



**REDLANDS PASSENGER RAIL PROJECT**  
**Cultural Resources Technical Memorandum**  
Cities of San Bernardino, Loma Linda, Redlands  
San Bernardino County, California



***REVISED***

**October 2014**

*Prepared for:*

**Federal Transit Administration**  
201 Mission Street, Suite 1650  
San Francisco, CA 94105-1839

**San Bernardino Associated Governments**  
1170 W. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
San Bernardino, CA 92602

*Prepared by:*

**ICF International**  
9775 Businesspark Avenue, Suite 200  
San Diego, CA 92131

**HDR**

**ICF**  
INTERNATIONAL

*With technical assistance from:*  
**HDR Engineering, Inc.**  
2280 Market Street, Suite 100  
Riverside, CA, 92501

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## Acronyms

A.D.	Anno Domini (In the year of the Lord)
ACHP	Advisory Council on Historic Preservation
amsl	above mean sea level
APE	area of potential effects
ATSF	Atchison Topeka & Santa Fe Railway
B.C.	Before Christ
BNSF	Burlington Northern Santa Fe Railroad
BSO	Building, Structure, and Object
c.	circa
California Register	California Register of Historical Resources
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRC	California Historic Resources Code
CPUC	California Public Utility Commission
CRMMP	Cultural Resources Monitoring and Mitigation Plan
CSRR	California Southern Railroad
Depot	San Bernardino Metrolink/Santa Fe Depot
DMU	Diesel Multiple Unit
DPR	Department of Parks and Recreation
DSBPRP	Downtown San Bernardino Passenger Rail Project
EMF	Eastern Maintenance Facility
FTA	Federal Transit Administration
HABS	Historic American Buildings Survey
HAER	Historic American Engineering Record
HPTP	Historic Properties Treatment Plan
I-10	Interstate 10
ICF	ICF International
MDP	Monitoring and Discovery Plan
Mission Zanja Channel	Mission Zanja Flood Control Channel
MP	mile post
NAHC	Native American Heritage Commission

National Register	National Register of Historic Places
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
PRC	Public Resources Code
RCAA	Redlands Corridor Alternatives Analysis
ROW	right-of-way
RPRP	Redlands Passenger Rail Project
RTIP	Regional Transportation Improvement Program
SANBAG	San Bernardino Associated Governments
SAR	Santa Ana River
SBAIC	San Bernardino Archaeological Information Center
SCAG	Southern California Association of Governments
SCRRA	Southern California Regional Rail Authority
SHPO	State Historic Preservation Officer
SP	Southern Pacific
SPRR	Southern Pacific Railroad
SPRR	Southern Pacific Railroad
STUs	Shovel Test Units
T&P	Texas and Pacific
TCE	Temporary Construction Easement
TOD	Transit-oriented Development
USGS	U.S. Geological Survey

## **EXECUTIVE SUMMARY**

### **UNDERTAKING BACKGROUND**

The San Bernardino Associated Governments (SANBAG) proposes the introduction of passenger rail service along the existing railroad right-of-way (ROW) owned by SANBAG from the City of San Bernardino on the west to the City of Redlands on the east, in southwestern San Bernardino County, California. The Build Alternatives and Design Options would include replacement of rail infrastructure along the easterly most 9-mile section of railroad owned by SANBAG and part of the former Atchison, Topeka and Santa Fe (ATSF) Railroad’s Redlands Subdivision—commonly referred to as the “Redlands Spur.”

### **UNDERTAKING DESCRIPTION**

Using federal funds administered by the Federal Transit Administration (FTA), SANBAG proposes the implementation of passenger rail service between the City of San Bernardino and the City of Redlands in San Bernardino County. The cultural resources analysis considered two Build Alternatives and two Design Options for the Redlands Passenger Rail Project (RPRP) including: the Preferred Undertaking (Alternative 2), the Reduced Undertaking Footprint (Alternative 3), the Train Layover Facility at Waterman Avenue (Design Option 1), and the Use of Existing Train Layover Facilities (Design Option 2). The Build Alternatives and Design Options would be constructed within the corridor identified in Figure ES-1, RPRP Study Area.

The Build Alternatives would include the replacement of rail infrastructure along a 9-mile section of railroad owned by SANBAG and part of the former ATSF Railroad’s Redlands Subdivision, commonly referred to as the “Redlands Spur.” Each of the Build Alternatives would include passenger rail operations along the existing rail corridor with stops at five locations. Two of the five stops proposed would be located at E Street and Tippecanoe Avenue in the City of Bernardino; and the remaining three stops would be located within the City of Redlands at New York Street, Orange Street (Downtown Redlands), and University Street (University of Redlands). Each of the Build Alternatives would also include track and subgrade improvements, rail station improvements, and improvements to existing bridge structures and at-grade highway-rail crossings. A train layover facility is also proposed as part of the RPRP; and the Design Options considered provide for flexibility in the location of this facility.

Section 106 of the National Historic Preservation Act (NHPA) applies to proposed undertakings that involve funding, licensing, permitting, or approval by a federal agency. This technical report documents FTA’s and SANBAG’s compliance with Section 106, including evaluation of architectural and archaeological resources within the area of potential effects (APE), identified in Figure ES-2, using the National Register of Historic Places (National Register) Criteria for Evaluation (Code of Federal Regulations [CFR], Title 30, Part 60) and evaluates the potential effects on those properties using the Section 106 Criteria for Adverse Effect (36 CFR Part 800.5).

### **FINDINGS**

The current survey began along the railway on the south side of Rialto Avenue approximately midway between South G Street and South E Street in the City of San Bernardino, California, and extended approximately 9 miles east to east of downtown Redlands. This survey area was based on an APE diagram that considered all parcels in which any portion would be potentially affected by the RPRP. Henceforth, unless otherwise indicated, any mention of an APE refers to the APE map produced for the

RPRP. The APE map illustrates the extent of the horizontal APE, which includes SANBAG's ROW, the temporary construction area, and adjoining properties. A vertical APE of 5 feet was also established for construction activities within SANBAG's ROW. The findings presented in this technical memorandum are based on the studies completed for the proposed project.

### ***Architectural Resources***

Within the APE is the Redlands Santa Fe Depot District that was listed in the National Register in 1991 (a 1S California Historical Resource Status Code [status code]). The district currently contains 23 contributors of which 8 are within the APE. In total, 161 properties over 45 years of age, all architectural except for the California/ Interstate 10 (I-10) Grove, were identified in the APE that required application of the National Register Criteria for Evaluation. In addition to the 8 Redlands Santa Fe Depot District contributors in the APE and the District itself, 9 of the 161 properties were determined eligible for listing in the National Register for a total of 18 historic properties in the APE. In a letter dated August 14, 2014, the State Historic Preservation Officer (SHPO) concurred with the report's findings regarding architectural-resource National Register eligibility and its finding of no adverse effect to historic properties (see Appendix C).

In addition to the 18 resources (including the district record) either listed in or eligible for listing in the National Register, there are 10 properties within the APE that are considered historical resources pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15064.5(a). All of these 10 properties are architectural except for the California/Interstate 10 (I-10) Grove. The nine architectural properties were previously identified in the "Historic Resources Reconnaissance Survey, San Bernardino, California" that was prepared by architect Milford Wayne Donaldson, A.I.A., Inc. for the City of San Bernardino Department of Planning and Building Services, dated April 30, 1991 (1991 survey). A tabular listing of these resources is included as an appendix to the 1991 survey.<sup>1</sup> Because San Bernardino has yet to adopt a historic preservation ordinance, the 1991 survey has been used by the City as a de facto list of its historic resources.<sup>2</sup> The California/I-10 Grove is part of the City of Redlands "Historical Preserve of Citrus," created by Resolution Number 5796 adopted by the City in 2000. As a historic-period resource preserved under a municipal ordinance, the California/I-10 Grove appears to be a historical resource for the purposes of CEQA. Note that none of these 10 CEQA-only resources are relevant for the Section 106 process.

### ***Archaeological Resources***

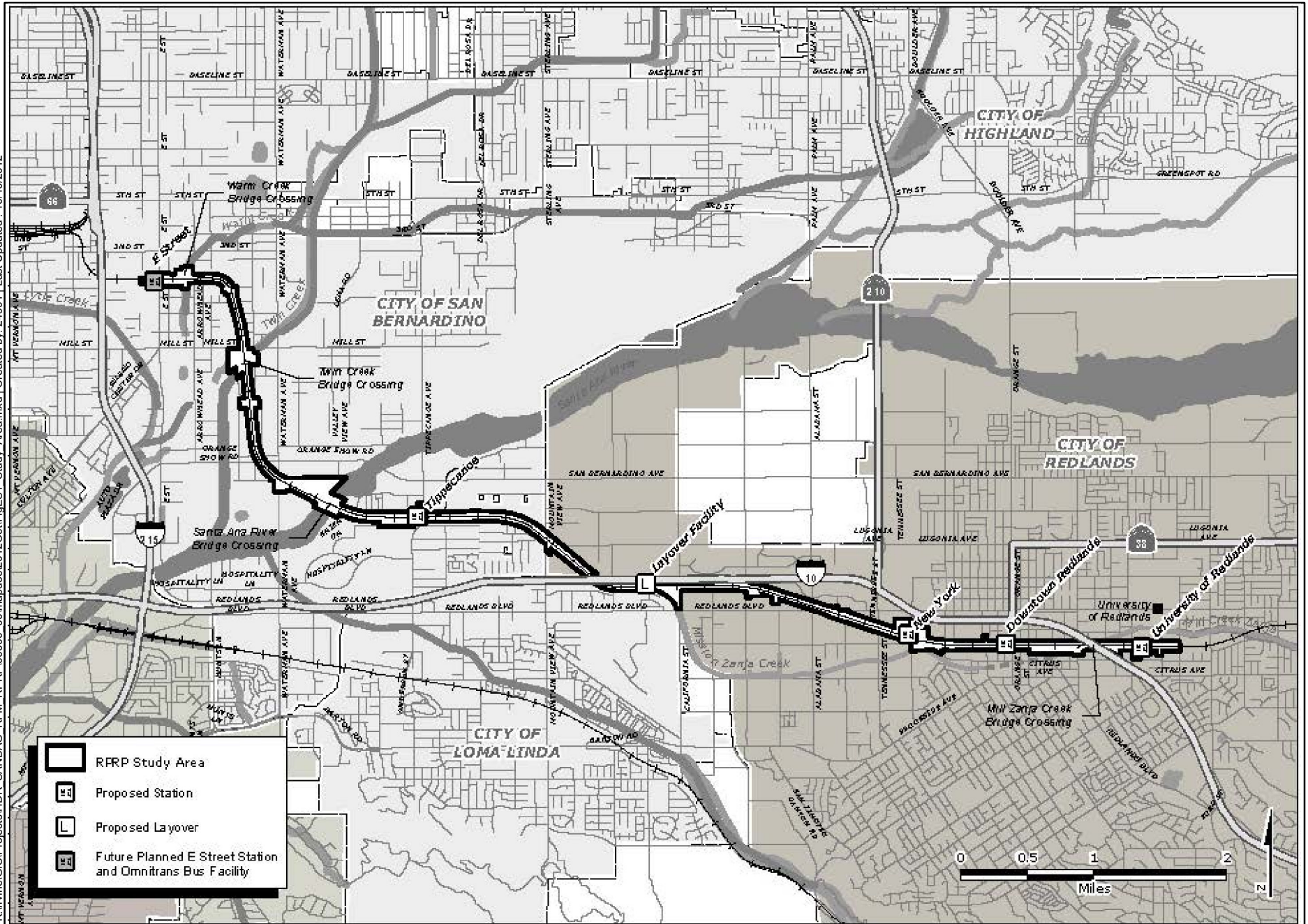
A total of five archaeological resources were identified within the RPRP APE: the Gage Canal (CA-SBR-7168H), the site of the former Elephant Orchards Packing House (CA-SBR-11856H), a segment of the Mill Creek Zanja (CA-SBR-8092H), a portion of the Redway House site (CA-SBR-5313H), and a portion of what is commonly known as the Redlands Chinatown site (CA-SBR-5314H).

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<sup>1</sup> Donaldson, Milford Wayne A.I.A. "Historic Resources Reconnaissance Survey San Bernardino, California" prepared for the City of San Bernardino Department of Planning and Building Services, April 30, 1991. Volume 1, pages 20 and 21.

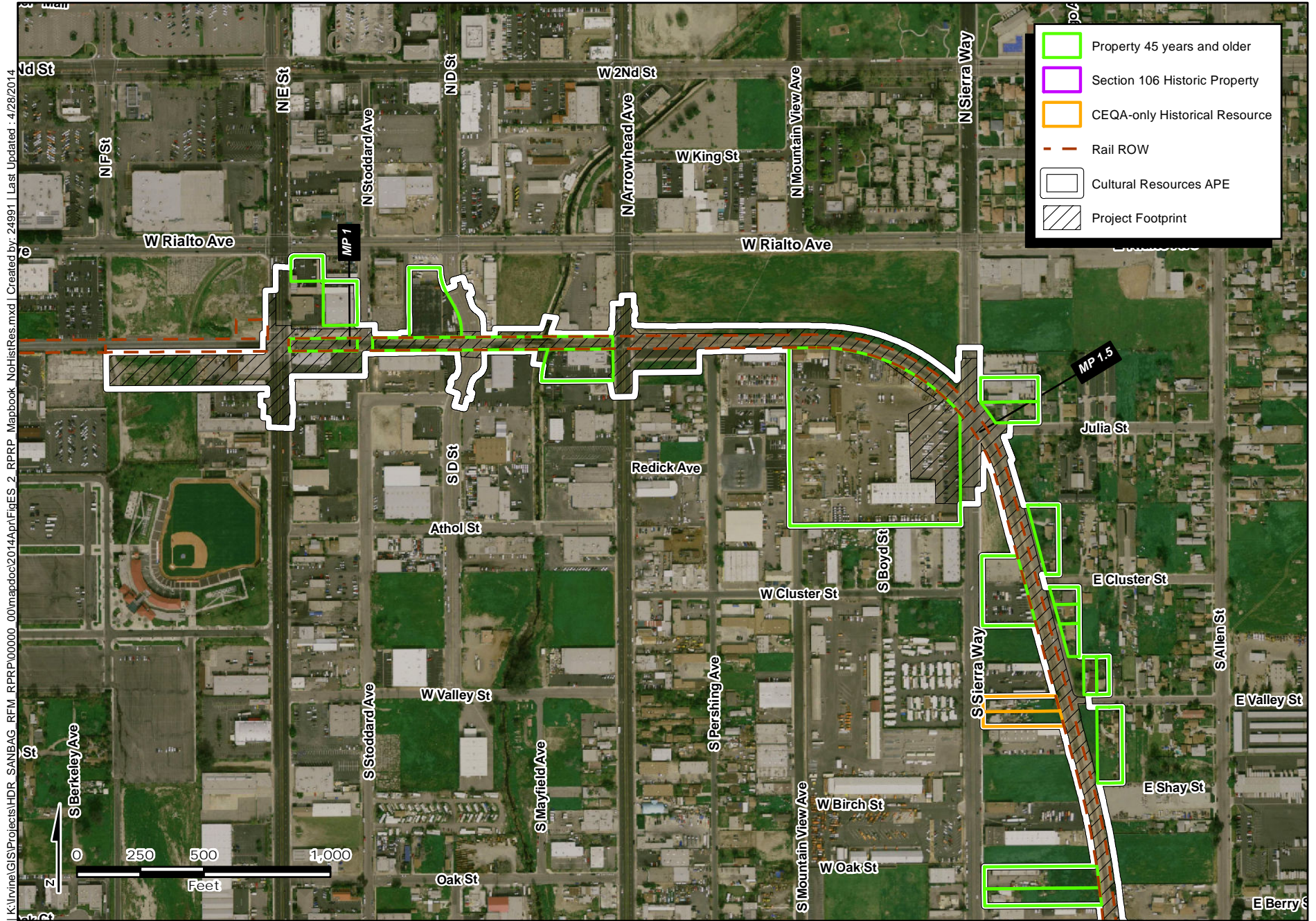
<sup>2</sup> City of San Bernardino General Plan, Chapter 15.37 Historic Building Demolition Ordinance. Under 15.37.020 Definitions, the term "Survey" is defined as "Historic Resources Reconnaissance survey (Volumes 1-5 and Attachments, April 30, 1991 and all subsequent revisions), a Citywide survey of buildings and structures constructed prior to December 31, 1941, which provides baseline information regarding the types and locations of resources, approximate construction dates, representative architectural styles, construction materials, and contextual historical themes."











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Sources

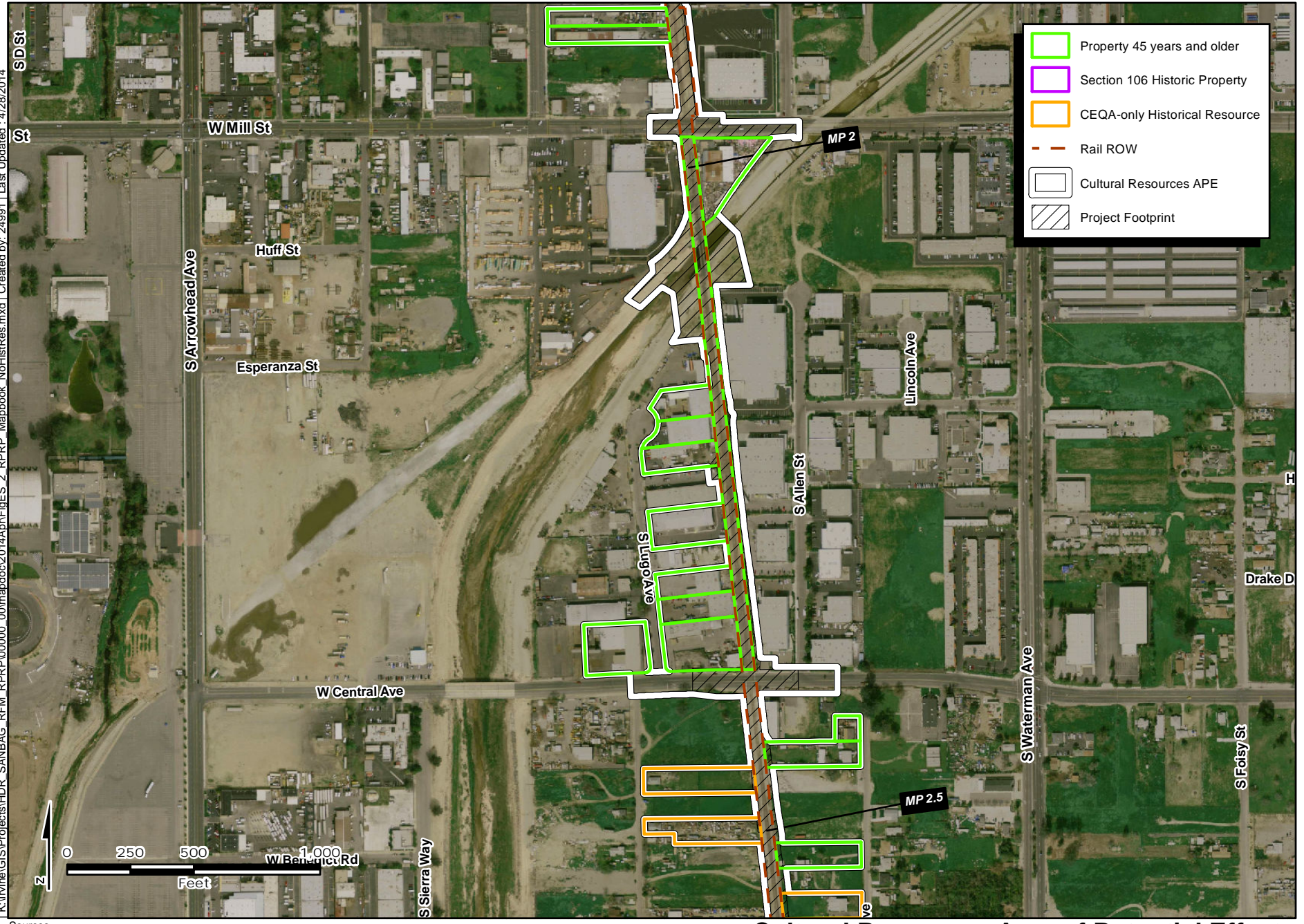
### Cultural Resources Area of Potential Effects

