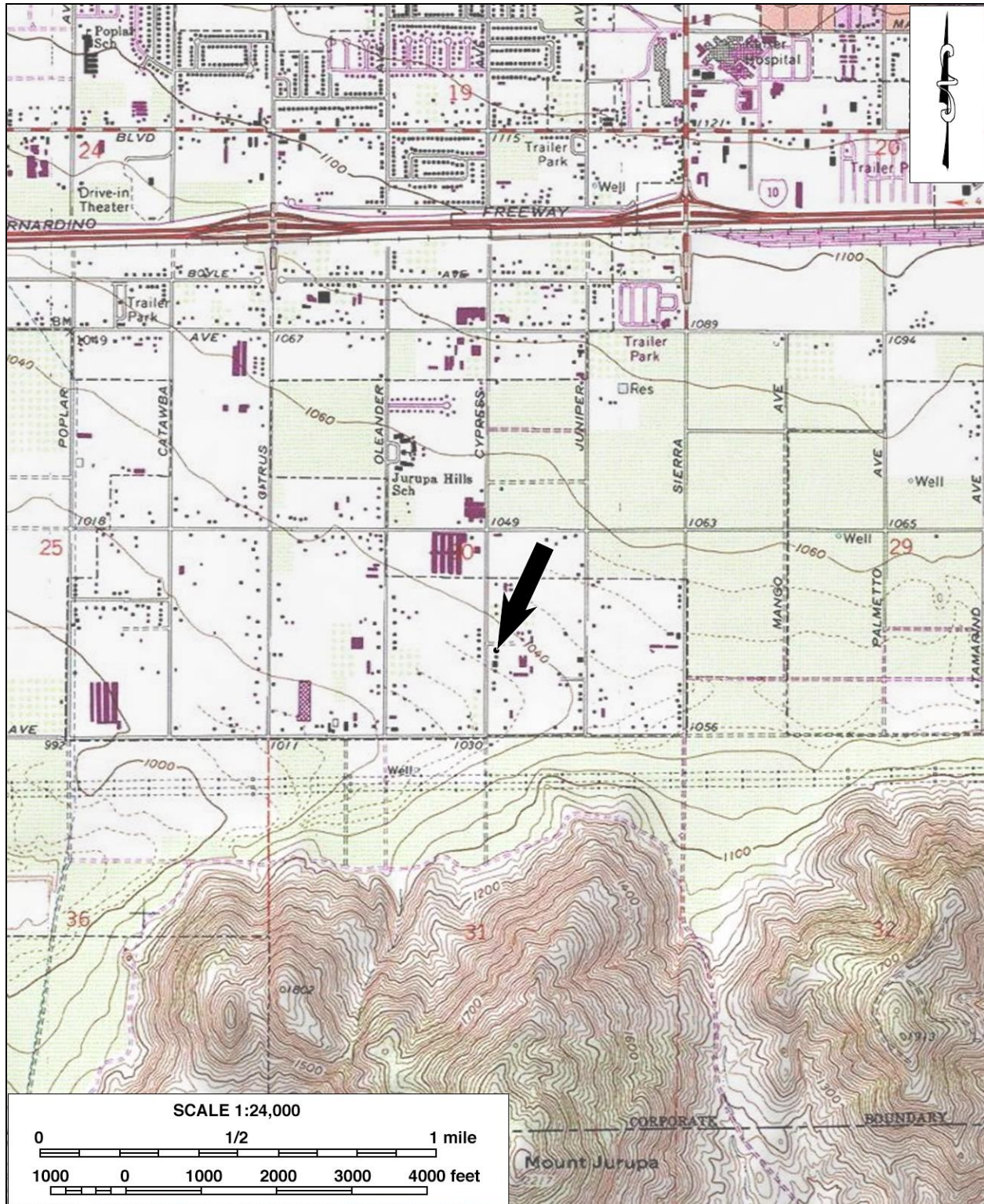
Page 4 of 4

*Resource Name or # (Assigned by recorder) CRM TECH 3415-4

*Map Name: Fontana, Calif.

*Scale: 1:24,000

*Date of Map: 1980



State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # (Pending)
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Reviewer Date

Page 1 of 4

Review Code

*Resource Name or # (Assigned by recorder) CRM TECH 3415-5

P1. Other Identifier: 11155-11155½ Cypress Avenue

*P2. Location: Not for Publication ☒ Unrestricted *a. County San Bernardino

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Fontana, Calif. Date 1980

T1S; R5W; SW 1/4 of SE 1/4 of Sec 30 ; S.B. B.M.