Figure ES-2 A





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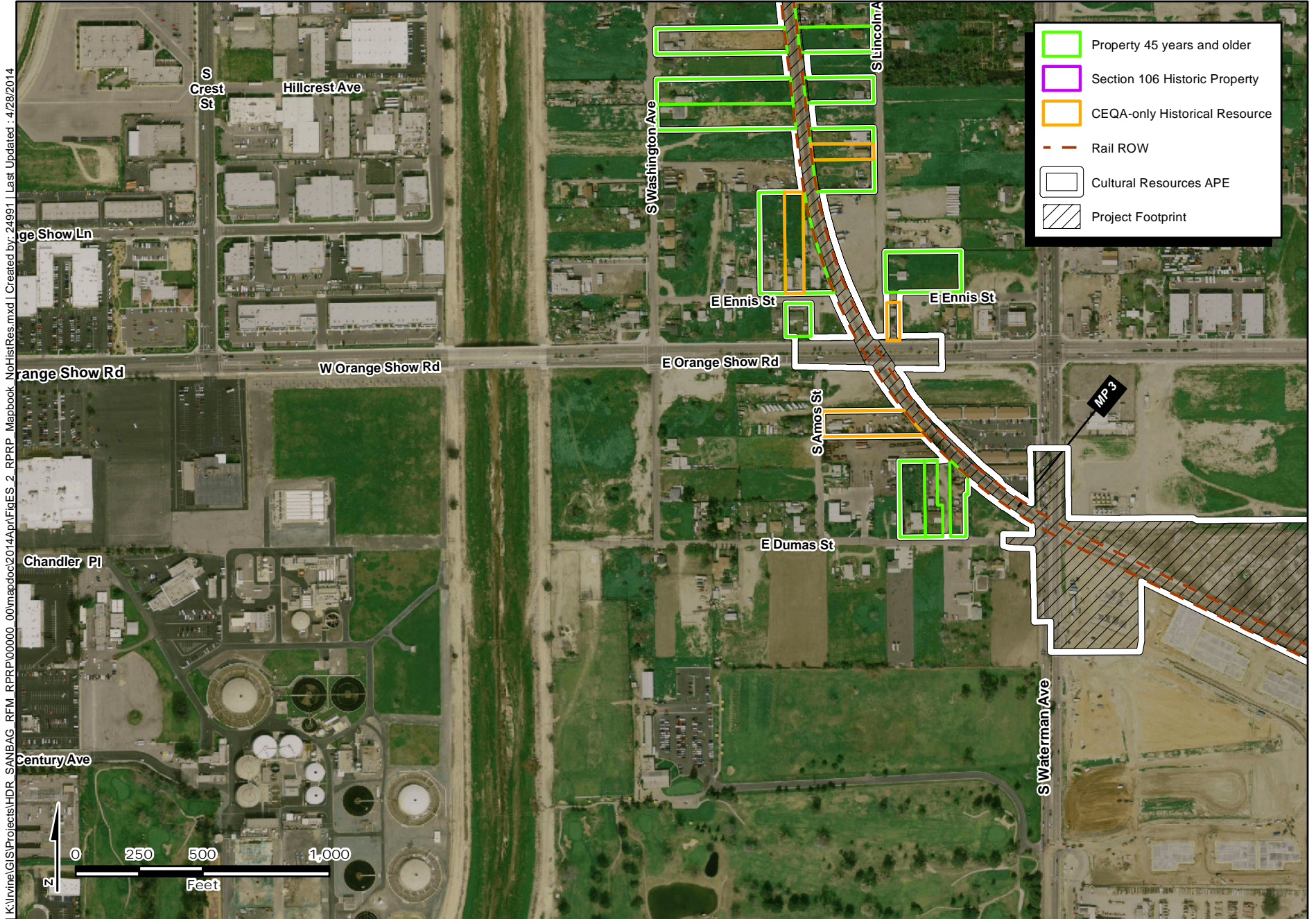
### Cultural Resources Area of Potential Effects

Figure ES-2 B





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- Property 45 years and older
- Section 106 Historic Property
- CEQA-only Historical Resource
- Rail ROW
- Cultural Resources APE
- Project Footprint

Sources

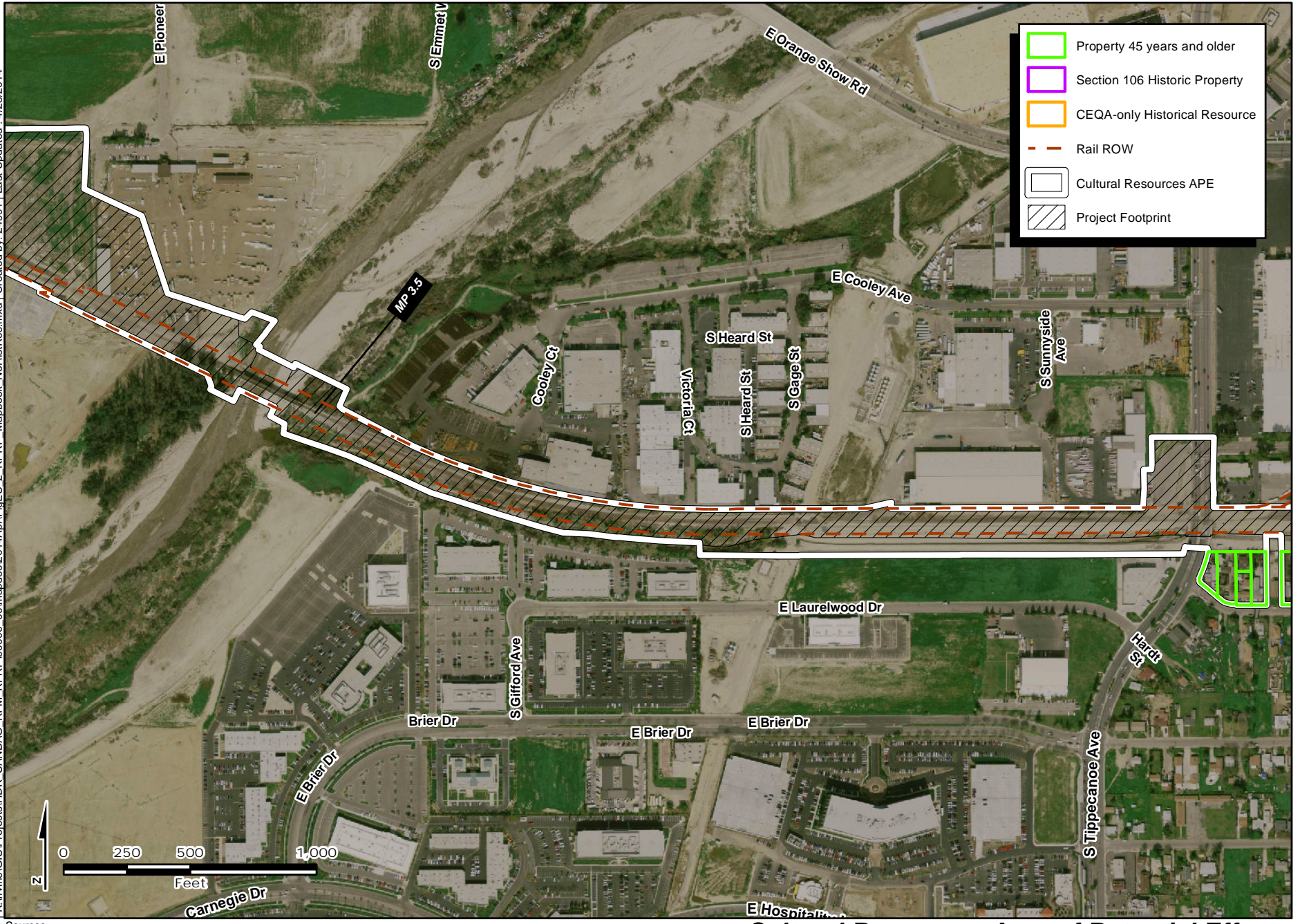
### Cultural Resources Area of Potential Effects

Figure ES-2 C





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Sources

### Cultural Resources Area of Potential Effects







Figure ES-2 D

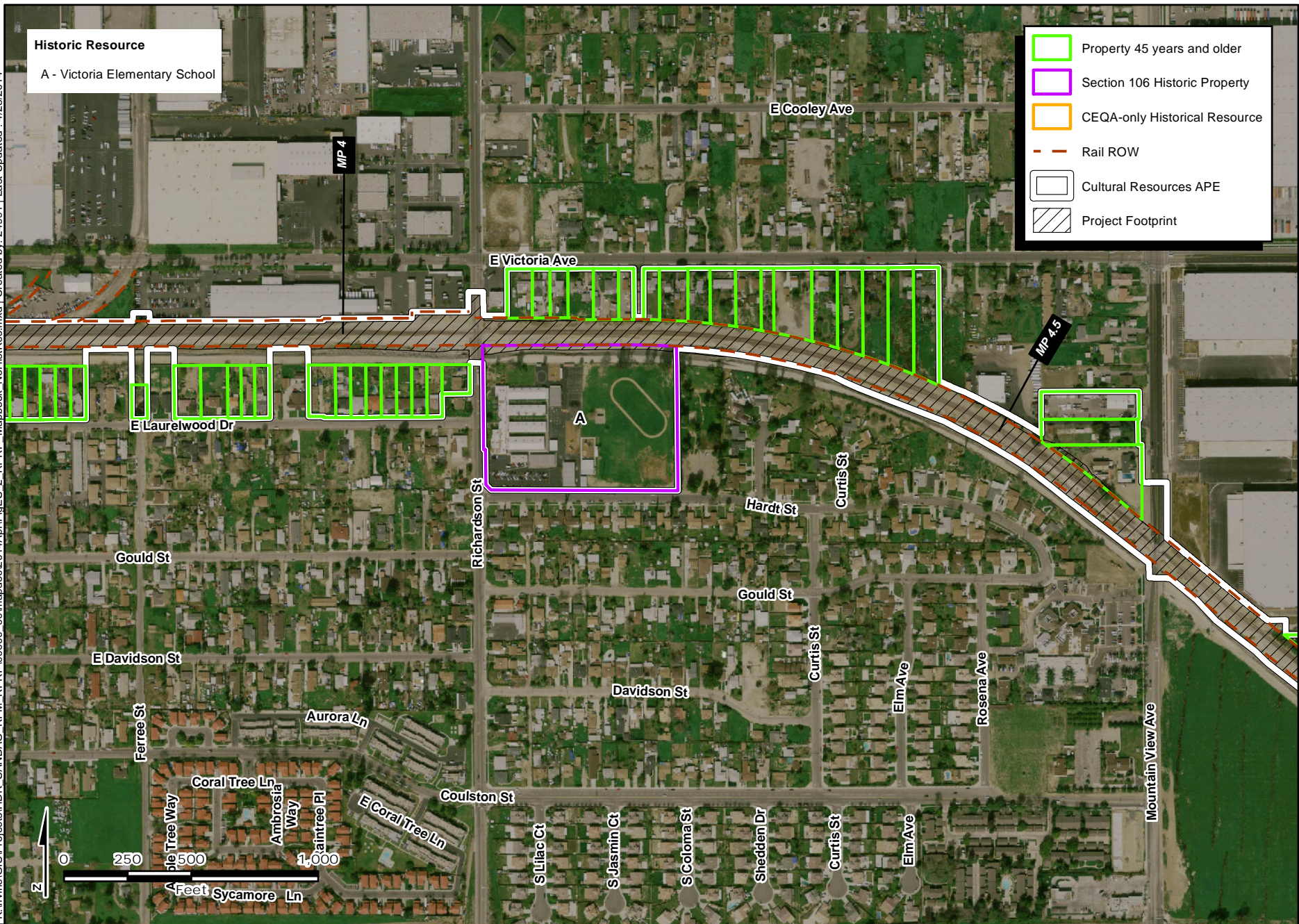




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**Historic Resource**  
A - Victoria Elementary School

-  Property 45 years and older
-  Section 106 Historic Property
-  CEQA-only Historical Resource
-  Rail ROW
-  Cultural Resources APE
-  Project Footprint



Sources

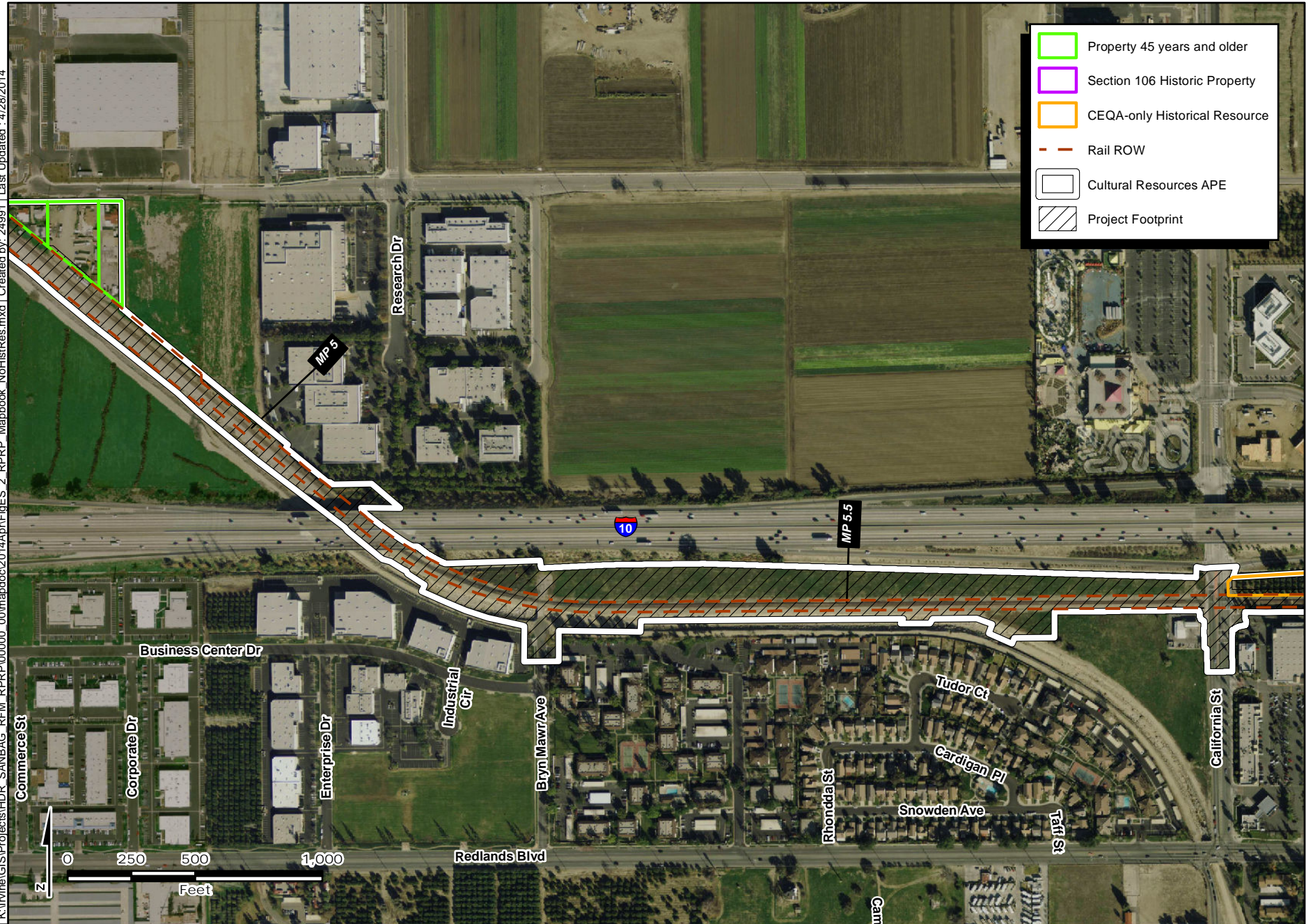
### Cultural Resources Area of Potential Effects

Figure ES-2 E





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- Property 45 years and older
- Section 106 Historic Property
- CEQA-only Historical Resource
- Rail ROW
- Cultural Resources APE
- Project Footprint

Sources

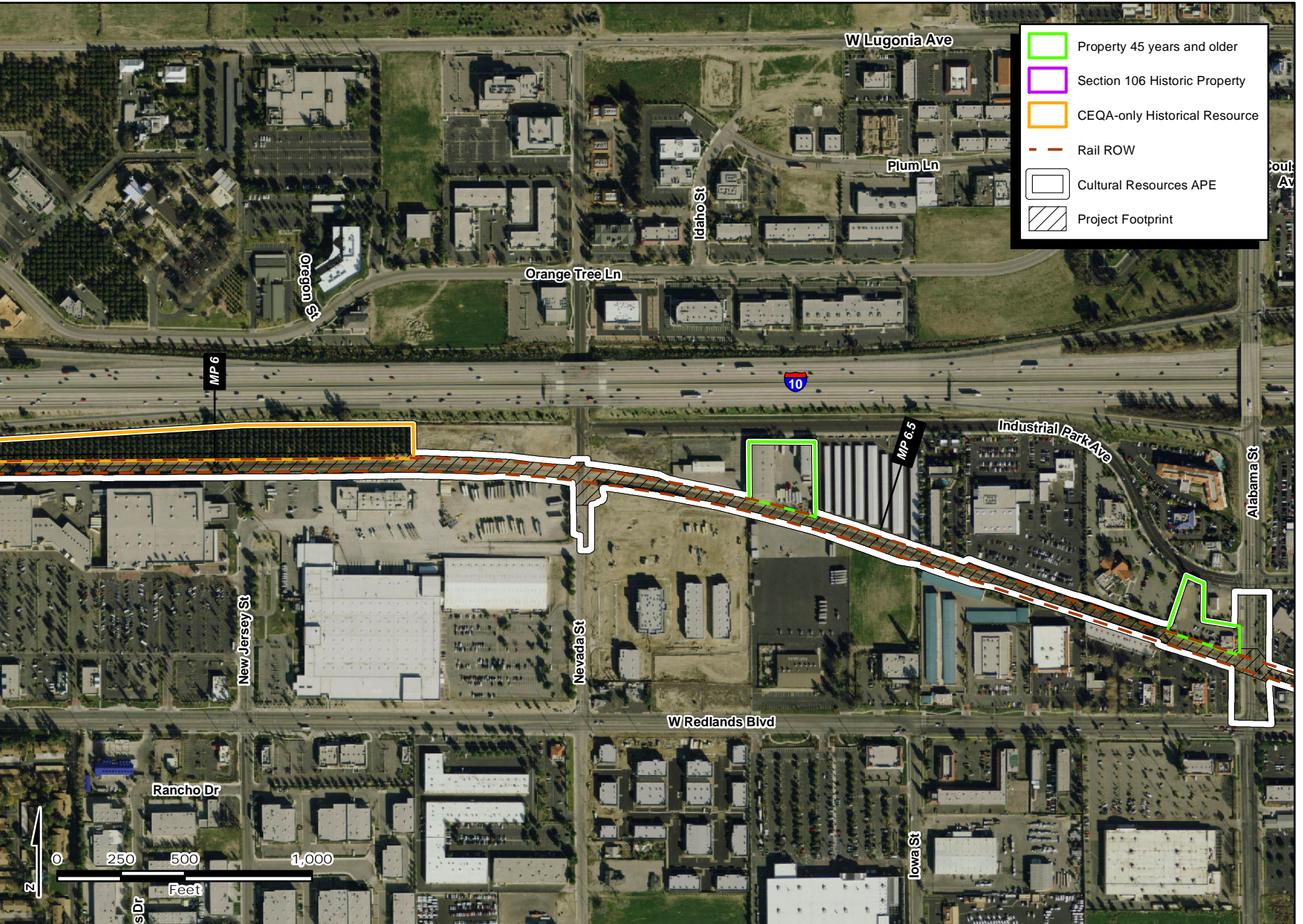
### Cultural Resources Area of Potential Effects