Elevation: Approximately 1,041 feet above mean sea level

c. Address 11155-11155½ Cypress Avenue City Fontana Zip 92335

d. UTM: (Give more than one for large and/or linear resources) Zone 11 ; 459370 mE/ 3767799 mN

UTM Derivation: USGS Quad GPS ☒ Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 0255-191-23;
on the east side of Cypress Avenue, south of Santa Ana Avenue

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) There are two one-story single-family residences of wood-frame construction on this property. The southerly residence is an irregularly-shaped building with a medium-pitched hip roof that is sheathed with brown composition shingles and ends in narrow, boxed eaves with white fascia boards. Pale blue stucco clads the exterior walls, with white-painted brick wrapping around the lower one-third of the northwestern corner of the north-facing front façade. The main entry opens to a raised stoop, which is trimmed with wrought iron hand rails and accessed from the west by three concrete steps, and is filled with a plain wood door with a small awning above. A large brick chimney, also painted white, dominates the front façade, and a smaller chimney of similar character is placed at the southeastern (Continued on p. 3)

*P3b. Resource Attributes: (List attributes and codes) HP2: Single family property (two houses)

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District
Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: The southerly house; photo taken on December 3, 2018; view to the southeast (see p. 3 for the northerly house)

*P6. Date Constructed/Age of Sources:

☒ Historic ☐ Prehistoric ☐ Both

Ca. 1946 (see Items B6 and B12 for details)

*P7. Owner and Address: Unknown

*P8. Recorded by (Name, affiliation, and address): Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324

*P9. Date Recorded: Dec. 3, 2018

*P10. Survey Type: Historic building evaluation for CEQA-compliance purposes

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang (2018): Identification and Evaluation of Historic-Period Buildings within the Fontana Block III Project Area

*Attachments: ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 2415-5

- B1. Historic Name: _____ B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: Farmhouse (northerly house); Minimal Traditional (southerly house)
*B6. Construction History: (Construction date, alterations, and date of alterations) Historical sources suggest that these residences were built between 1938 and 1948, with a likely date around 1946, about the same time when Bjarne Austen and Mary (Peck) Bredsten became owners of APN 0255-091-23. The couple had been married in Cook County, Illinois, in 1934. The property remains in the Bredsten family to the present time. No permits were found on file for this address in the building safety records.
*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: See Item P3a.
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Mid-20th century rural residential development
Area South Fontana Period of Significance 1945-1965
Property Type Single-family residence Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) These modest residences were built in the first decade after World War II as South Fontana continued and accelerated the transition from its agricultural roots to a more suburban role in support of industrial development gravitating towards the city. They retain sufficient historic integrity to relate to this episode in the city's development, but do not demonstrate a particularly close or important association with this pattern of (Continued on p. 3)
B11. Additional Resource Attributes: (List attributes and codes) HP4: Ancillary buildings; HP46: Walls/gates/fences
*B12. References: San Bernardino County real property tax assessment records/database; ancestry.com
B13. Remarks: _____
*B14. Evaluator: Terri Jacquemain
*Date of Evaluation: December 11, 2018

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # (Pending)

HRI #

Trinomial

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Resource name or # (Assigned by recorder) CRM TECH 3415-5

Recorded by: Terri Jacquemain

*Date: December 11, 2018

☒ Continuation ☐ Update

*P3a. **Description (continued):** corner of the house. Fenestration consists of wood-framed casement and double-hung windows as well as aluminum framed sliding windows.

The residence to the north is a rectangular building surmounted by a medium-pitched front-gable roof covered with composition shingles. The roof ends in narrow eaves with exposed rafter tails and features narrow white fascia and vergeboards on the north, west, and south sides. The roof flattens on the west side over a lean-to that extends across roughly two-thirds of the western façade. Brownish-red wood shingles and a large louvered vent are found under the front (southern) gable peak, and narrow horizontal shiplap boards cover the rest of the exterior wall surface. The main entry is set on the western end of the main façade and is filled with a paneled wood door with a small transom above. Fenestration to the building includes wood-framed double-hungs and aluminum-framed sliding windows. A chain-link fence enclosed the two houses, which are both occupied and in fair condition.

*B10. **Significance (continued):** events, or with any other established themes in local history. The buildings are not known to be associated with a person or a specific event of recognized historic significance, or to represent the work of a prominent architect, designer, or builder. In terms of architectural or aesthetic merits, they do not qualify as important examples of either architectural style or of any property type, period, region, or method of construction, nor do they exemplify any particular architectural ideals or design concepts. Based on these considerations, these two buildings do not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.