Figure ES-2 F





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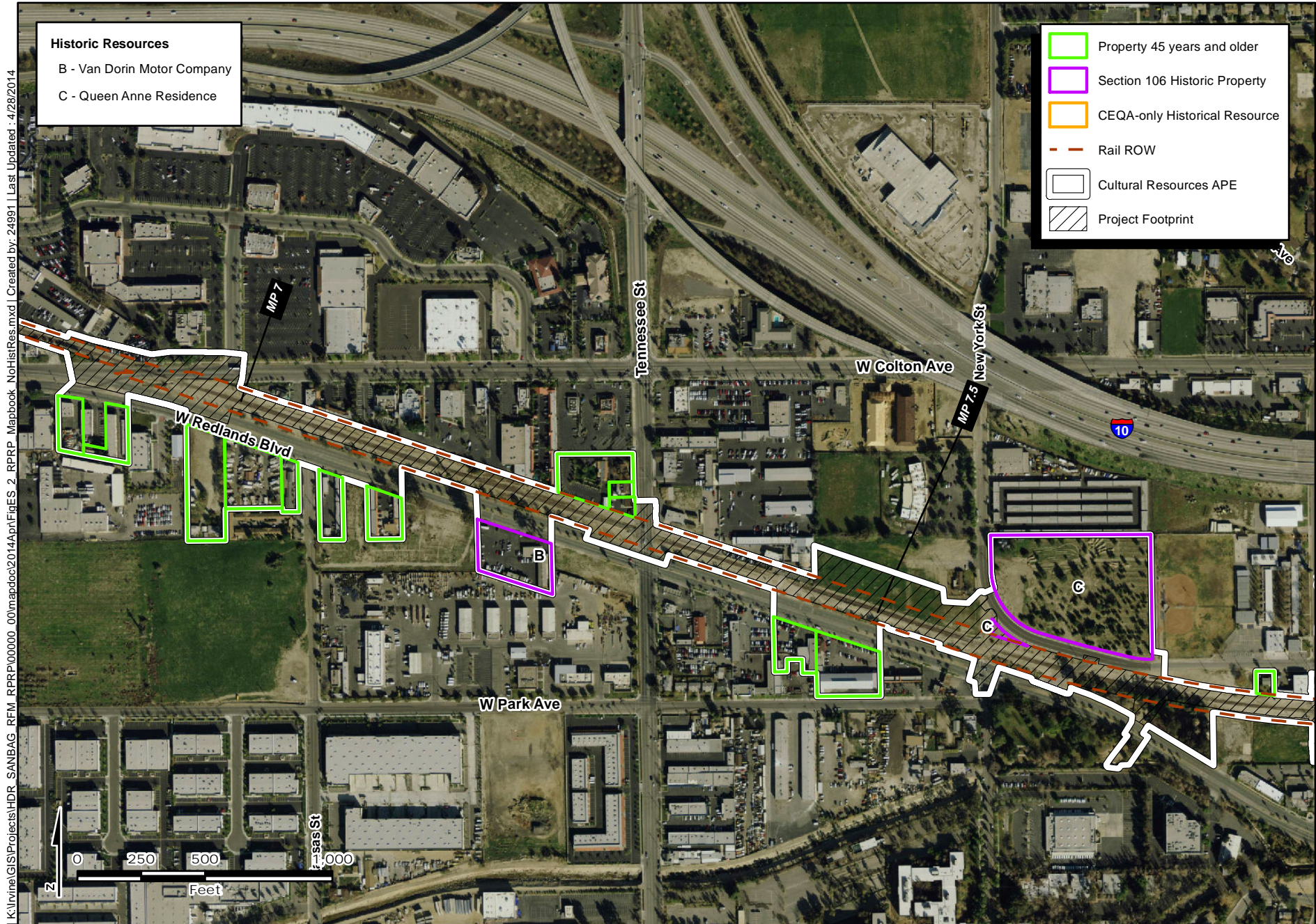
### Cultural Resources Area of Potential Effects

Figure ES-2 G





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**Historic Resources**  
B - Van Dorin Motor Company  
C - Queen Anne Residence

- Property 45 years and older
- Section 106 Historic Property
- CEQA-only Historical Resource
- Rail ROW
- Cultural Resources APE
- Project Footprint

Sources

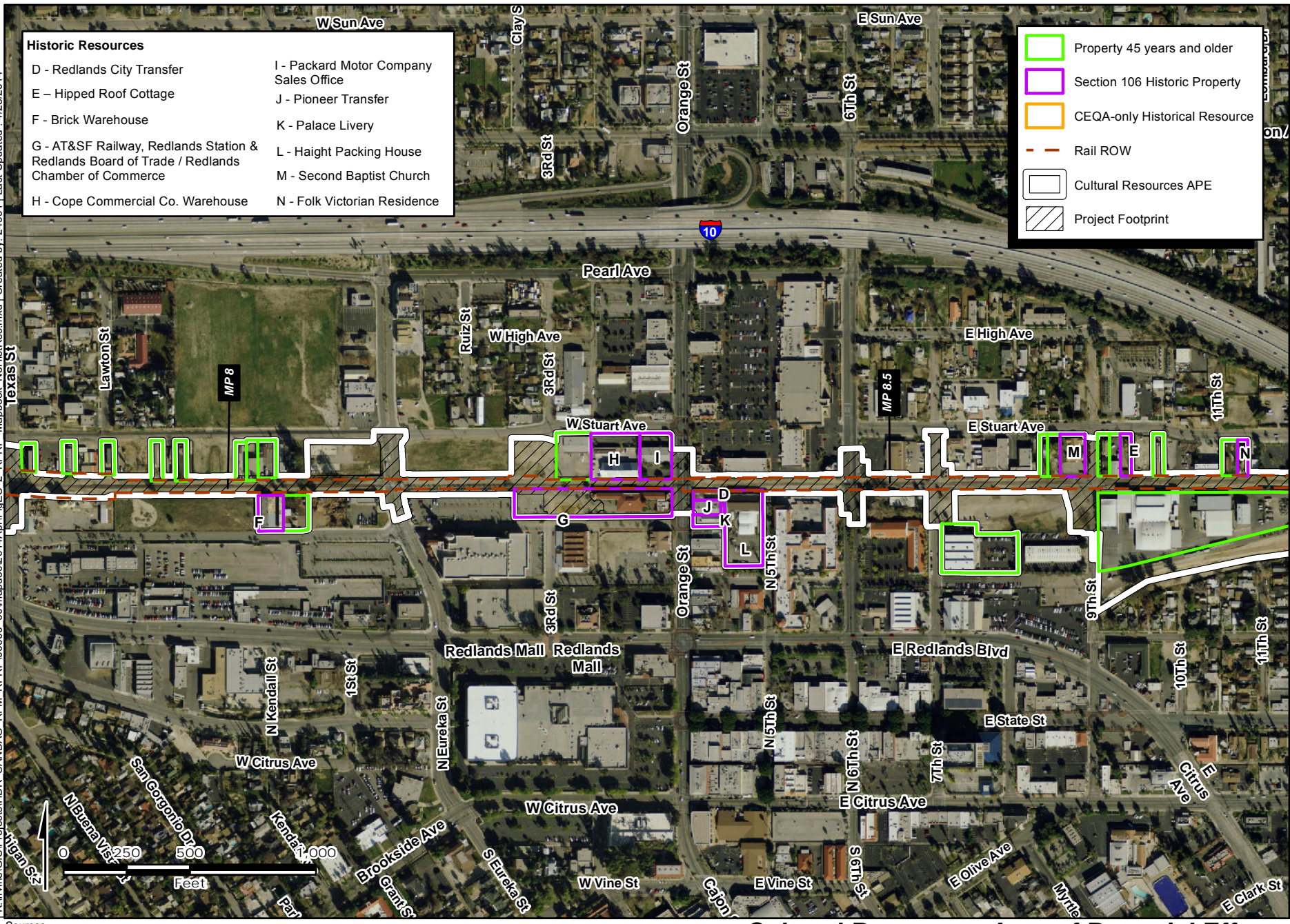
**Cultural Resources Area of Potential Effects**

**Figure ES-2 H**





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Historic Resources	
D - Redlands City Transfer	I - Packard Motor Company Sales Office
E - Hipped Roof Cottage	J - Pioneer Transfer
F - Brick Warehouse	K - Palace Livery
G - AT&SF Railway, Redlands Station & Redlands Board of Trade / Redlands Chamber of Commerce	L - Haight Packing House
H - Cope Commercial Co. Warehouse	M - Second Baptist Church
	N - Folk Victorian Residence

- Property 45 years and older
- Section 106 Historic Property
- CEQA-only Historical Resource
- Rail ROW
- Cultural Resources APE
- Project Footprint

Sources

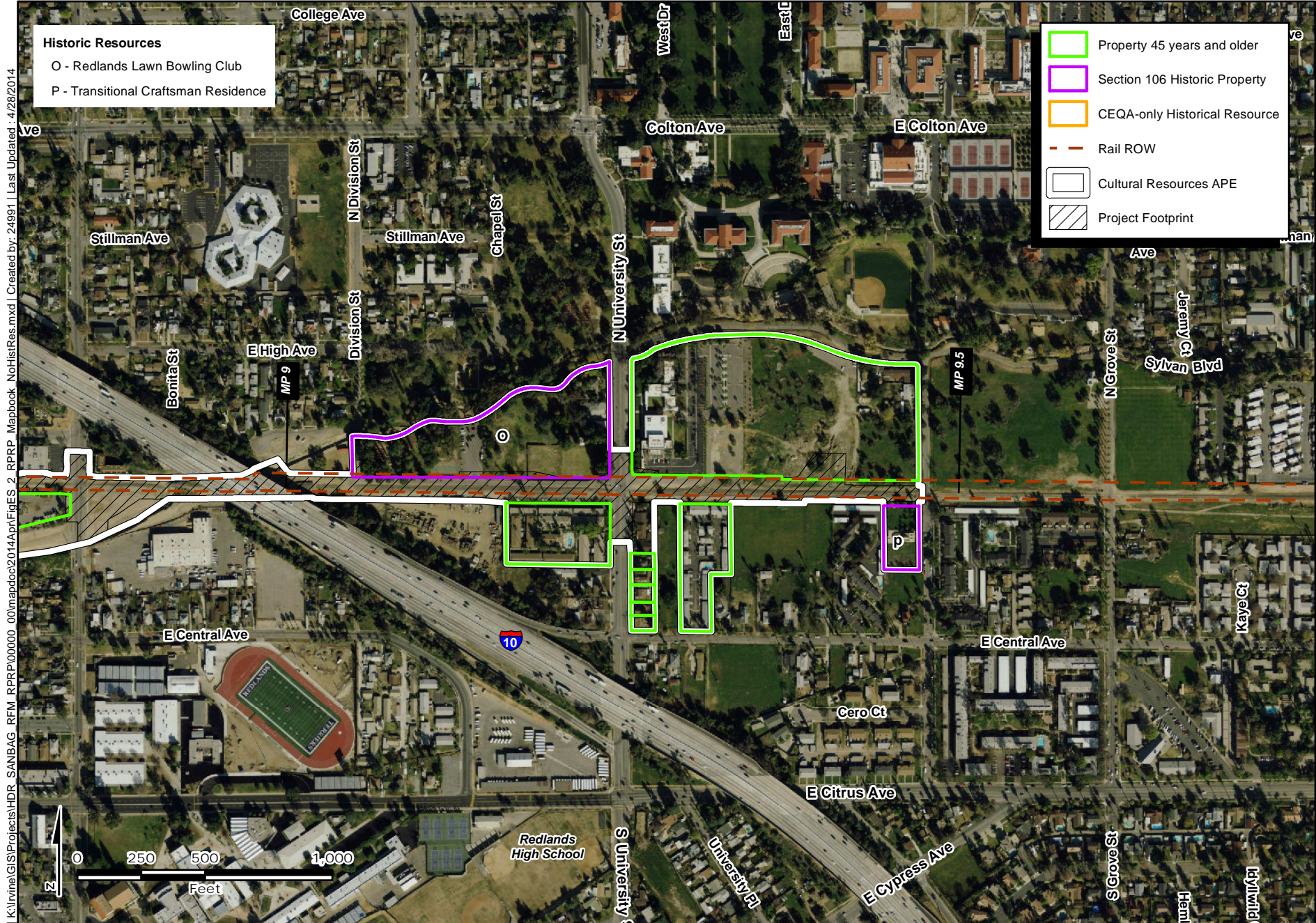
## Cultural Resources Area of Potential Effects

Figure ES-2 I





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Sources

### Cultural Resources Area of Potential Effects

Figure ES-2 J





Of these, the Gage Canal and the site of the former Elephant Orchards Packing House were determined not eligible for the National Register based on prior evaluations (Smith 1995, Tang et al. 2005). Portions of the Redway House site and the Redlands Chinatown site within the RPRP APE were tested for the presence of significant archaeological deposits; the results were negative based on an absence of archaeological deposits or those deposits encountered lacking integrity. The portions of these sites in the RPRP APE do not contribute to the overall eligibility of the sites; therefore, the portions of these sites in the RPRP are determined not eligible for listing in the National Register. The segment of the Mill Creek Zanja in the RPRP APE was evaluated for significance during the current study and determined not eligible for the National Register. On August 14, 2014, the SHPO concurred with the determinations of National Register eligibility and Section 106 finding of effect regarding the evaluated segment of the Mill Creek Zanja in the RPRP APE. The SHPO also concurred with the Section 106 finding of effect for the Redway House Site and the Redlands Chinatown site (see Appendix C).

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## 1.0 INTRODUCTION

### 1.1 REDLANDS PASSENGER RAIL PROJECT PURPOSE

The San Bernardino Associated Governments (SANBAG) proposes the introduction of passenger rail service along an existing railroad right-of-way (ROW) owned by SANBAG from the City of San Bernardino on the west to the City of Redlands on the east, in southwestern San Bernardino County, California (see Figure 1-1, Regional Vicinity Map). SANBAG is proposing the Redlands Passenger Rail Project (RPRP) to address the transportation needs of the Redlands Corridor as identified in SANBAG's *Measure I Strategic Plan* and the Southern California Association of Government's (SCAG's) *2012-2035 RTP/SCS*, which identify regional travel patterns and transportation corridors in need of improvements. The overall purpose of the RPRP is to provide a cost-effective, alternative travel option for communities located along the Redlands Corridor in a way that improves transit mobility, travel times, and corridor safety while minimizing adverse environmental impacts. The RPRP would provide travelers and commuters with a new mobility option within a dedicated ROW that would be capable of achieving shorter travel times than automobiles while facilitating the continuation of existing freight service along the rail corridor consistent with SANBAG's purchase agreement with the Burlington Northern Santa Fe (BNSF) Railroad.

### 1.2 REDLANDS PASSENGER RAIL PROJECT BACKGROUND

In 1992, SANBAG purchased a freight rail corridor that extends from San Bernardino to Redlands from the Atchison Topeka & Santa Fe Railroad (ATSF), predecessor to the BNSF. BNSF continues to operate freight service on the line and retains a perpetual easement for freight service. SANBAG's intent to purchase the corridor was to use all or a portion of the rail line for the implementation of passenger rail service to Redlands.

### 1.3 REDLANDS PASSENGER RAIL PROJECT DESCRIPTION

The RPRP would involve the implementation of necessary improvements to facilitate commuter rail service between E Street in the City of San Bernardino and the University of Redlands in the City of Redlands (Figures 1-1 and 1-2). The five station stops proposed in conjunction with the RPRP would be located at E Street and Tippecanoe Avenue within the City of San Bernardino; and New York Street, Orange Street (Downtown Redlands), and University Street (University of Redlands) within the City of Redlands. As part of the Preferred Undertaking, maintenance activities would be performed at a new layover facility proposed west of California Street and south of Interstate 10 (I-10) in the City of Redlands, just north of the Loma Linda city limits.

Local rail service would be provided by up to two trainsets composed of up to two cars and one locomotive shuttling between the University of Redlands and San Bernardino on 30-minute headways during the peak morning and evening periods, and on 1-hour headways during off-peak hours and weekends. Up to two Metrolink express trains would also run westbound in the AM peak period and eastbound in the PM peak period, originating/terminating at the Downtown Redlands Station and would be composed of a typical Metrolink trainset.

RPRP components would include the following with construction planned to start in 2015:

**Track Improvements.** Proposed track improvements would require demolition and replacement of the existing track from E Street in San Bernardino to Cook Street in Redlands. Existing ballast and sub-grade materials would be reused as fill material to raise the site of the proposed layover facility. The track

improvements would include the installation of new continuously welded rail on concrete ties and new ballast and sub-ballast sections throughout the rail corridor. Several drainage facility improvements would also be necessary to accommodate the track improvements, bridge replacements, station improvements, and layover facility.

**Rail Station Improvements.** The proposed station improvements would include the installation of new station boarding platforms, ticket vending machines, a shade canopy with some seating, accessible walkways to the public ROW or parking area, lighting, and parking area(s).

**Structural Crossings and Bridges.** The RPRP would require the replacement or retrofitting of up to six existing structural crossings to facilitate the loading requirements of the passenger and freight trains and track foundation. Five of the six structural crossings would consist of existing bridge structures at water crossings, including Warm Creek, Twin Creek, Santa Ana River (SAR), Bryn Mawr Avenue, and Mill Creek Zanja. The proposed bridge replacements could include the installation of new concrete aprons, new parapet walls, in-fill walls, concrete abutments, and/or placement of new concrete foundations.

**Roadway Grade Crossing Improvements.** The RPRP would include upgraded safety improvements at 21 of the existing at-grade crossings, and closure of six at-grade crossings along the corridor. Safety improvements would be implemented in accordance with California Public Utility Commission (CPUC) General Orders; and crossings would be redesigned to include raised medians, widened sidewalks, traffic striping, flashing lights, pedestrian gate arms, and swing gates where appropriate, or where requested by the CPUC.

**Parcel Acquisitions and Temporary Construction Easements.** Acquisition of additional ROW along the constrained sections of the existing railroad ROW would be required for the project. Additional Temporary Construction Easements (TCEs) would also be required.

**Train Layover Facility.** The RPRP would require the development of a new Train Layover Facility to include sufficient tracks for light maintenance activities and operational activities, including storage of trains outside of operating hours. Other facilities would include offices, training rooms, and a crew break room. The estimated total building square footage at the facility is approximately 3,000 square feet.

**Utility Replacement and Relocation.** Storm drains, sewer lines, water lines, under drains, railroad signal houses, street lights, power poles and conductors, telephone and/or fiber optic communications lines, commercial billboards, and an oil line would require replacement, relocation, or extension, as necessary, to accommodate the proposed track improvements.

**Drainage Improvements.** Several drainage facility improvements would be necessary to accommodate the track improvements, bridge replacements, station improvements, and layover facility. It is anticipated that a majority of the storm drain facilities would be protected in place and would not need to be lowered to meet minimum depth requirements. Most of the existing culverts under the tracks would be reconstructed as part of the RPRP, and some existing facilities that were constructed by other agencies would also need to be reconstructed. New drainage facilities would also be added to improve drainage of the railroad ROW.

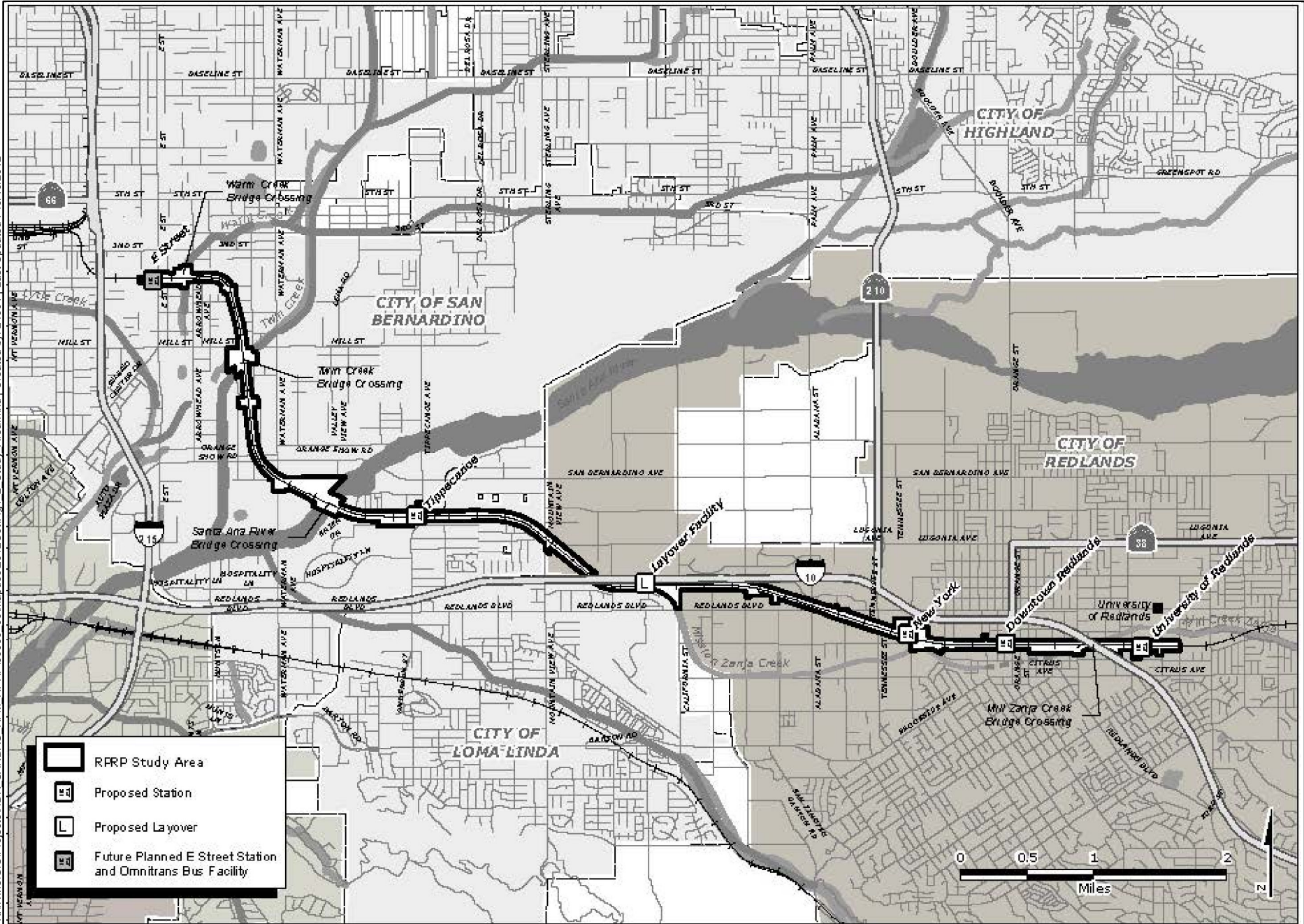
To ensure the structural integrity of the track improvements along sections of Mission Zanja Flood Control Channel (Mission Zanja Channel), not to be confused with the historic period Mill Creek Zanja, the RPRP would require bank stabilization improvements (e.g. armoring) to the northern bank of the Mission Zanja Channel, from mile post (MP) 3.6 to MP 6.1, to ensure that the bank is able to support the additional loading requirements and withstand scour during high flow events. Additional armoring and excavation is proposed along the planned abutment embankment at Bridge 3.4 to maintain channel capacity within the existing floodway.

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**Rail Operations.** The RPRP would incorporate the use of previously owned passenger rail vehicles and would start operations in early 2018. At this time and for the purposes of analysis, SANBAG is considering the use of a MP36 or F59 type locomotive or Diesel Multiple Unit (DMU); and the vehicle type purchased by SANBAG for the RPRP would meet Tier 4 requirements. As mentioned previously, trains would operate every 30 minutes in the peak periods and every hour in the off-peak period. This would translate to 25 average daily round trips along the alignment during weekdays.

**Maintenance.** Typical railroad maintenance would be required during the operational phase of the RPRP including routine maintenance of the track and track ties, grade crossings, and signal system. Vegetation management and weed abatement would also be required along the railroad ROW. Each station would also require routine landscaping and facility maintenance (e.g., replacement of lighting fixtures, cleaning, etc.). Routine vehicle inspection and light repair would also be performed at the proposed train layover facility.

## 1.4 ALTERNATIVES CONSIDERED

The following sections describe the Alternatives and Design Options considered for the RPRP, including the No Action Alternative required by the National Environmental Policy Act (NEPA).

### 1.4.1 *Alternative 1 – No Action*

The No Action Alternative, as required by NEPA, is analyzed as a single No Action Alternative (Alternative 1) to the Preferred Undertaking. Under the No Action Alternative, SANBAG would not implement the Preferred Undertaking, and the proposed improvements to the approximately 9-mile Redlands Corridor would not occur. Specifically, passenger rail service would not be extended from San Bernardino east to the University of Redlands. Additionally, the No Action Alternative would not include: 1) improvements to or reconstruction of rail infrastructure to accommodate passenger rail service, 2) roadway closures, 3) rail station improvements, or 4) a train layover facility. Existing conditions within the rail corridor would remain unchanged, and the rail line east of E Street would continue to be used for low-speed, local freight service. This alternative assumes the continuation of existing modes of transportation with no corresponding potential for passenger rail service along the rail corridor.

Under the No Action Alternative, SANBAG would still be required to perform regularly scheduled maintenance of the existing track and corresponding improvements at grade crossings and bridges to facilitate continued freight service per SANBAG's obligations with BNSF. As a result, the No Action Alternative assumes that some renovation and rehabilitation projects would be required within the next 10 years to facilitate continued freight operations. These maintenance improvements would occur along the existing track alignment and may extend throughout the railroad corridor to Redlands. This would include maintenance of existing bridges including Bridges 1.1 (Historic Warm Creek), 2.2 (Twin Creek), and 3.4 (SAR); and improvements to the Gage Canal crossing. Maintenance improvements at nearly all existing grade crossings would also be required, but would be limited to paving and track panel improvements and would not be to the level of improvement associated with the RPRP.

### 1.4.2 *Alternative 2 – Preferred Undertaking*

The Preferred Undertaking would involve the implementation of rail improvements along the Redlands Corridor to facilitate passenger rail service between E Street in the City of San Bernardino and the University of Redlands in the City of Redlands. Major components described as part of the Preferred Undertaking include: track improvements; improvements to existing bridges; roadway at-grade crossings; station improvements; a train layover facility; property acquisitions and relocations; utility replacement



and relocation; drainage improvements; operations and maintenance characteristics; and construction activities.

### **1.4.3 Alternative 3 – Reduced Undertaking Footprint**

This alternative would include the development of the RPRP within a reduced footprint in order to minimize disturbance of biological and cultural resources that border and intersect with the rail corridor. Similar to the Preferred Undertaking, Alternative 3 would involve the construction of new track and grade crossing improvements, replacement or retrofit of existing bridges, construction of a new train layover facility, and the development of rail station improvements at Tippecanoe Avenue, New York Street, Downtown Redlands, and the University of Redlands.

Bank stabilization improvements (e.g., armoring) to the northern bank of the Mission Zanja Channel from MP 4.2 to 7.2 would not be implemented, and alternative bridge structures would be built at Bridges 1.1 (Historic Warm Creek) and 3.4 (SAR) to minimize the placement of permanent structures within waters of the United States.

### **1.4.4 Design Option 1 – Train Layover Facility (Waterman Avenue)**

Under Design Option 1, SANBAG would construct proposed facilities as described under the Build Alternatives; including new track and grade crossing improvements, replacement or retrofit of existing bridges, and the development of station improvements at Tippecanoe Avenue, New York Street, Downtown Redlands, and the University of Redlands. The main distinguishing feature under Design Option 1 that differentiates it from the Build Alternatives is the optional location of the proposed Train Layover Facility at an alternate site located in the City of San Bernardino, west of the SAR and immediately north of the rail corridor.

### **1.4.5 Design Option 2 – Use of Existing Layover Facilities**

Under Design Option 2, SANBAG would construct proposed facilities as described under the Build Alternatives; however, rather than constructing a new train layover facility as described for the Build Alternatives and Design Option 1, Design Option 2 would integrate RPRP-related layover operations with existing Metrolink layover operations at two existing facilities. More specifically, this Design Option would integrate RPRP-related layover operations with existing train layover facilities at Metrolink's Eastern Maintenance Facility (EMF) and Inland Empire Maintenance Facility (IEMF). Integration of the RPRP with existing layover facilities would increase the length of train operations to 10.5 miles to allow for train layover operations to occur at these existing facilities, which are located to the west of E Street.

### **1.4.6 Design Option 3 – Waterman Avenue Station**

Under Design Option 3, SANBAG would construct proposed facilities as described under the Build Alternatives; including construction of new track and grade crossing improvements, a layover facility, replacement or retrofit of existing bridges, and the development of station improvements at New York Street, Downtown Redlands, and the University of Redlands. The main distinguishing feature under Design Option 3 from the Preferred Undertaking is that rather than constructing new station improvements at Tippecanoe Avenue, SANBAG would construct station improvements at Waterman Avenue. The Waterman Avenue rail station would be constructed on the northern portion of an undeveloped, 2-acre parcel (APN 028-141-101) located immediately north of the intersection of Park Center Circle and Waterman Avenue and south of the existing railroad ROW.



## 2.0 ENVIRONMENTAL SETTING

### 2.1 PHYSICAL ENVIRONMENT

The RPRP is located within the San Bernardino Basin, bounded to the north by the San Bernardino and San Gabriel Mountains and to the south by the Badlands and San Jacinto Mountain structural blocks. The basin is dominated by Quaternary-age alluvial deposition associated with the Santa Ana River system. These alluvial fan deposits variously consist of sand, gravel, and cobbles as well as strongly eroded gravel and pebbly sands (Morton and Miller 2006; Smith et al. 2008).

The RPRP site is located in a heavily developed urban setting, with few ground exposures and limited natural vegetation.

### 2.2 PREHISTORY

Building on early studies and focusing on data synthesis, Wallace (1955, 1978) developed a prehistoric chronology for the southern California coastal region that is still widely used today and is applicable to coastal and many inland areas, including southwestern San Bernardino County. Four periods are presented in Wallace's prehistoric sequence: Early Man, Milling Stone, Intermediate, and Late Prehistoric. In addition to Wallace's classic summary, a regional synthesis developed by Warren (1968) is referred to in the following discussion.

#### ***2.2.1 Early Man Period/San Dieguito (circa [c.] 10,000–6,000 B.C.)***

When Wallace defined the Early Man Period in the mid-1950s, there was little evidence of human presence on the southern California coast prior to 6000 B.C. Archaeological work in the intervening years has identified numerous older sites dating prior to 10,000 years ago, including ones on the coast and Channel Islands (e.g., Erlandson 1991; Rick et al. 2001:609; Johnson et al. 2002; Moratto 1984). The earliest accepted dates for occupation are from two of the northern Channel Islands, located off the coast from Santa Barbara. On San Miguel Island, Daisy Cave clearly establishes the presence of people in this area about 10,000 years ago (Erlandson 1991). On Santa Rosa Island, human remains have been dated from the Arlington Springs site to approximately 13,000 years ago (Johnson et al. 2002; Smith et al. 2008).

Recent data from inland as well as coastal sites during this period indicate that the economy was a diverse mixture of hunting and gathering. At near-coastal and inland sites, it appears that an emphasis on hunting may have been greater during the Early Man Period than in later periods; numerous Clovis-like or Folsom-like fluted points have been found in San Bernardino County along shorelines of Pleistocene lakes in the desert portion of the County. Common elements in many San Dieguito Tradition sites include leaf-shaped bifacial projectile points and knives, stemmed or shouldered projectile points (e.g., Silver Lake and Lake Mojave series), scrapers, engraving tools, and crescents (Warren 1967:174–177; Warren and True 1961:251–254). Use of the atlatl during this period facilitated launching spears with greater power and distance. Subsistence patterns shifted around 6000 B.C. coincident with the gradual desiccation associated with the onset of the Altithermal, a warm and dry period that lasted for about 3,000 years (Smith et al. 2008).

#### ***2.2.2 Milling Stone/Encinitas Period (c. 6000–3000/1000 B.C.)***

The Milling Stone Period of Wallace (1955, 1978) and Encinitas Tradition of Warren (1968) are characterized by an ecological adaptation to collecting, and by the dominance of small seed grinding.

Milling stones, such as metates and slabs, and handstones, such as manos and mullers, occurred in large numbers for the first time, and were even more numerous near the end of this period. As indicated by their toolkits, people during this period practiced a mixed food procurement strategy. Subsistence patterns varied somewhat as groups became better adapted to their regional or local environments (Smith et al. 2008). Milling Stone period sites are common in the southern California at many inland locations, including Prado Basin in western Riverside County and the Pauma Valley in northeastern San Diego County (e.g., True 1958; Herring 1968; Langenwalter and Brock 1985; Sutton 1993; Sawyer and Brock 1999).

During the Milling Stone Period and Encinitas Tradition, stone chopping, scraping, and cutting tools were abundant, and generally made from locally available raw material. Projectile points, which are rather large and generally leaf-shaped, and bone tools such as awls were generally rare. The large points are associated with the spear, and probably with an atlatl. Items made from shell, including beads, pendants, and abalone dishes, are generally rare as well. Evidence of weaving or basketry is present at a few sites. Kowta (1969) attributes the presence of numerous scraper-planes in Milling Stone sites to the preparation of agave or yucca for food or fiber. The mortar and pestle, associated with the vertical motion of pounding foods, such as acorns, were introduced during the Milling Stone Period, but were not common (Smith et al. 2008).

Two types of artifacts that are considered diagnostic of the Milling Stone Period are the cogged stone and discoidal, most of which have been found within sites dating between 4000 and 1000 B.C. (Moratto 1984:149). The cogged stone is a ground stone object that has gear-like teeth on the perimeter and is produced from a variety of materials. The function of cogged stones is unknown, but they have been attributed to ritualistic or ceremonial uses by several scholars (Eberhart 1961:367; Dixon 1968:64–65). Similar to cogged stones, discoidals are found in the archaeological record subsequent to the introduction of the cogged stone. Cogged stones and discoidals were often purposefully buried or “cached.”

Koerper and Drover (1983) suggest that Milling Stone Period sites reflect migratory settlement patterns of hunters and gatherers who used marine resources during the winter and inland resources the remainder of the year. More recent research indicates that residential bases or camps were moved to resources in a seasonal round (de Barros 1996; Mason et al. 1997; Koerper et al. 2002), or that some sites were occupied year-round, with portions of the village population leaving at certain times of the year to exploit seasonally available resources (Cottrell and Del Chario 1981). Regardless of settlement system, it is clear that subsistence strategies during the Milling Stone Period included hunting small and large terrestrial mammals, marine mammals, and birds; collecting shellfish and other shore species; extensive use of seed and plant products; the processing of yucca and agave; and near-shore fishing (Reinman 1964; Kowta 1969).

Characteristic mortuary practices during the Milling Stone Period or Encinitas Tradition included extended and loosely flexed burials interred beneath cobble or milling stone cairns. Some burials contain red ochre and few grave goods, such as shell beads and milling stones. “Killed” milling stones, exhibiting purposely made holes, may occur in the cairns.

### **2.2.3 Intermediate Period (c. 3000/1000 B.C.–A.D. 500)**

Wallace’s Intermediate Period and Warren’s Campbell Tradition date from approximately 3000 B.C. to A.D. 500. This era is characterized by a shift toward a hunting and maritime subsistence strategy along with a wider use of plant foods. During the Intermediate Period, there was a pronounced trend toward greater adaptation to regional or local resources. For example, chipped stone tools suitable for hunting were more abundant and diversified, and shell fishhooks became part of the toolkit during this period. Larger knives, a variety of flake scrapers, and drill-like implements are common in deposits dating to this

period. Projectile points include large side-notched, stemmed, and lanceolate or leaf-shaped forms. Koerper and Drover (1983) consider Gypsum Cave and Elko series points, which have a wide distribution in the Great Basin and Mojave Deserts between c. 2000 B.C. and A.D. 500, to be diagnostic of this period. Bone tools, including awls, were more numerous than in the preceding period, and the use of asphaltum adhesive was common as well (Smith et al. 2008).

Mortars and pestles, used for processing acorns, became more common during this period, gradually replacing manos and metates as the most abundant milling stone implements. In addition, hopper mortars and stone bowls, including steatite vessels, appear to have entered the toolkit at this time. This shift appears to be a correlate of a diversification in subsistence resources. Many archaeologists believe this change in milling tools signals a shift away from the processing and consuming of hard seed resources to the increasing importance of the acorn (e.g., Glassow et al. 1988; True 1993).

Characteristic mortuary practices during the Intermediate Period include fully flexed burials placed face down or face up and oriented toward the north or west (Warren 1968:2–3). Red ochre is common, and abalone shell dishes are infrequent. Interments sometimes occur beneath cairns or broken artifacts. Shell, bone, and stone ornaments, including charmstones, were more common than in the preceding Encinitas Tradition. Some later sites include olive shell (*Olivella* spp.) and steatite beads, mortars with flat bases and flaring sides, and a few small points. The broad distribution of steatite from the Channel Islands and obsidian from distant inland regions, among other items, attests to the growth of trade, particularly during the later part of this period (Smith et al. 2008).

### **2.2.4 Late Prehistoric Period (c. A.D. 500–A.D. 1769)**

Wallace (1955, 1978) places the beginning of the Late Prehistoric Period around A.D. 500. In all chronological schemes for southern California, the Late Prehistoric Period lasts until European contact occurred in A.D. 1769.

During the Late Prehistoric Period, there was an increase in the use of plant food resources and an increase in land and marine mammal hunting. There was a concurrent increase in the diversity and complexity of material culture during this period, demonstrated by more classes of artifacts. The recovery of a greater number of small, finely chipped projectile points, usually stemless with convex or concave bases, indicates an increased use of the bow and arrow—rather than the atlatl and dart—for hunting. Cottonwood series triangular projectile points in particular are diagnostic of this period (Koerper and Drover 1983). Other items include steatite cooking vessels and containers, the increased presence of smaller bone and shell circular fishhooks, perforated stones, arrow shaft straighteners made of steatite, a variety of bone tools, and personal ornaments made from shell, bone, and stone (Smith et al. 2008). Ceramics were introduced during this time period, and pottery jugs, bowls, and smoking pipes become increasingly common.

Late Prehistoric Period sites contain complex objects of utility, art, and decoration. Ornaments include drilled whole Venus clam (*Chione* spp.) and drilled abalone. Steatite effigies become more common, with scallop (*Pecten* spp. and *Argopecten* spp.) shell rattles common in middens. Another feature typical of Late Prehistoric Period occupation is an increase in the frequency of obsidian in site assemblages, especially imported from the Obsidian Butte source in Imperial County. Much of the rock art found today is thought to date to this period (Whitley 2000:41). Mortuary customs were elaborate, including cremation and interment with abundant grave goods (Smith et al. 2008).

During this period, there was an increase in population size accompanied by the advent of larger, more permanent villages (Wallace 1955:223). Large populations and, in places, high population densities were characteristic, with some coastal and near-coastal settlements containing as many as 1,500 people. Many



of the larger settlements were permanent villages where people resided year-round. The populations of these villages may have also increased seasonally (Smith et al. 2008).

In Warren's (1968) cultural ecological scheme, the period between A.D. 500 and European contact is divided into three regional patterns. The Chumash Tradition is present mainly in the region of Santa Barbara and Ventura Counties; the Takic or Numic Tradition is present in the Los Angeles, Orange, western Riverside, and southwestern San Bernardino Counties region; and the Yuman Tradition is present in the San Diego region. The seemingly abrupt changes in material culture, burial practices, and subsistence focus at the beginning of the Late Prehistoric Period are considered to be the result of a migration to the coast of peoples from inland desert regions to the east. In addition to the small triangular and triangular side-notched arrow points similar to those found in the desert regions in the Great Basin and Lower Colorado River, Colorado River pottery and the introduction of cremation in the archaeological record are diagnostic of the Yuman Tradition in the San Diego region. This combination certainly suggests a strong influence from the Colorado Desert region (Smith et al. 2008).

In Los Angeles, Orange, western Riverside and southwestern San Bernardino Counties, similar changes (introduction of cremation, pottery, and small triangular arrow points) are thought to have resulted from Takic migration to the coast from inland desert regions. This Takic or Numic Tradition was formerly referred to as the "Shoshonean wedge" or "Shoshonean intrusion" (Warren 1968).

### 2.3 ETHNOGRAPHY

The RPRP's APE is located within an ethnographic transition zone between the Gabrielino/Tongva, Serrano, and Cahuilla Native American groups. All three groups are speakers of Takic languages, which are part of the Uto-Aztecan linguistic stock. Since the APE occupies a transitional zone among Gabrielino/Tongva, Serrano, and Cahuilla, it is necessary to consider all three groups to fully understand the occupation history of the APE.

#### 2.3.1 Gabrielino/Tongva

The Gabrielino/Tongva are characterized as one of the most complex societies in native southern California, second perhaps only to the Chumash, their coastal neighbors to the northwest (Bean and Smith 1978a:538; Kroeber 1925:621). The Gabrielino/Tongva language, as well as that of the Juaneno and Luiseno to the south, was derived from the Takic family. The Takic family is part of the Uto-Aztecan linguistic stock, and can be traced to the Great Basin (Mithun 2001:539). This language group represents an origin quite different from that of the Chumash to the north and Ipai and Tipai farther south. Linguistic analysis suggests that Takic-speaking immigrants from the Great Basin moved into southern California around 500 B.C. (Kroeber 1925:579). This migration may have displaced both Chumashan- and Yuman-speaking peoples. The timing and extent of the migrations and their impact on indigenous peoples is poorly understood.

The Gabrielino/Tongva established large, permanent villages in the fertile lowlands along rivers and streams, and in sheltered areas along the coast that stretched from the foothills of the San Gabriel Mountains to the Pacific Ocean. The tribal population at contact is estimated to be at least 5,000 (Bean and Smith 1978a:540), though recent ethnohistoric work suggests a number approaching 10,000 is more likely (O'Neil 2002).

Houses constructed by the Gabrielino/Tongva were large, circular, domed structures made of willow poles thatched with tule that could hold up to 50 people (Bean and Smith 1978a). Other structures served as sweathouses, menstrual huts, ceremonial enclosures, and communal granaries. Cleared fields for races and games, such as lacrosse and pole throwing, were created adjacent to villages (McCawley 1996:27).

The fundamental economy of the Gabrielino/Tongva was one of subsistence gathering and hunting. The surrounding environment was rich and varied, and the tribe exploited mountains, foothills, valleys, deserts, riparian, estuarine, and open and rocky coastal environmental zones. With a large portion of their territory situated inland, they had access to juniper, yucca, and other vegetation from higher and drier areas than exclusively coastal peoples. As with most Native American Californians, acorns were the staple food, supplemented by the roots, leaves, seeds, and fruit of a wide variety of flora. Fresh and saltwater fish, shellfish, birds, and insects, as well as large and small mammals, were also exploited (Smith et al. 2008). Numerous other plants were used as medicines; as twine for the production of baskets, ornaments, and tools; and in religious ceremonies (O’Neil 2001; Smith et al. 2008).