Northerly house (11155 Cypress Avenue), view to the northeast

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # (Pending)

HRI #

Trinomial

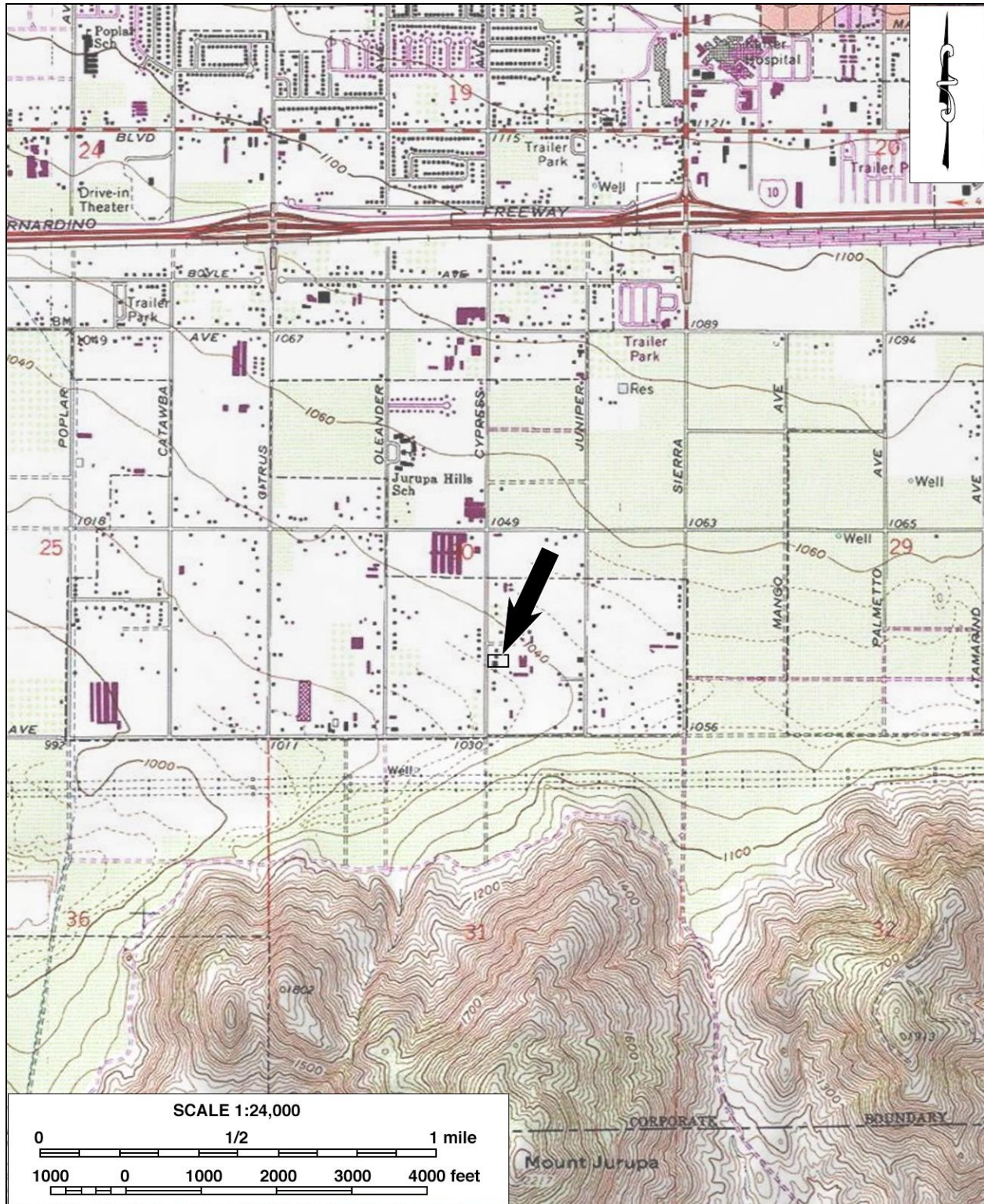
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*Resource Name or # (Assigned by recorder) CRM TECH 3415-5

*Map Name: Fontana, Calif.

*Scale: 1:24,000

*Date of Map: 1980



State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # (Pending)
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Reviewer Date

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Review Code

*Resource Name or # (Assigned by recorder) CRM TECH 3415-6

P1. Other Identifier: 11181 Cypress Avenue

*P2. Location: Not for Publication ☒ Unrestricted *a. County San Bernardino

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Fontana, Calif. Date 1980

T1S; R5W; SW 1/4 of SE 1/4 of Sec 30 ; S.B. B.M.