A wide variety of tools and implements were used by the Gabrielino/Tongva to gather and collect food resources. These included the bow and arrow, traps, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. Groups residing near the ocean used ocean-going plank canoes and tule balsa canoes for fishing, travel, and trade between the mainland and the Channel Islands (McCawley 1996:7). Foods were processed with a variety of tools, including hammer stones and anvils, mortars and pestles, manos and metates, strainers, leaching baskets and bowls, knives, bone saws, and wooden drying racks. Food was consumed from a variety of vessels. Catalina Island steatite was used to make ollas and cooking vessels (Kroeber 1925:629).

Deceased individuals were either buried or cremated (Harrington 1942; McCawley 1996). Cremation was the standard practice for the mainland Gabrielino/Tongva during the contact period. Cremation ashes have been recovered from various archaeological contexts, including being buried within stone bowls and in shell dishes (Ashby and Winterbourne 1966:27). Archaeological and ethnographic data describe a wide variety of grave offerings, including seeds, stone grinding tools, otter skins, baskets, wood tools, shell beads, bone and shell ornaments, and projectile points and knives. Offerings varied with the sex and status of the deceased. Graves were sometimes marked, and in the San Pedro area headstones or boards were etched with figures (Smith et al. 2008).

The Gabrielino/Tongva were apparently first contacted by Europeans in 1542 when Juan Rodríguez Cabrillo entered the area. Following subsequent Spanish visits to the region, colonization began in 1769, precipitating the establishment of Missions San Gabriel (1771) and San Fernando (1797). Due in part to the introduction of Euro-American diseases and the harsh effects of mission life, the Gabrielino/Tongva population and culture suffered a gradual deterioration. Following the secularization of the missions, most surviving Gabrielino/Tongva became wage laborers on the ranchos of Mexican California. In the early 1860s, a smallpox epidemic nearly wiped out the remaining Gabrielino/Tongva. The combination of disease, forceful reduction, and poor diet contributed to the disappearance of the Gabrielino/Tongva as a culturally identifiable group in the 1900 federal census (Bean and Smith 1978a). However, persons of Gabrielino/Tongva descent have continued to live in the Los Angeles area to the present time.

### 2.3.2 Serrano

The Serrano were originally a relatively small group located within the San Bernardino and Sierra Madre Mountains, and the term “Serrano” has come to be ethnically defined as the name of the people in the San Bernardino Mountains (Kroeber 1925:611). The Vanyume, who lived along the Mojave River and associated Mojave Desert areas, also referred to as the Desert Serrano, spoke either a dialect of Serrano or a closely related language (Mithun 2001:543).

The Serrano language is part of the Serran division of a branch of the Takic family of the Uto-Aztec linguistic stock (Mithun 2001:539, 543). The two Serran languages, Kitanemuk and Serrano, are closely related. Kitanemuk ethnographic lands were located to the northwest of the Serrano (Smith et al. 2008).

The Serrano occupied an area in and around the San Bernardino Mountains between approximately 1,500 and 11,000 feet amsl. Their territory extended west into the Cajon Pass, east as far as Twentynine Palms, north past Victorville, and south to the Yucaipa Valley. Year-round habitation tended to be located out on the desert floor, at the base of the mountains, and up into the foothills, with all habitation areas requiring year-round water sources (Kroeber 1908a; Bean and Smith 1978b).

Most Serrano lived in small villages located near water sources (Bean and Smith 1978b:571). Houses measuring 12 to 14 feet in diameter were domed and constructed of willow branches and tule thatching. The interiors were encircled with tule mats. Each house was occupied by a single extended family, comprising a husband, wife (or wives), children, grandparents, and perhaps a widowed aunt or uncle, and was a central family unit gathering place for sleeping and storage.

Much of the daily routine occurred outdoors in the open or under square armadas constructed of at least four posts, cross-beams, and tule-thatched roofs. Many of the villages had a ceremonial house, used both as a religious center and the residence of the lineage leaders. When hunting, the men would sometimes construct individual dwellings away from the village. Additional structures within a village might include granaries and a large circular subterranean sweathouse. The sweathouses were typically built along streams or pools (Smith et al. 2008).

Serrano territory was a trade nexus between inland tribes and coastal tribes. Ethnohistory also suggests that the Serrano played a role in the trade of horses from the southwest to the California coast (Bean and Vane 2002). The subsistence economy of the Serrano was one of subsistence hunting and collecting plant goods, with occasional fishing (Bean and Smith 1978b:571). Large and small animals were hunted, including mountain sheep, deer, antelope, rabbits, small rodents, and various birds, particularly quail. Plant staples consisted of seeds; acorn nuts of the black oak; pinon nuts; bulbs and tubers; and shoots, blooms, and roots of various plants, including yucca, berries, barrel cacti, and mesquite. Fire was used as a management tool to increase yields of specific plants, particularly chia (Smith et al. 2008).

Trade and exchange was an important aspect of the Serrano economy. Those living in the lower-elevation desert floor villages traded foodstuffs with people living in the foothill villages who had access to a different variety of edible resources. In addition to intervillage trade, ritualized communal food procurement events—such as rabbit and deer hunts and pinon, acorn, and mesquite nut-gathering events—integrated the economy and helped distribute resources that were available in different ecozones (Smith et al. 2008).

A variety of materials were used for hunting, gathering, and processing food, many of which were also used for shelter, clothing, and ceremonial items. Shell, wood, bone, horn, stone, plant materials, animal skins, and feathers were used for making money, baskets, rabbit skin blankets, mats, nets, and bags. The Serrano made pottery and used it daily to carry and store water or foodstuffs; ceramics were also used as ceremonial objects. They also made awls, sinew-backed bows, arrows, arrow straighteners, throwing sticks (for hunting), traps, fire drills, stone pipes, musical instruments of various types (rattles, rasps, whistles, and bull-roarers), yucca fiber cordage for snares, nets and carrying bags, and clothing (Bean and Smith 1978b:571; Bean and Vane 2002). A strong tradition of basket weaving incorporated the use of juncus sedge, deergrass, and yucca fiber. Foods were cooked either in earth ovens, in watertight baskets using heated cooking rocks and constant stirring, or by parching through use of hot embers and a constant tossing motion of shallow trays containing the grains. Animal bones were boiled and then cracked for access to the marrow. A variety of methods were used in the drying and preserving of foods for later consumption (Smith et al. 2008).

Mainly due to the inland territory that Serrano occupied beyond Cajon Pass, contact between Serrano and Europeans was relatively minimal prior to the early 1800s. As early as 1790, Serrano began to be drawn into mission life (Bean and Vane 2002). More Serrano were relocated to Mission San Gabriel in 1811



after a failed indigenous attack on that mission. Most of the remaining western Serrano were moved to an *asistencia* built near Redlands in 1819, where they provided much of the labor to establish the Mill Creek Zanja that irrigated much of the land between present day Mentone and the *asistencia* (Bean and Smith 1978b:573). By 1834, most western Serrano had been moved to the missions, with some Serrano possibly moved to the mission at San Fernando Rey (Kroeber 1908b). Only small groups of Serrano remained in the area northeast of the San Gorgonio Pass and were able to preserve some their native culture (Smith et al. 2008).

In the 1860s, a smallpox epidemic decimated many indigenous southern Californians, including the Serrano (Bean and Vane 2002). Surviving Serrano sought shelter at Morongo with their Cahuilla neighbors; Morongo later became a reservation (Bean and Vane 2002). Other survivors followed the Serrano leader Santos Manuel down from the mountains and toward the valley floors, and eventually settled what later became the San Manuel Band of Mission Indians Reservation. This reservation was established in 1891 (Smith et al. 2008).

### 2.3.3 Cahuilla

The Cahuilla settled in a territory that extended west to east from the present-day City of Riverside to the central portion of the Salton Sea in the Colorado Desert, and south to north from the San Jacinto Valley to the San Bernardino Mountains. Evidence suggests the Cahuilla migrated to southern California about 2,000 to 3,000 years ago, most likely from the southern Sierra Nevada ranges of east-central California with other related socio-linguistic (Takis-speaking) groups (Moratto 1984:559).

Cahuilla villages were usually located in canyons or on alluvial fans near accessible water such as springs or where large wells could be dug. Each family and lineage had houses (*kish*) and granaries for the storage of food, and armadas for work and cooking. Sweat houses and song houses (for nonreligious music) were typically present within the villages, and each community constructed a separate house for the lineage or clan leader. Major religious ceremonies of the clan were held in a separate ceremonial house. Houses and ancillary structures were often spaced apart, and villages typically spread over a mile or two (Smith et al. 2008).

The Cahuilla used more than 200 desert and mountain plants (Bean and Saubel 1972). Though 60% of Cahuilla territory was in the Lower Sonoran Desert environment, 75% of their diet came from plant resources acquired in Upper Sonoran and Transition environmental zones (Bean 1978). Key plant foods included acorns, screwbean and honey mesquite, pinon nuts, prickly-pear cactus fruit and leaves, and yucca blossoms and stalks.

The Cahuilla employed a wide variety of tools and implements to gather and collect food resources. Hunting was achieved using the bow and arrow, traps, nets, slings, and blinds for land mammals and birds and nets for fish when Lake Cahuilla was filled. Throwing sticks were used to procure individual rabbits and hares, whereas clubs and large nets were used during communal rabbit drives. Food processing was achieved using a variety of tools: portable and bedrock mortars, basket hopper mortars, pestles, manos and mutates, bedrock grinding slicks, hammerstones and anvils, woven strainers and winnowers, leaching baskets and bowls, woven parching trays, knives, bone saws, and wooden drying racks. Food was consumed from woven, carved wood, and pottery vessels. Ground meal and unprocessed hard seeds were stored in large, finely woven baskets, whereas unprocessed mesquite beans were stored in large granaries woven from willow branches and placed on raised platforms to protect them from vermin.

Pottery was initially introduced to the Cahuilla during the Late Prehistoric Period, and the art of ceramic production was later adopted by the Cahuilla, who used the paddle and anvil technique. Typical culinary wares included jars, cooking vessels, and ladles. Ceramic pipes were also commonly manufactured.

Ceramic ollas (large, round pots with small necks) were used for storing seeds, and sealed ollas with foodstuffs were sometimes cached in caves and rock shelters for consumption during hunting and gathering forays (Bean 1978:578–579).

*Asistencias* were established near Cahuilla territory at San Bernardino and San Jacinto by 1819. Interaction with Europeans was less intense in the Cahuilla region than for coastal groups because the topography and paucity of water rendered the inland area inhabited by the Cahuilla unattractive to colonists. By the 1820s, however, the Pass Cahuilla experienced consistent contact with the ranchos of Mission San Gabriel, whereas the Mountain Cahuilla frequently received employment from private rancheros and were recruited to Mission San Luis Rey (Smith et al. 2008).

Mexican ranchos were located near Cahuilla territory along the upper Santa Ana and San Jacinto Rivers by the 1830s, providing the opportunity for the Cahuilla to earn money ranching and to learn new agricultural techniques. The Bradshaw Trail, established in 1862, was the first major east-west stage and freight route through the Coachella Valley. Traversing the San Geronio Pass, the trail connected gold mines on the Colorado River to the coast. Bradshaw developed his trail using the model employed for the Cocomaricopa trail, which had maps and guides provided by local Native Americans. Journals by early travelers along the Bradshaw Trail described encounters with Cahuilla villages and walk-in wells as they journeyed through the Coachella Valley (Smith et al. 2008).

The expansion of immigrants into the region introduced the Cahuilla to European diseases. The single worst recorded event was a smallpox epidemic in 1862–1863. By 1891, only 1,160 Cahuilla remained within what was left of their territory, down from an aboriginal population estimated at 6,000 to 10,000 (Bean 1978:583–584). By 1974, approximately 900 people claimed Cahuilla descent, most of who resided on reservations.

Between 1875 and 1891, the United States established ten reservations for the Cahuilla within their territory: Agua Caliente, Augustine, Cabazon, Cahuilla, Los Coyotes, Morongo, Ramona, Santa Rosa, Soboba, and Torres-Martinez (Bean 1978:585). Four of these reservations are shared with other Native American groups, including the Chemehuevi, Cupeno, and Serrano. The Cahuilla on the Morongo Reservation established the Malki Museum in 1965 (Smith et al. 2008).

## 2.4 HISTORIC BACKGROUND

History for the State of California is generally divided into three periods: the Spanish Period (1769–1822), Mexican Period (1822–1848), and American Period (1848–present). Some researchers subdivide the American Period in various phases, such as 19<sup>th</sup> century (1848–1900), Early 20<sup>th</sup> century (1900–1950), and Modern Period (1950–present).

### 2.4.1 Spanish Period (1769–1822)

Spanish explorers made sailing expeditions along the coast of southern California between the mid-1500s and mid-1700s, although more than 200 years would pass before Spain would begin the colonization and inland exploration of Alta California. In the 18<sup>th</sup> century, the Spanish colonized present-day California, establishing a tripartite system consisting of missions, presidios, and pueblos (Bean and Rawls 1968). Franciscan Fr. Junipero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823 (Smith et al. 2008).

The string of 21 California missions paralleled the coastline between San Diego and Sonoma. Approximately 30 miles or a day's ride by horseback typically separated the missions. Near-coastal locations were preferred by the Spaniards for colonization since they were easier to defend and supply

from ships, and were also bordered by populous Native American villages with potential converts (Smith et al. 2008). A major emphasis during the Spanish Period in California was the construction of these missions and associated presidios to integrate the Native American population into Christianity and communal enterprise. Several factors kept growth within California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population.

History records the Spaniard Pedro Fages as the first white person to pass through the San Bernardino Valley in 1772. Four years later, Fr. Francisco Hermenegildo Garces, “the famous and revered Franciscan missionary-explorer-martyr,” entered the valley, seeking to plot a road that would connect Monterey with Sonora (Beattie and Beattie 1939:3). It would be another 30 years before the Spanish returned to the region (Smith et al. 2008).

All of the missions contained churches, workshops, storehouses, soldier’s barracks, and quarters for Native American neophytes. These new converts were used as labor, establishing and nurturing the mission orchards, gardens, vineyards, and pastures. In San Diego, for example, 1,400 Native Americans were associated with the mission by 1797. Initially, cattle and horses were raised on the pastures adjacent to that first mission. Sheep, goats, and pigs were later added to the repertoire of animals raised on mission lands. These animals ultimately provided meat, wool, tallow for candles and soap, and leather for clothing, among other uses. Ranching eventually expanded to other areas and missions within San Diego County and beyond (Smith et al. 2008).

As the chain of missions prospered, their livestock holdings increased and became vulnerable to theft. The Spaniards responded by planning inland missions that could provide additional security and establish a presence beyond the coast. By 1806, a formal expedition to find potential locations was mounted to the San Bernardino Valley and on May 10, 1810, Fr. Francisco Dumetz established a religious site or *capilla* at a Cahuilla *rancheria* called Guachama (Beattie and Beattie 1939:5). The valley received its name from this site, which Fr. Dumetz dedicated to San Bernardino de Siena in honor of the saint’s feast day, traditionally celebrated on May 10 (Federal Writer’s Project 1939). The Guachama *rancheria* was located in the Bryn Mawr area, southwest of Redlands, and is now listed as California State Historical Landmark No. 95 (Smith et al. 2008).

Efforts to colonize and evangelize were continued by Mission San Gabriel Archangel, which established an *estancia* (rancho) at Puente at least by 1816 and further expanded its scope of operations by establishing the San Bernardino *estancia* at a site located 1.5 miles east of Guachama in 1819 (Smith et al. 1969:23). Other *estancias* in San Bernardino County soon followed at Agua Caliente and at the ranchos of Jucumba and Yucaipa (Beattie and Beattie 1939:12). The *estancia* at Guachama was intended to serve several purposes, one of which was to develop farming and teach the Cahuilla Indians about European agricultural methods. To that end, a *zanja*, or irrigation ditch (now California State Historical Landmark No. 43) was constructed in 1820 that originated several miles to the *estancia*. This ditch came to be known as the Mill Creek Zanja. A portion of the zanja east of downtown Redlands is listed in the National Register and is listed as California State Historical Landmark No. 43. According to Beattie, as many as 1,000 Native Americans were involved in learning how to cultivate crops by the spring of that year. By 1821, mail was being carried between Sonora and California on the Cocomaricopa Trail, which passed through the San Bernardino Valley (Smith et al. 2008).

### 2.4.2 Mexican Period (1822–1848)

Mexico proclaimed its independence from Spain in 1821 and became a federal republic in 1824, with both Baja and Alta California classified as territories (Starr 2005). The Mexican Republic began to grant private land to citizens to encourage immigration to California. Huge land grant ranchos took up large sections of land in California. Between 1835 and 1846, more than 600 land grants were made in



California by the Mexican government. The dons dominated the economy and defined the society of Mexican California (Robinson 1948; Starr 2005). These men, often referred to as “Californios,” practiced an agricultural pattern that included mixed stock raising and commercial agriculture on their vast landholdings. (Jelinek 1999; Starr 2005)

During the early years of the Mexican Republic, the San Bernardino *estancia* became an *asistencia*. Although San Bernardino never had a resident priest, it did expand, and several adobe buildings were constructed by the Franciscans between 1830 and 1834 (Smith et al. 1969:23). The site is now listed as California Historical Landmark No. 42.

In 1833, Mexico adopted the Secularization Act of 1833, by which the Mexican government privatized most of the Franciscan’s landholdings, including their California missions. By 1836, this sweeping process effectively reduced the California missions to parish churches and released their vast properties. Although earlier secularization plans had called for redistribution of lands to the Native American neophytes, who were responsible for construction of the mission empire, the mission lands and livestock holdings were instead redistributed by the Mexican government through land grants to Mexican ranchers (Langum 1985:15–18). The Mexican citizens who received the ranchos subsequently released their neophyte “workers” to fend for themselves.

Subsequent to the abandonment of San Bernardino by the Franciscans, three brothers, Jose del Carmen, Jose Maria, and Vicente Lugo, settled the former mission lands with the intention of starting a colony. Slover Mountain, also known as El Cerrito Solo, was the natural landmark used for establishing the boundaries of the Lugos’ land grant in the San Bernardino Valley (State of California Resources Agency 1973). The colony was not a success, however, but with some effort they were able to retain the land, which by early 1840s they held in common with Diego Sepulveda. Sepulveda’s adobe at Yucaipa remains the oldest home in San Bernardino County and is listed as California Historical Landmark No. 528 (Smith et al. 1969:37).

A small band of New Mexicans settled nearby at Politana during the same period, in 1842. Their presence was intended to help forestall attacks by Native Americans, and members of the group eventually established La Placita and Agua Mansa along the Santa Ana River. Their cemetery at Agua Mansa remains as the oldest cemetery in San Bernardino County and is listed as California State Historical Landmark No. 121.

During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of nonnative inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population unfortunately contributed to the introduction and rise of diseases foreign to the Native American population, who had no associated immunities. Large numbers of native peoples in the Central Valley, for example, died from disease between 1830 and 1833, and disease exterminated whole tribes along the American, Merced, Tuolumme, and Yuba Rivers. The Central Valley was hit by a second epidemic in 1837, which further decimated indigenous Californians (Cook 1955; Smith et al. 2008).

### **2.4.3 The American Period (1848–Present)**

In 1848, at the end of the war between Mexico and the United States, the Treaty of Guadalupe Hidalgo was signed, giving control of California to the United States. The acquisition of California by the United States and the discovery of gold in 1849 drew many Euro-Americans into California (Robinson 1948). In 1850 California became a state and was subsequently divided into 27 counties. However, the great

population influx was limited primarily to central California, San Francisco, and the Gold Rush region of the Sierra Nevada. Southern California grew slowly during this time.

Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the southern California economy through the 1850s. Cattle were no longer desired mainly for their hides, but also as a source of meat and other goods. During the 1850s cattle boom, rancho vaqueros drove large herds from southern to northern California to feed that region's burgeoning mining and commercial boom. Cattle were at first driven along major trails or roads such as the Gila Trail or Southern Overland Trail, then were transported by trains where available. The cattle boom ended for southern California as neighbor states and territories drove herds to northern California at reduced prices. Operation of the huge ranchos became increasingly difficult, and droughts severely reduced their productivity (Cleland 1941:102–103).

### San Bernardino County

Following the secularization of the missions, Rancho San Bernardino was purchased by Jose del Carmen Lugo in 1842 and then sold to Mormon missionaries in the 1850s (Mission Tour. n.d.). Mormon pioneers, under the aegis of Brigham Young, arrived in the San Bernardino Valley in 1851 and purchased 35,000 acres of Rancho San Bernardino. However, the missionaries were recalled to Salt Lake City by Brigham Young in 1857, leaving behind schools, roads, and a local government (City of San Bernardino 2010). After the departure of the Mormon missionaries, Dr. Benjamin Barton bought Rancho San Bernardino, which became the property of San Bernardino County in 1925. The historic complex was restored in 1937 (Mission Tour. n.d.).

The population of San Bernardino County as of 1860 was 5,000, including 3,200 Native Americans. Cattle and other livestock continued to sustain the economy, as did agriculture, primarily consisting of wheat, barley, corn, and hay (Beattie and Beattie 1939:354–355). Gold was found in Holcomb and Bear Valley in the early 1860s, giving rise to boomtowns (most notably, Belleville) and intensive mining efforts. In 1867, violence among Native Americans and European-Americans led to an organized effort to suppress Indian resistance. By the end of the decade, Native American population in the area had been effectively crushed (Beattie and Beattie 1939:421; Smith et al. 2008).

While the southwestern part of the county remained primarily an agricultural and logging area throughout the 19<sup>th</sup> century, commercial interests were served by the Southern Pacific Railroad (SPRR), which arrived in Colton in 1875, and the California Southern Railroad (CSRR), which arrived in San Bernardino in 1883 (Myra L. Frank & Associates, Inc. 1993:8). San Bernardino County is an important regional economic center and the “gateway” to the San Bernardino mountain resorts, including Lake Arrowhead (Stone 1966:409).

### City of San Bernardino

Spanish missionaries settled the San Bernardino Valley in the early 19<sup>th</sup> century and colonized local native populations. Father Francisco Dumetz of Mission San Gabriel arrived in 1810 and named the area after the Italian San Bernardino of Siena (City of San Bernardino 2010). Beginning in around 1819, the missionaries operated a cattle ranch as part of an auxiliary mission, or *Asistencia*, to Mission San Gabriel. The missionaries developed the first stable water supply for the area by having the Indians dig a “zanja” to divert the waters from Mill Creek into the Valley. Continuing until 1834, the *Asistencia* was ultimately abandoned after repeated attacks by marauding Indian bands which had looted it and killed or kidnapped the Christianized Indians. That same year, all the missions were closed by order of the Mexican governor of California.

Following the secularization of the missions, a 37,770-acre land grant was made by the Mexican government to Jose del Carmen Lugo, Jose Maria Lugo, Vicente Lugo, and Diego Sepulveda in 1842. This land grant became known as the Rancho San Bernardino, and encompassed portions of the present-day cities of San Bernardino and Redlands (as well as portions of the present-day cities of Colton and Fontana). The Lugo family continued ranching operations on the lands, conducting annual runs of between 4,000 and 10,000 head of cattle, and maintaining orchards and a small vineyard, adjoining their adobe residence – current site of the San Bernardino County Courthouse at North Arrowhead Avenue and Court Street (Donaldson 1991:1). In 1851, the Lugo Family sold the rancho to Mormon settlers (Mission Tour. n.d.). Mormon pioneers, dispatched from Utah with the blessings of Brigham Young, arrived in the San Bernardino Valley in 1851. Under the leadership of elders Jefferson Hunt, Amasa Lyman, and Charles C. Rich they purchased approximately 35,000 acres of Rancho San Bernardino, established a fortified settlement near the site of the Lugo Adobe (demolished) and laid out a 1,500 tract for wheat cultivation. In order to process the wheat crop into flour, one of the early facilities constructed by the Mormons was a grist mill. It stood at the intersection of present-day Mill and Allen Streets (demolished) and was powered by the water in Warm Creek (Donaldson 1991:2). Due to its location at the western edge of the Mojave Desert and near passes through the San Bernardino Mountains, this new community was envisioned as a trail terminus from Utah for Mormon settlement around the Great American Desert, and was incorporated as the City of San Bernardino in 1854 (Donaldson 1991:1). By the late 19<sup>th</sup> century, the strategic location near mountain passes would secure a role for San Bernardino as a major railroad hub.

Citrus trees were introduced to San Bernardino County in 1857 by Anson Van Leuven, who purchased several orange trees from the Mission San Gabriel and planted them near the *asistencia*. The citrus industry grew dramatically within the next century and became San Bernardino County's most important agricultural product (Robinson 1958:47). In 1911 the city instituted the National Orange Show, an annual citrus fair celebrating the citrus industry. The celebration has grown to become a regional, 5-day event. The exposition grounds adjoin south E Street and include more than 120 acres with exhibit buildings, a speedway, a conference center, and facilities for 40,000 visitors (National Orange Show 2008). The National Orange Show grounds are California Point of Historical Interest No. 259.

By 1910, the citrus and railroad industries dominated the local economy and included growing, packing, and shipping fruit products. Other industries in the San Bernardino area included cattle ranching, sugar beet cultivation, and viticulture and enology (Southern California Panama Expositions Commission 1914). According to the U.S. Census, the population of San Bernardino County had risen to 56,700 by the end of the first decade of the 20<sup>th</sup> century. The Santa Fe Railway was a major employer; its expansive shops and freight yards in San Bernardino were said to be the largest outside Topeka, Kansas. Multiple generations worked at the yard, affording working- and middle-class lifestyles to more than half the adult population of the community at times. Train cars and equipment were built and locomotives repaired at those shops from the late 1880s until its closing in 1992 (Duke 1995). Although there is no trace of the miles of track, distinctive roundhouse, or heroically scaled shop buildings, the nearly 200-foot high steam plant smokestack remains at the side of a BNSF multi-modal yard. The Santa Fe Railway Depot, built in 1918, is listed in the National Register and now houses the offices of SANBAG (Smith et al. 2008).

Through the partitioning of Los Angeles County, San Bernardino County was established in 1853, and the San Bernardino settlement was designated as the seat of the new county government. During spring of that same year, the city was platted as a one square-mile municipality featuring a series of 1-acre lots fronting streets at right angles, Present-day Sierra Way formed the east boundary of the newly laid out city, and present-day I, First, and Tenth Streets served as the city's west, south, and north boundaries, respectively. After only six years, however, the approximately 900 settlers were recalled to Salt Lake City by Brigham Young (1857), leaving behind cultivated fields, a grist mill, hotel, schools, roads,



sawmills, and a local government (City of San Bernardino 2010). Nearly all the buildings associated with the Mormon settlement era in San Bernardino have been lost over time. One of the few such buildings to survive is the Cox-Bradley Adobe at 527 Mountain View Avenue.

After the departure of the Mormons, Dr. Benjamin Barton bought Rancho San Bernardino, which became the property of San Bernardino County in 1925. The historic complex was restored in 1937 (Mission Tour n.d.).

While the southwestern part of the county remained primarily agricultural and supported major logging activities throughout the 19<sup>th</sup> century, some commercial interest was sparked by the Holcomb Valley Gold Rush from 1861 to 1862. Commercial interests were also served by the Southern Pacific Railroad, which arrived in Colton in 1875, and the California Southern Railroad, which arrived in San Bernardino in 1883 (Myra L. Frank & Associates 1993:8).

Growth in San Bernardino faltered when, in 1874, townspeople initially refused to accommodate railroad interests. Colton, a small city to the southwest, eventually became the regional hub of the Santa Fe, Union Pacific, and Southern Pacific Railroads (Myra L. Frank & Associates 1993:8). However, arrival in San Bernardino in 1883 of the Santa Fe Railroad finally linked the city to the transcontinental railroad system. From that time onward until the mid-20<sup>th</sup> century, development of the city and adjoining San Bernardino County communities would become closely linked to the railroad. In fact, it was such a significant factor that as much as 85% of the population being directly or indirectly employed by the railroad by 1900 (Donaldson 1991:3). With the arrival of the automobile in the early 20<sup>th</sup> century, as well as the creation of Route 66, San Bernardino became a popular resort community. The area thrived as a result of its citrus and grape crops as well as manufacturing (e.g., the steel industry based in nearby Fontana) (Schuiling 1984:100–101). San Bernardino County emerged as both an important regional economic center as well as the “gateway” to the San Bernardino mountain resorts, such as Lake Arrowhead (Stone 1966:409).

Since World War II, San Bernardino has experienced cycles of economic and population growth as well as decline. Establishment of the Norton Air Force base during the World War II mobilization combined with the suburbanization of Los Angeles-area industry during the post-war period brought development to the area that supplanted former agricultural uses and urbanized the physical environment. For example, the 1967 U.S. Geological Survey (USGS) quad sheet map for San Bernardino (photo-revised/updated in 1980) shows clear clusters of industrial and residential development that came into existence during the mid-20<sup>th</sup> century, but still remained surrounded by large expanses of open, vacant land. South of Mill Street, and extending from I-215 east to just beyond Arrowhead Avenue are industrial plants with large footprints (USGS 1967). These are supported by spurs from the BNSF Railroad. Along South E Street are the National Orange Show Fairgrounds and the Inland Shopping Center, a large regional shopping center, constructed c. 1965. Further south along E Street are heavy industrial uses, including a power substation, sewage treatment, and radio station facilities, as well as golf courses. Also in the mid-20<sup>th</sup> century, the first McDonald’s restaurant was opened by Richard and Maurice McDonald at 1398 North E Street in San Bernardino in 1948 (Cataldo 2002:97). The building is no longer extant. During the mid- to late-1950s, I-10 was constructed through the heart of Bloomington, a Census-Designated Place, effectively bisecting the community.

East of Arrowhead Avenue land use seems to have been shaped by the presence of Warm Creek and the potential for flooding associated with it. The danger associated with flooding likely deterred development in this area well up to the recent past. With the exception of the higher-elevation grouping of mid-20<sup>th</sup> century industrial facilities found along Lugo Street, residences predominate east of Warm Creek. Homesteading-sized parcel configurations, often characterized by 60- to 75-foot street frontages and lot depths of up to 300 feet or more are typical. Such lots configurations have been associated with

“homesteading” real estate promotions directed at working class and lower middle class families who wanted property of sufficient size for them to plant large gardens, orchards, or to raise chickens or rabbits for their food needs (e.g., A.B. Miller’s development of Fontana, San Bernardino County, California, and Week’s Poultry Colony, East Palo Alto, San Mateo County, California). This pattern is most in evidence along Washington and Lincoln Avenues between Central Avenue and East Orange Show Road. Development was apparently incremental, and includes a smattering of homes from the 1920s, later development from the 1930s and 1940s, some postwar dwellings, and more recent housing construction and remodeling that date from within the last 20 years or so.

Along the RPRP corridor, east of Waterman Avenue, the presence of the SAR and of Gage Canal seems to have shaped development. This portion of the corridor seems to have been left essentially undeveloped through 1980 (USGS 1967). There were numerous water wells and gauging stations scattered throughout this area, and the Mission Zanja Flood Control Channel traverses it adjoining the BNSF railroad ROW (extending east from the SAR into Redlands). The old Tri-City Airport occupied much of the land south of the RPRP corridor west of Tippecanoe Avenue, extending south to the San Bernardino Freeway. The regional shopping center and office park developments in the Hospitality Lane neighborhood occupy the area at present, adjoined by large expanses of open land. Although much of this development is of recent date it reflects redevelopment policies begun during the 1970s that diverted commercial development from downtown to this location.

The area east of Tippecanoe Avenue exhibits typical southern California mid-century suburban development patterns. Tract housing east and west of Richardson Street along Hardt Street dates from the late 1930s through the 1960s.

Downtown San Bernardino and the neighborhoods adjoining downtown went into decline beginning in the 1970s as the cities of Ontario and Riverside supplanted San Bernardino as the region’s economic centers (Compass Blueprint 2008:4). The decline of railroad transport, and of San Bernardino as a railroad hub, combined with the ascendancy of the interstate system, which reduced vehicular travel through downtown San Bernardino on old U.S. Route 66, facilitated this trend. In addition, physical changes, including disruption of the familiar street grid, demolitions of familiar historic buildings, and establishment of new commercial centers outside downtown speeded decline rather than reinvestment. Cycles of recession and modest recovery that marked the regional economy over the course of the last approximately four decades compounded the challenges faced by the community.

### **City of Loma Linda**

There were no historic resources found during the field survey of the portion of the RPRP corridor occurring within the corporate boundaries of the City of Loma Linda. All buildings assessed in the field appear to date from c. 1980 or later. Although the City of Loma Linda General Plan lists two groupings of historic resources, these groupings are located 0.6 and 0.9 mile south, respectively, of the Redlands Subdivision corridor; and hence, occur well outside the RPRP corridor. The two referenced historic groupings include the Mission District (along Mission Road between California Street and Pepper Way), and the Bryn Mawr District (along First, Juanita and Mayberry Streets) (City of Loma Linda 2009:9-24–9-27). The Mission District and Bryn Mawr District reflect the range of development of Loma Linda beginning with the Mission Period (c. 1820) and extending through the beginning years of the 20<sup>th</sup> century. Establishment, in 1904, of present-day Loma Linda University was another important factor that stimulated the development of the community during the second half of the 20<sup>th</sup> century. The City of Loma Linda incorporated in 1970 (City of Loma Linda n.d.).

### **City of Redlands**

Like neighboring San Bernardino, the early 19<sup>th</sup> century history of Redlands is linked to the establishment of the San Bernardino *Asistencia* and formation of the Rancho San Bernardino during the

Mexican Colonial period. A significant object associated with that early history is the Mill Creek Zanja, which made settlement and large-scale agriculture in the area possible. Today the Mill Creek Zanja, a portion of which is listed in the National Register, is used for local drainage, spreading, and flood control. A portion of the Mill Creek Zanja crosses through the RPRP ROW in the vicinity of I-10 as it proceeds southwest toward the San Bernardino Assistencia.

Two East Coast persons who met in California in the late 1870s founded Redlands. The endeavor was the shared dream of Frank E. Brown, a civil engineer and Yale graduate, and E. G. Judson, a New York stock broker, who setting out to establish an idyllic agricultural and residential community, selected the name Redlands colony due to the color of the adobe soil. With some financing from local grocer and dry goods merchant Lewis Jacobs, the two laid out the city, brought water from the mountains to the community, helped introduce the newly discovered Washington navel orange, and recruited settlers. In short order, Redlands became the center of the navel orange “citriculture” in southern California, and is discussed in Carey McWilliams’ book *Southern California: An Island on the Land* (City of Redlands Chamber of Commerce n.d.; McWilliams. 1973:150–154).

By 1885, two transcontinental railroads, the Southern Pacific and Santa Fe, ran through the San Bernardino Valley; however, neither stopped in Redlands. The first spur from San Bernardino to Redlands was built in 1887. Familiarly known as the “Short Line,” the rail alignment became part of the famed Kite-shaped Track, an extremely popular late 19<sup>th</sup> and early 20<sup>th</sup> century tourist excursion route. California experienced the biggest land boom in its history during the late 1880s. The rate war between the Santa Fe and the Southern Pacific railroads, which caused the boom, had a profound influence on the growth of Redlands, Crafton, and Lugonia as well as various realty tracts known by such names as Terracina and Mound City.

The Redlands area prospered and grew during this period. The collapse of the boom in 1888 left Redlands well-established, and in that year Redlands, Lugonia, the Brookside area, and a portion of Crafton voted to incorporate as Redlands. The incorporation joined the two distinctive street patterns that characterize Redlands today: the north–south Lugonia grid merges with the slope-oriented Redlands grid at the south edge of the Valley (City of Redlands 2008).

In 1889, twins Alfred H. and Albert K. Smiley came to Redlands, and the town was forever transformed. The Smiley brothers, well known educators and resort owners from New York, established a tradition of philanthropy with their donation of the A. K. Smiley public library and park in 1889 (City of Redlands Chamber of Commerce n.d.; McWilliams 1973:150–154).

### Redlands Santa Fe Depot Historic District

The Redlands Santa Fe Depot District is an architecturally and historically significant part of the Redlands Specific Plan area that was listed as a Historic District on the National Register in 1991. The district is located between Eureka Street, Fifth Street, Stuart Avenue, and Redlands Boulevard. Its range of building types and construction dates conveys not only the evolution of downtown, but also distinctive eras of growth, architecture, and functions. New structures in the area have a pedestrian scale appropriate to the scale of the district’s adjacent historic buildings. The RPRP alignment traverses this district.

The Redlands Santa Fe Depot District originally consisted of a total of 23 buildings and/or building sites, 3 of which were new and 20 of which are contributing historic resources. Dating from 1888 through 1946, the buildings visually document the district’s economic and social history. Most of the buildings are of brick construction, and are one story, one-and-a-half stories, or two stories in height. Predominately commercial in nature, the district also includes transfer and livery businesses, industrial facilities, packing houses, and other citrus industry related structures sited in the area due to the proximity of the railroad or the train station. The station area evolved from the first “Downtown” at



Orange Street and Redlands Boulevard established by the “Chicago Colony” in 1886. Its design character was shaped, in part, by a city ordinance, passed in 1888 requiring that all future downtown buildings be constructed of brick. As is described in the Redlands Downtown Specific Plan, the buildings in the Downtown Specific Plan Area (including the Redlands Santa Fe Depot Historic District) have a cohesive design character overall, even though some facades have changed, and newer infill buildings have been constructed (City of Redlands 1996).

### Industrial Development

Due to the substantial role the railroad played in transporting goods, industrial development occurred in proximity to the Redlands Subdivision. In Redlands, during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, the heaviest industrial uses, petroleum company properties featuring metal smudge oil storage tanks, machine shops, and warehouses, as well as citrus packing houses, adjoined the BNSF railroad corridor (USGS 1967:25–30). These pre-1960 buildings are of utilitarian design, and corrugated metal, brick, and reinforced concrete construction.

### Ethnic History

Historically, because they form physical boundaries between neighborhoods and land uses, railroad corridors have had a role in defining the socio-economic geography of communities. In Redlands, as is true of many communities across the United States during the late 19<sup>th</sup> and early 20<sup>th</sup> century, housing for working class individuals and minority groups was located adjoining, and, in this particular case, generally north of, the Redlands Subdivision. This placed Mexican American, Chinese American, African American, and lower-income white workers within walking distance of some of the railroad-adjacent industrial facilities where they may have worked (e.g., orange packing houses, Chinese laundries). The establishment of passenger and freight depots by the ATSF and the Southern Pacific Railroads in Redlands attracted groups of immigrant laborers in search of work. Shanty towns housing immigrant Chinese, Japanese, and Mexican communities became established on both sides of the ATSF tracks just west of the Santa Fe depot. These shanty towns existed in various forms until the 1920s, when small worker housing was constructed north of the ATSF tracks and west of Orange and North Eureka Streets (Glover and Gust 2011; Daly 2011).

In Redlands, a small Chinatown existed just south of the Santa Fe Railroad tracks, west of the Redlands Santa Fe Station, and north of Oriental Avenue. The various buildings associated with Redlands Chinatown in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries included residential quarters, a Chinese Mission, and a number of buildings identified as “Chinese Laundries” on the 1907 Sanborn map. Chinatown residents worked both in Redlands proper and in the Chinatown community. However, anti-Chinese sentiment grew in concert with a scarcity of employment for Anglo workers in the 1890s. With the implementation of several Exclusion Acts by the U.S. Congress, the population of Chinese in California, and Redlands, fell. Whereas there were approximately 200 Chinese in Redlands in the early 1890s, by 1896 there remained perhaps 24. “Soon after the Chinese left Redlands, the unusual lack of efficient nurserymen, laundrymen, and cooks was bewailed” (Nelson 1963:139). A few Chinese continued to occupy Chinatown as late as 1907. Today, there are no buildings associated with Redlands’ Chinatown remaining. A surface parking lot just east of Eureka Street and north of Oriental Avenue covers the location of the former Chinese laundries.

Surviving examples of working-class cottages can be found today along Stuart Avenue. These residences are modest, small in scale, one-story, and of frame construction with few architectural decorative elements. An excellent example of a late 19<sup>th</sup> century front-gable-and-wing house type is found at 610 East Stuart Avenue (1890). Other less well preserved examples of transitional Late Victorian/Craftsman

cottages from the late 19<sup>th</sup> and early 20<sup>th</sup> century can be found along East Stuart Avenue, east and west of Second Baptist Church.

Located at 420 E. Stuart Avenue, Second Baptist Church is notable, at a local level of significance, as the oldest African American church congregation in Redlands, and documents the presence of African Americans in the neighborhood during the late 19<sup>th</sup>/early 20<sup>th</sup> centuries (Second Baptist Church of Redlands n.d.:5). A 1929 Redlands Directory confirms that Second Baptist Church was a “colored” congregation with Reverend F.W. Cooper as its pastor. According to the 1988 Redlands Historical Inventory Project, the Second Baptist Church served the African-American community in Redlands, which had existed since 1892. While the congregation was first organized on Orange Street, and later on East State Street in Redlands, the location at 420 East Stuart Avenue served as their most longstanding site for worship. Members of the church often played active roles in the civic affairs of Redlands. Reverend R. L. Amos, pastor of the church from 1941 to 1946, became the first African American to serve on the Redlands Chamber of Commerce. In addition, church founders such as Sebron Lee and Israel Beal are regarded as notable community figures during Redlands’ early growth stages in the last quarter of the 19<sup>th</sup> century.

### Transportation History

#### San Bernardino and the Santa Fe Railway

In large part because of its strong railroad presence, at the turn of the century San Bernardino was seen not just as a center for the Inland Empire’s citrus industry but as the gateway to southern California.