Elevation: Approximately 1,040 feet above mean sea level

c. Address 11181 Cypress Avenue City Fontana Zip 92335

d. UTM: (Give more than one for large and/or linear resources) Zone 11 ; 459023 mE/ 37677859 mN

UTM Derivation: USGS Quad GPS ☒ Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 0255-191-22;
on the east side of Cypress Avenue, north of Jurupa Avenue

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This wood-framed, one-story residence is surmounted by a medium-pitched side-gable roof sheathed with brown composition shingles. The roof features wide eaves and exposed rafter tails on the front (west-facing) façade and medium-width rake overhangs on the gable ends. Board-and-batten siding and large louvered vents are found under the gable peaks and a band of wood trim is attached at the roofline, under the eaves. The wooden component of the exterior walls and trim are painted gray-blue, while the rest of the wall surface is clad in off-white stucco. The recessed entry porch in the southwest portion of the building is supported by two square wood posts resting on stuccoed piers. The concrete floor of the porch is nearly at grade, and the centered main entry is filled with a plain wood door. A pair of wood-framed double-hung windows and an aluminum-framed tri-part window flank the entry on the north and the south, respectively. Other aluminum-
(Continued on p. 3)

*P3b. Resource Attributes: (List attributes and codes) HP2: Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District
Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Photo taken December 3, 2018; view to the east

*P6. Date Constructed/Age of Sources: ☒ Historic ☐ Prehistoric ☐ Both

Ca. 1946 (see Items B6 and B12 for details)

*P7. Owner and Address: Unknown

*P8. Recorded by (Name, affiliation, and address): Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324

*P9. Date Recorded: Dec. 3, 2018

*P10. Survey Type: Historic building evaluation for CEQA-compliance purposes

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang (2018): Identification and Evaluation of Historic-Period Buildings within the Fontana Block III Project Area

*Attachments: ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record
☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 2415-6

- B1. Historic Name: _____ B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: Craftsman influenced
*B6. Construction History: (Construction date, alterations, and date of alterations) Real property records indicate that this residence was built around 1946, about the same time when Henry N. and Florence Stewart deeded a 3.21-acre parcel to Rocco and Minnie Tennaco, who in turn deeded it to Ruth L. Johnson. In 1950, Elvis and Lorena D. Smith and Albert and Dorothy E. Eshleman acquired the property from Johnson. The house was evidently occupied in the 1950s and the early 1960s by Evert M. and Maymie Eagan. Sometime prior to 1975, the portion of the property containing this house was acquired by Dennis R and Sharon K. Stafford, who deeded it to Rudolph and Shirley Nass in that year. Subsequently the parcel once again became the property of the Eshleman family. No permits were found on file for this address in the building safety records.
*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: See Item P3a.
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Mid-20th century rural residential development
Area South Fontana Period of Significance 1945-1965
Property Type Single-family residence Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This residence was built at a time when the South Fontana area began a gradual transition from its agricultural roots to a more suburban role in support of the industrial establishments gravitating towards the city. It retains sufficient historic integrity to relate to this episode
(Continued on p. 3)
B11. Additional Resource Attributes: (List attributes and codes) HP46: Walls/gates/fences
*B12. References: San Bernardino County real property tax assessment records/database; ancestry.com
B13. Remarks:
*B14. Evaluator: Terri Jacquemain
*Date of Evaluation: December 11, 2018

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # (Pending)
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Resource name or # (Assigned by recorder) CRM TECH 3415-6

Recorded by: Terri Jacquemain

*Date: December 11, 2018

☒ Continuation ☐ Update

- *P3a. **Description (continued):** framed windows are found on the north and south sides, at least one of them sealed with plywood from the interior. There is a secondary entrance near the eastern end of the northern façade. A concrete driveway occupies much of the area in front of the residence. A sandstone-colored block wall with a wrought-iron gate and a low planter is attached to the south side of the house, while a chain-link fence with a matching gate is attached to the north side.
- *B10. **Significance (continued):** in the city's development but does not demonstrate a particularly close or important association with this pattern of events, or with any other established themes in local history. The building is not known to be associated with a person or a specific event of recognized historic significance, or to represent the work of a prominent architect, designer, or builder. In terms of architectural or aesthetic merits, it does not qualify as an important example of its architectural style or of any property type, period, region, or method of construction, nor does it exemplify any particular architectural ideals or design concepts. Based on these considerations, this building does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # (Pending)

HRI #

Trinomial

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*Resource Name or # (Assigned by recorder) CRM TECH 3415-6

*Map Name: Fontana, Calif.

*Scale: 1:24,000

*Date of Map: 1980