However, within the Inland Empire, it was the neighboring town of Colton that in January of 1883 first became the regional home to a transnational line. The Southern Pacific (SP) Railroad established the city itself after San Bernardino had rejected SP’s conditions and overtures to laying track through that City. On September 13, 1883, after a Supreme Court decision ruled that it could cross Colton’s SP tracks, the California Southern Railroad (CSRR), a subsidiary ATSF, arrived at its San Bernardino depot (Robinson 1958:50). Though this first depot was basically a boxcar, the train’s arrival officially connected San Bernardino to the transcontinental railroad, and the wealth and means which came with it. San Bernardino citizens were elated. At one point just a few years prior, the presence of the CSRR in this vicinity was unimaginable to the SP. But San Bernardino resident and California Southern Chief Engineer Fred Perris engineered, surveyed, and supervised the construction of the CSRR through the Cajon Pass; a feat that the larger and more dominant SP failed to see possible (Stoebe 1986:8). In 1886, Santa Fe constructed a large wood and brick depot, and would begin work just north of the tracks on a massive complex of shops that continued expanding until the 1950s. This second depot burned in 1916, and was replaced with the current, Moorish Revival depot—a National Register-listed property, two years later. The complex as a whole of depot, shops, plus numerous alignments of tracks together made San Bernardino Santa Fe’s primary hub in the western United States. By 1900, 85% of all San Bernardino citizens directly or indirectly worked for Santa Fe, and San Bernardino had become a “railroad town” (Raup 1940:39). Simultaneously with the advent of a massive Santa Fe growth in San Bernardino was the boom of 1887–1888, when price wars between SP and Santa Fe lured tens of thousands of visitors and new residents primarily from the midwest to southern California. San Bernardino, like many other southern California communities of this time, saw a massive jump in its population.

#### Redlands and the San Bernardino Valley Railway Company

The arrival of the CSRR/Santa Fe also stimulated the growth of other nearby communities besides San Bernardino. Among those that indirectly benefitted was the community of Redlands, which was the cultural center of the Inland Empire, and itself had a robust citrus industry. On January 12, 1887, just four months after the Santa Fe’s arrival in San Bernardino, a consortium of Redlands businessmen

established the San Bernardino Valley Railway Company (Beattie n.d.). Their San Bernardino Valley line is the branch from the San Bernardino depot to Redlands that is the focus of the Preferred Undertaking. With \$42,750 they purchased all right of way and Redlands Station grounds (Beattie n.d.). By December 31, 1887, the company was consolidated into the California Central Railway Company, who finished the alignment to the town of Mentone, due east/northeast of Redlands (Robertson 1998:87). Fred T. Perris, the California Southern engineer who supervised its completion through the Cajon Pass, also supervised the construction of this segment. This line, next to which RPRP may add a second set of tracks, began operation in 1888, the same year that Redlands was incorporated. On November 7, 1889, the California Central, along with the California Southern, went under the operation of ATSF, which continues to operate this segment at the present time (Robertson 1998:237).

### The Kite Shaped Track

Aside from being significant contributor to Redlands growth and development, this branch is also notable for being a segment of the “Kite Shaped Track,” a popular southern California excursion route at the turn of the century. Named for a popular figure-8 shaped 19<sup>th</sup> century horseracing track, Santa Fe’s Kite Shaped Track was a similarly figure-8 shaped 166-mile continuum of pre-existing segment across the greater Los Angeles basin. Began in 1891, the line, which was also called “The Loop,” was highly promoted, and was itself a promotional tool for southern California life. The line was marketed as a recreational excursion for both preexisting residents and visitors. Much of the line’s focus was upon the sensory imagery of the southern California citrus industry, and the beautiful natural terrain surrounding it. Additionally, the line served as a means for citrus farmers themselves to market their fruit, and is credited with stimulating the development of many communities along its path.

To board, tickets were purchased at La Grande Station (1893–1939): Los Angeles predecessor to Union Station, which itself had a sidewalk in the shape of the kite shaped track embedded in its landscaping. The line passed through numerous towns and areas including Pasadena, the San Gabriel foothills, Riverside, Orange County, Redlands, San Bernardino, and Mentone, which served as the far eastern edge of the Route. Aside from Los Angeles itself, all of the areas were citrus and agriculture communities at that time. People were encouraged to get off at certain stops for a couple of hours to take in the local sights, then board back on again. Though the motto of the line was “No Scene Twice Seen,” the San Bernardino Depot served as the crux of the figure 8 shape, and was passed twice.

A 1914 *Santa Fe Magazine* article about the Kite Shaped line twice discussed the original setting between San Bernardino and Redlands, albeit in slightly contradictory terms. The first write-up states, “The ride from San Bernardino to Redlands is very short, too short in fact for a wealth of scenery. The mountains showed up behind the dark green of the orchards, and as the train sped along they seemed to grow higher and higher every moment.....” (Breene 1914:51). But then later in the same article, “From San Bernardino to Redlands is perhaps the most beautiful part of the trip. It lies in the orange belt, and along almost all the distance there is nothing but miles of orange groves, with the fruit in all stages of maturity.....the line of green is unbroken” (Breene 1914:52). A diminutive scaled 25x35 passenger depot originally built for the line stood at the northwest corner of E Street and the tracks, across the street from the present Greenwoods store (Landis 2008:9). The building, which no longer exists, was constructed in 1888 and was relocated off the property around 1926 to the Santa Fe depot property (Landis 2008:9).

Before the wide ownership of the automobile in southern California, the Kite Shaped track presaged the regional trait of mobility itself as recreation. With the advent of the mass produced autos beginning in 1915, the Kite Shaped track quickly decreased in popularity. By 1917 the excursion had faded into obscurity (Landis 2008:2). The route would be formally discontinued by Santa Fe in 1938. The track alignment between Bernardino and Redlands is all that remains of the Kite Shaped Track’s eastern loop (Landis 2008:2).



## 3.0 METHODOLOGY

ICF International (ICF) staff consulted national, state, and local inventories of architectural and historic resources to determine the location of previously documented historic and architectural resources near the Preferred Undertaking, in accordance with Section 106 of the National Historic Preservation Act (discussed in further detail in Chapter 5, “Assessment of Effects”).

The following standard sources of information were consulted in the process of compiling this report:

- National Register (<http://www.cr.nps.gov/nr>).
- California Historical Landmarks (State of California 1996).
- California Points of Historical Interest (State of California 1992).
- California Register of Historical Resources (California Register).

Staff also conducted archival research to establish a context for resource significance and to identify local historical events, individuals, and development patterns.

Additional resources consulted in the process of compiling this report included:

- The Donaldson Historic Resources Reconnaissance Survey, San Bernardino, California (1991).
- ProQuest digital archives for the *Los Angeles Times*.
- Sanborn maps.
- Original tract maps.
- A c. 1930 right-of-way map for the rail right-of-way.
- The Spence Historic Aerials Collection at the UCLA Geology Department.
- Improvement records from San Bernardino County Archives.
- TRW/Experian.
- Norman F. Feldheym Central Library – Arda Haenszel California Room – San Bernardino.
- City of San Bernardino Building and Safety Division.
- City of San Bernardino Planning Division.
- City Directories: City of Redlands City Directories 1919–1968; City of San Bernardino City Directories 1933–1983.
- City of Redlands Building and Safety Division.
- City of Redlands Planning Division.
- A.K. Smiley Public Library Heritage Room – Redlands.
- Access Newspaper Archives – Redlands Daily Facts.
- California Digital Newspaper Collection.
- Historic Aerials by NETR Online.
- 1988 Redlands Historical Inventory Project.

A literature and records search was conducted at the San Bernardino Archaeological Information Center (SBAIC) at the San Bernardino County Museum, Redlands, on May 21, 2010; the records search was updated on June 25, 2012. The search included a review of all recorded archaeological sites within a 1-mile radius of the APE as well as a review of the on-file cultural resource reports. In addition, records from the California Points of Historical Interest, California Historical Landmarks, the California Register, the National Register, and the California State Historic Resources Inventory were reviewed. The historic USGS quadrangle maps, Redlands, CA (1899 and 1901) and San Bernardino, CA (1896, 1901) were inspected as well.

Section 106 requires federal agencies, or those they fund or permit, to consider the effects of their actions on *historic properties*. *Historic properties* are defined by the Advisory Council on Historic Preservation (ACHP) regulations (36 CFR Part 800) for implementing Section 106 as follows:

*Historic property* means any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places (National Register) maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization that meet the National Register criteria [36 CFR Part 800.16(l)(l)].

### 3.1 AREA OF POTENTIAL EFFECTS (APE)

The area of potential effects (APE) is the geographic area or areas within which an undertaking that may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The APE is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking (36 CFR Part 800.16[d]).

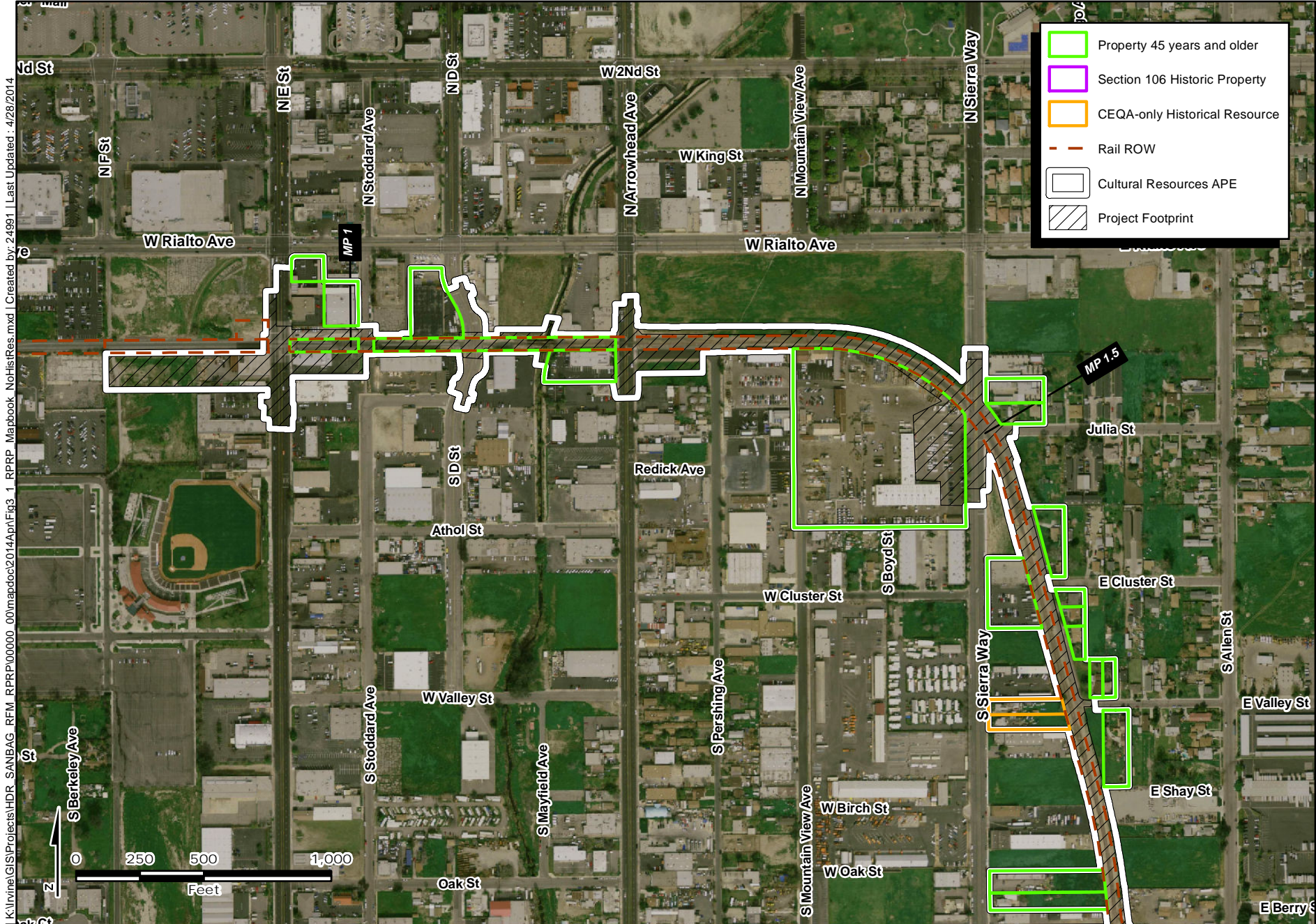
To determine whether an undertaking could affect National Register-eligible properties, cultural resources (including archaeological, historical, and architectural properties) must be inventoried and evaluated for listing in the National Register. In complying with the regulations of Section 106, 36 CFR Part 800, the following methodology was utilized for determining the APE (Figure 3-1).

The APE includes the existing railroad ROW, the construction footprint and temporary construction easements outside the existing railroad ROW that may be used for staging, access, and temporary construction activities, and one row of properties beyond the existing railroad ROW and/or construction footprint if the property is 45 years of age or older. For archaeological resources, the APE is defined by the horizontal extent of areas where project-related construction activities may result in ground disturbance, as well as the vertical depth of proposed ground disturbance. The horizontal direct APE takes into account areas of direct ground disturbance, as well as areas for staging, access, and temporary construction activities. The vertical direct APE for the RPRP is not expected to exceed 5 feet below the existing ground surface.

On August 24, 2012, the Federal Transit Administration (FTA) initiated consultation with the State Historic Preservation Officer (SHPO), and consulted with the SHPO to determine, document, and define the APE. After discussion of the various components of the project, the APE was revised and the SHPO concurred with the APE on April 24, 2013.

There are 161 properties in the APE with buildings over 45 years of age. Many of these buildings are not sensitive to a change in railroad activity because they were either used by a railroad or served by a railroad; or because railroad materials, features, and activities have long been part of their historic





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Sources

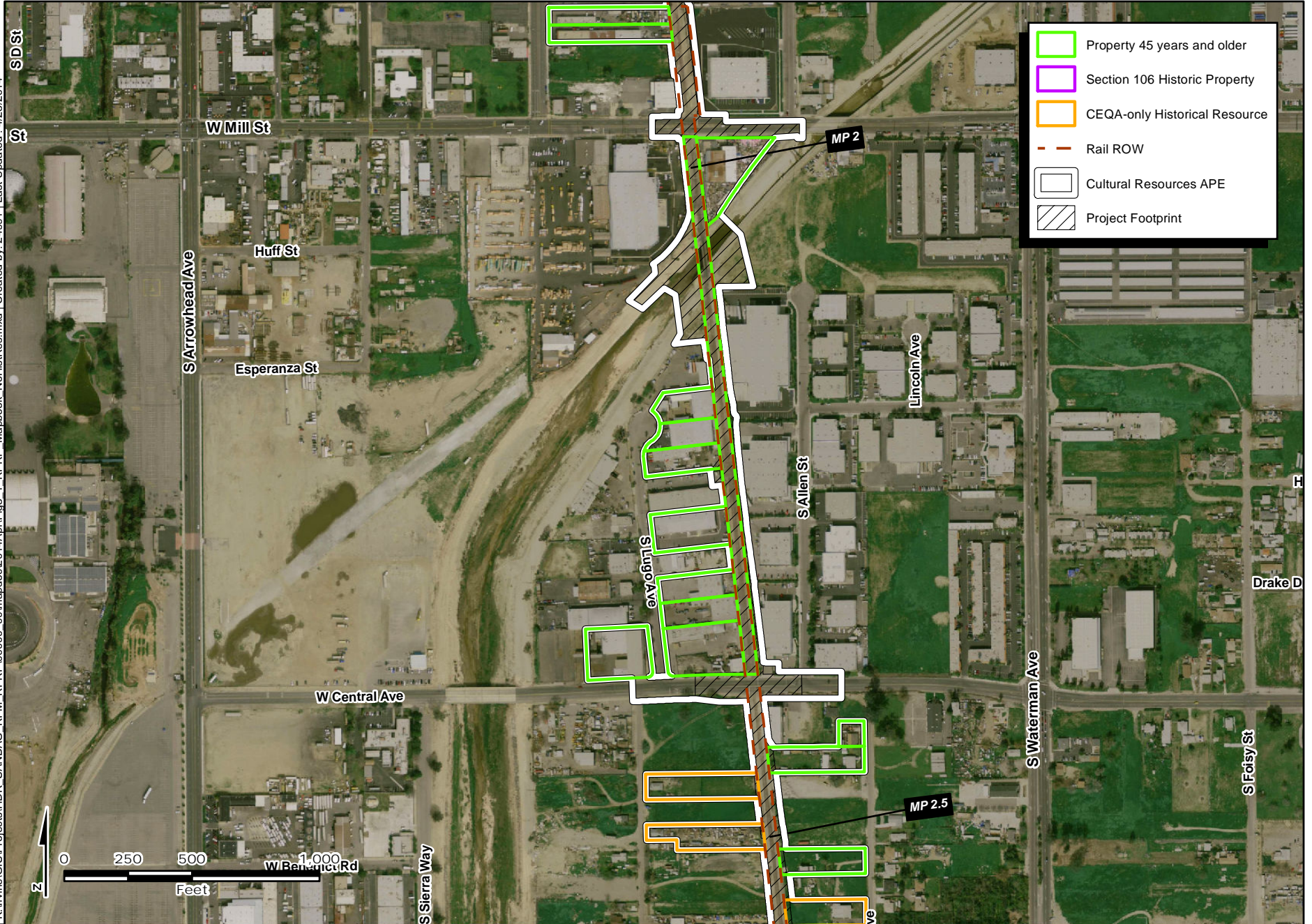
**Cultural Resources Area of Potential Effects**

**Figure 3-1 A**





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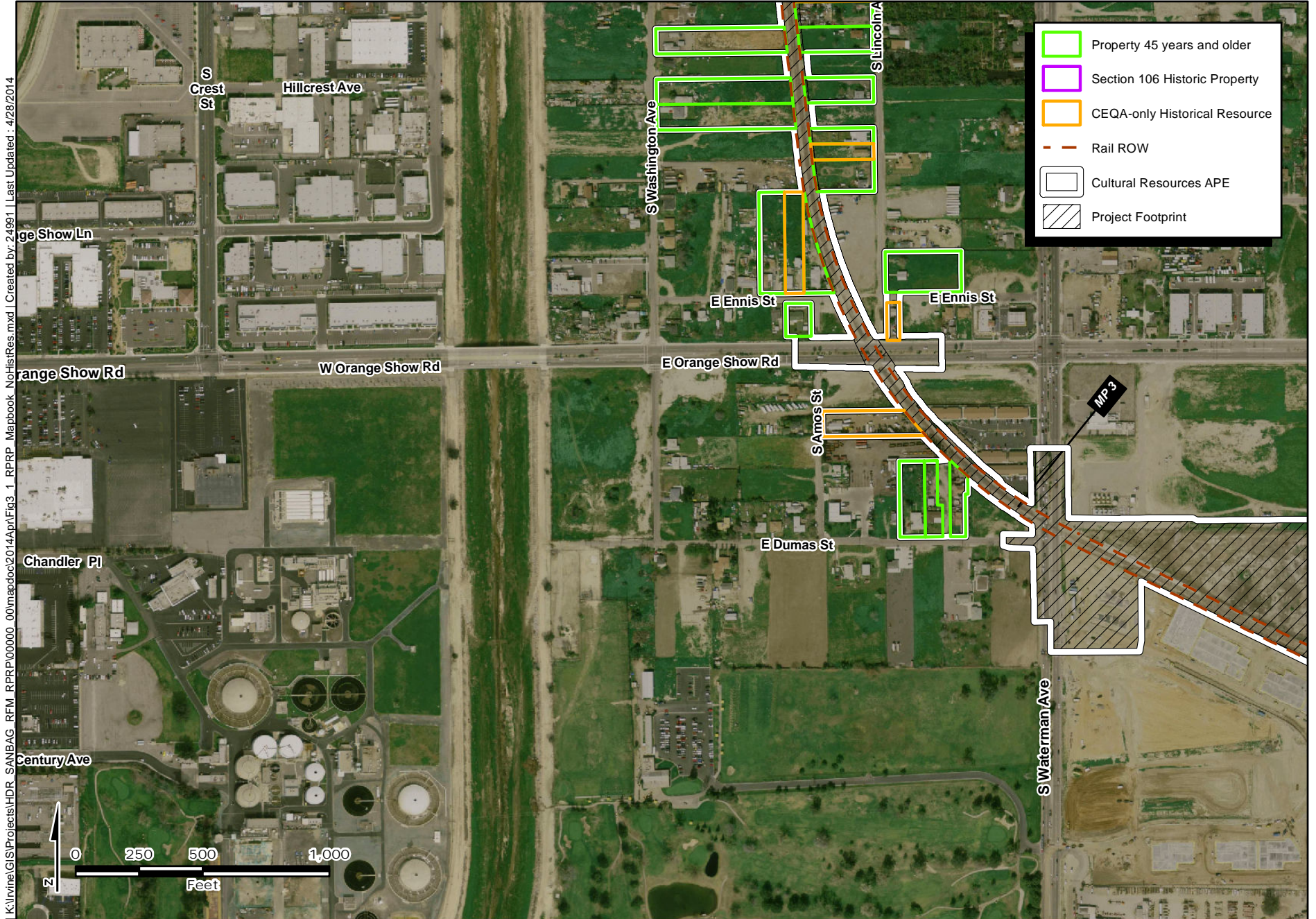
**Cultural Resources Area of Potential Effects**

**Figure 3-1 B**





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- Property 45 years and older
- Section 106 Historic Property
- CEQA-only Historical Resource
- Rail ROW
- Cultural Resources APE
- Project Footprint

Sources

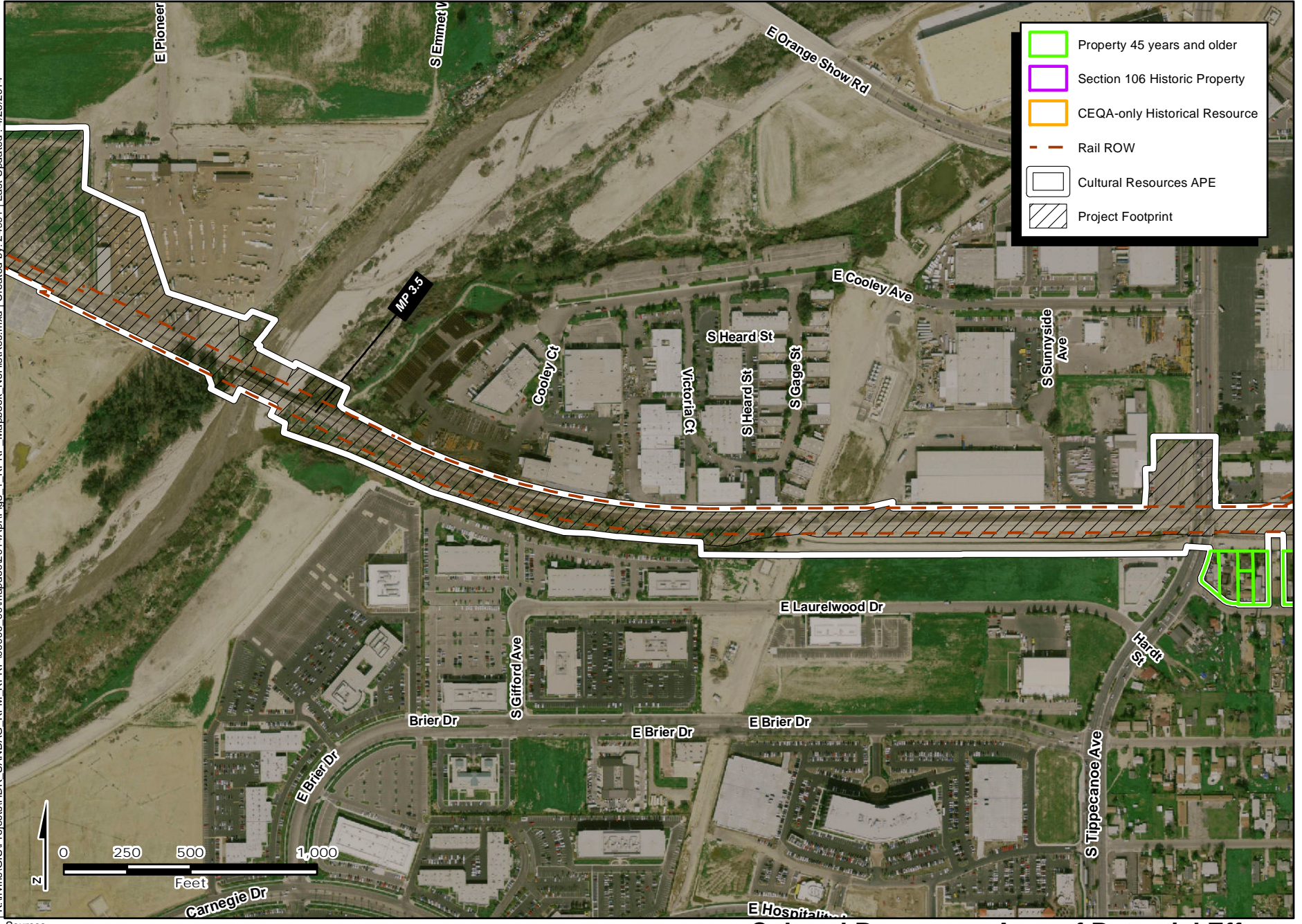
### Cultural Resources Area of Potential Effects

Figure 3-1 C





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Sources

### Cultural Resources Area of Potential Effects







Figure 3-1 D

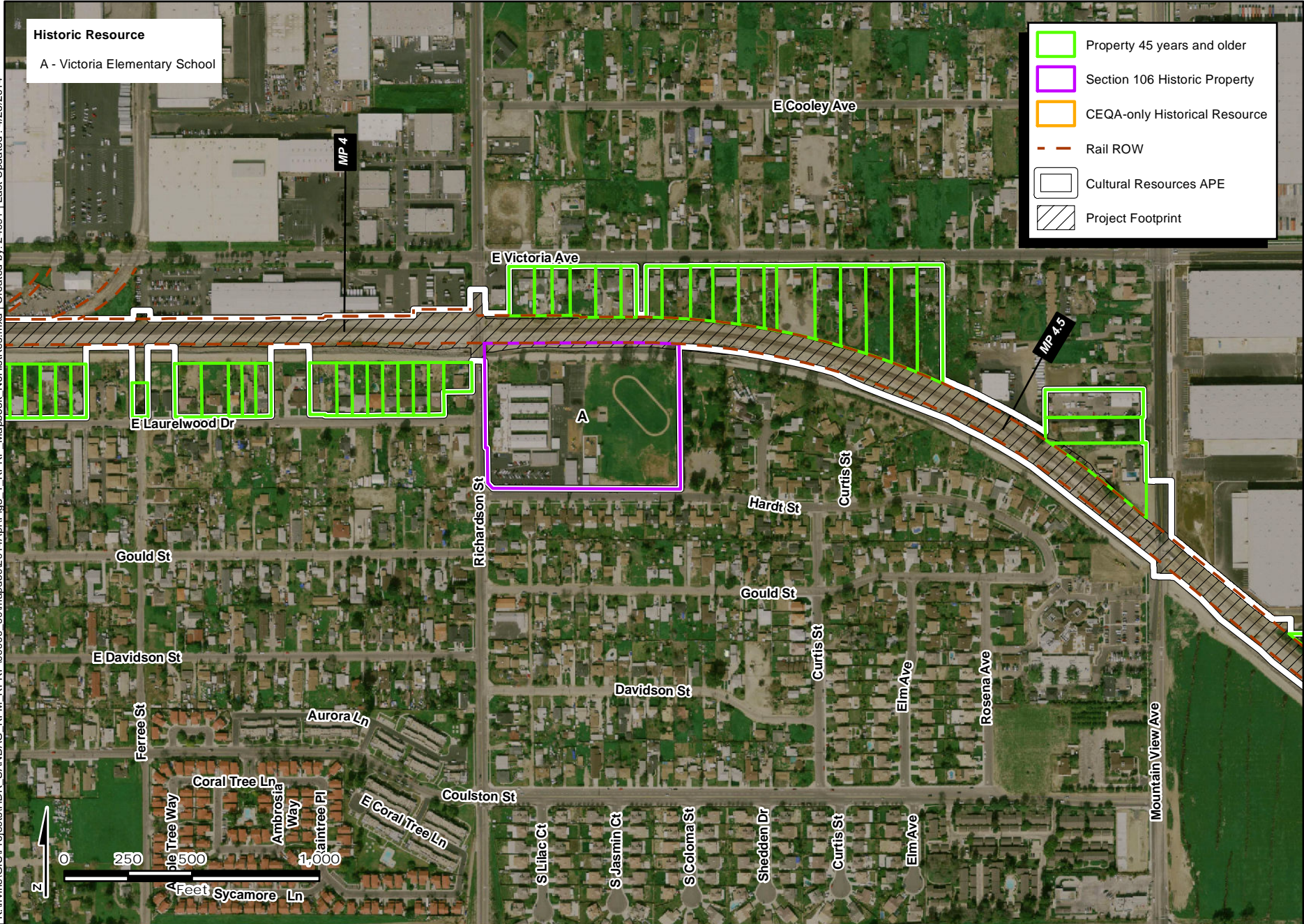




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**Historic Resource**  
A - Victoria Elementary School

-  Property 45 years and older
-  Section 106 Historic Property
-  CEQA-only Historical Resource
-  Rail ROW
-  Cultural Resources APE
-  Project Footprint



Sources

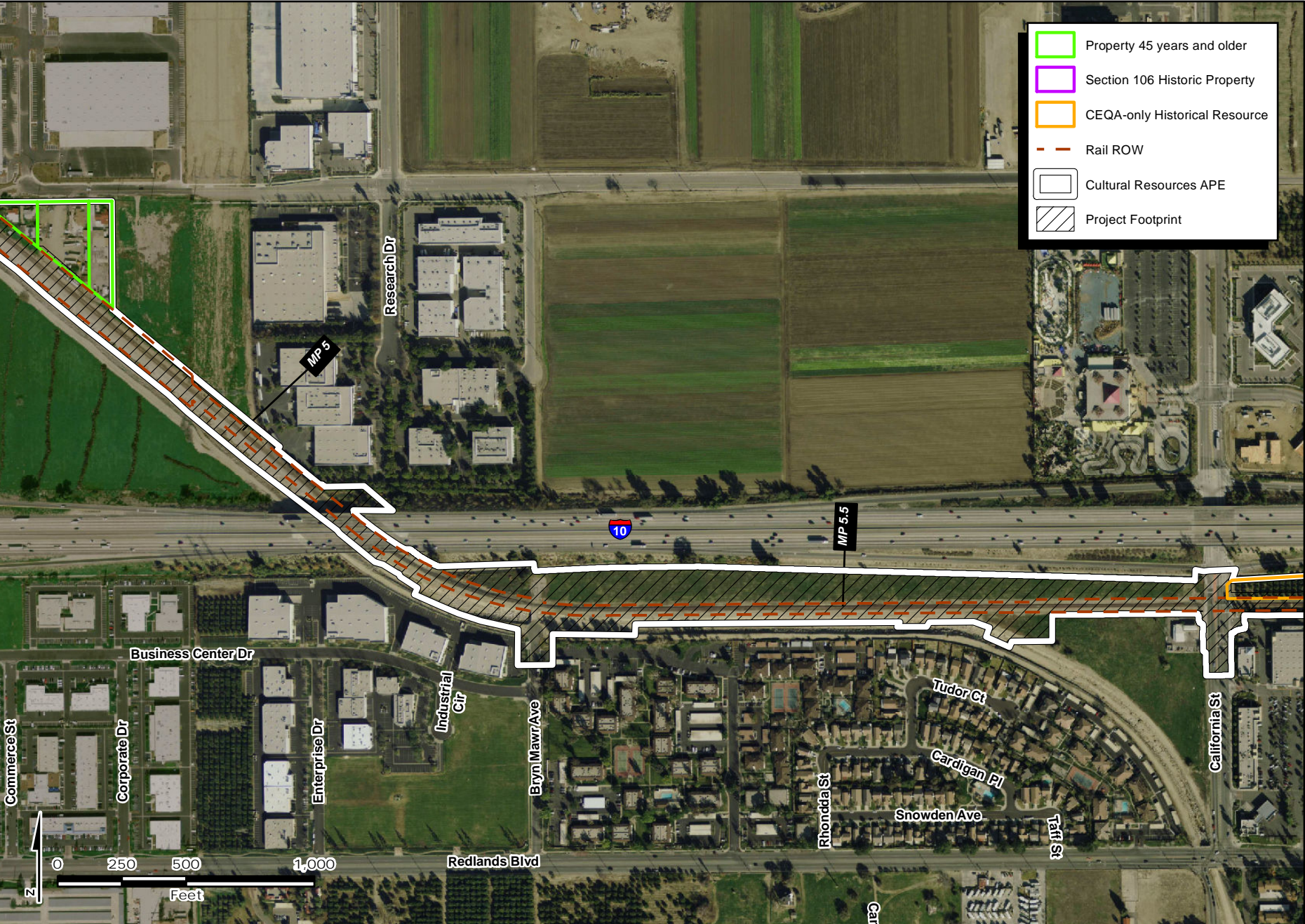
### Cultural Resources Area of Potential Effects

Figure 3-1 E





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- Property 45 years and older
- Section 106 Historic Property
- CEQA-only Historical Resource
- Rail ROW
- Cultural Resources APE
- Project Footprint

Sources

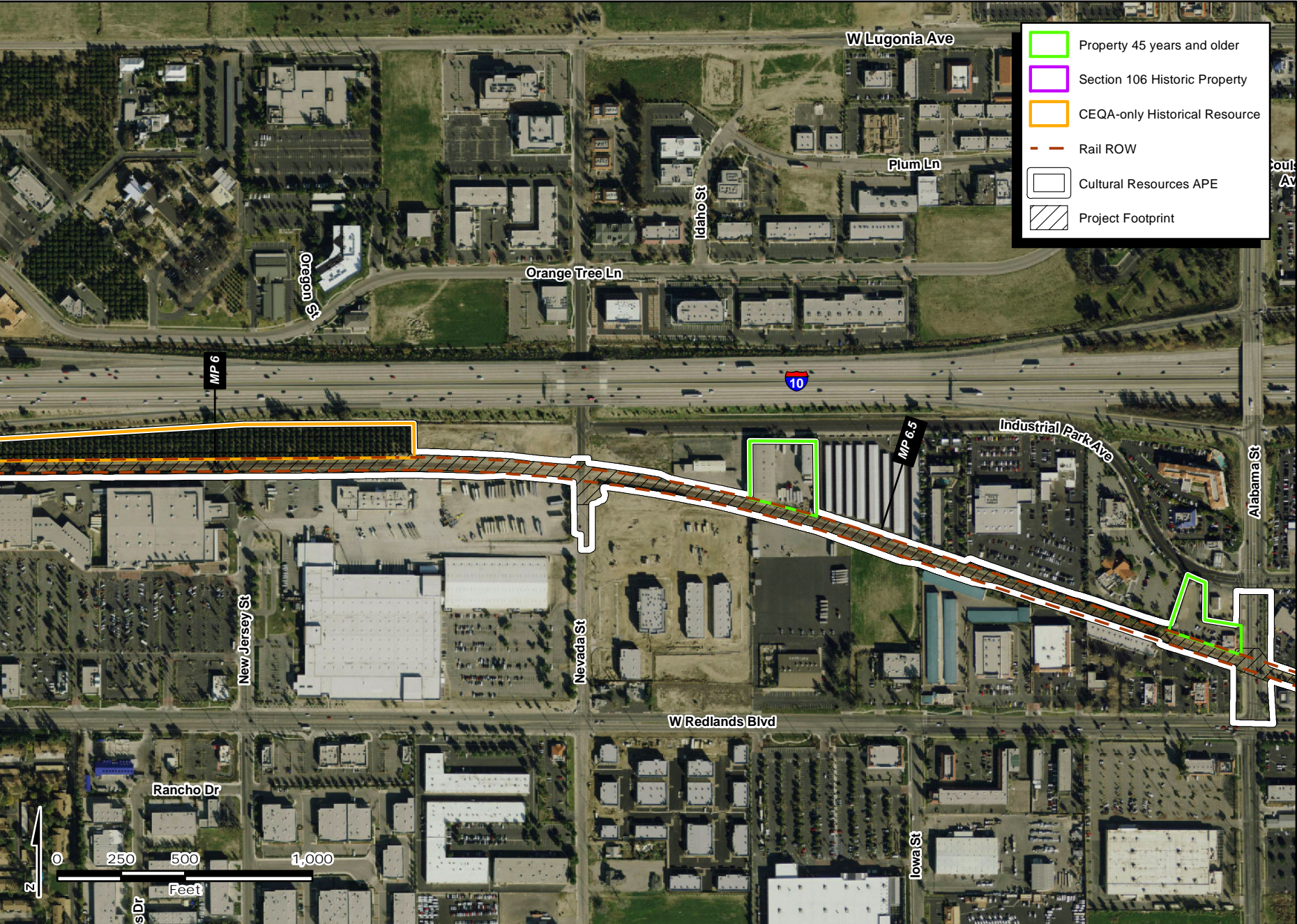
### Cultural Resources Area of Potential Effects

Figure 3-1 F





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- Property 45 years and older
- Section 106 Historic Property
- CEQA-only Historical Resource
- Rail ROW
- Cultural Resources APE
- Project Footprint

Sources

**Cultural Resources Area of Potential Effects**

**Figure 3-1 G**



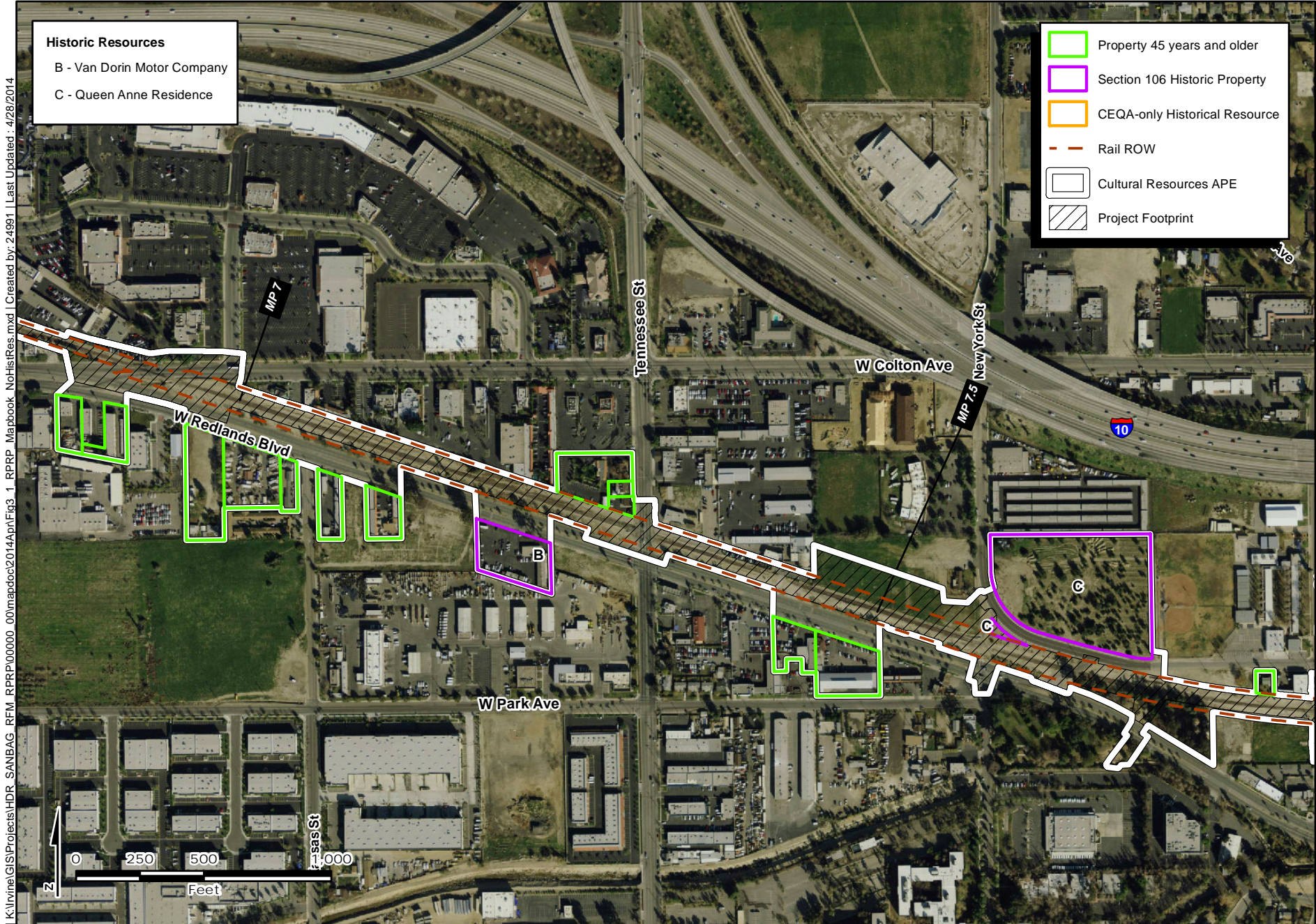




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**Historic Resources**  
B - Van Dorin Motor Company  
C - Queen Anne Residence

- Property 45 years and older
- Section 106 Historic Property
- CEQA-only Historical Resource
- Rail ROW
- Cultural Resources APE
- Project Footprint



Sources

### Cultural Resources Area of Potential Effects

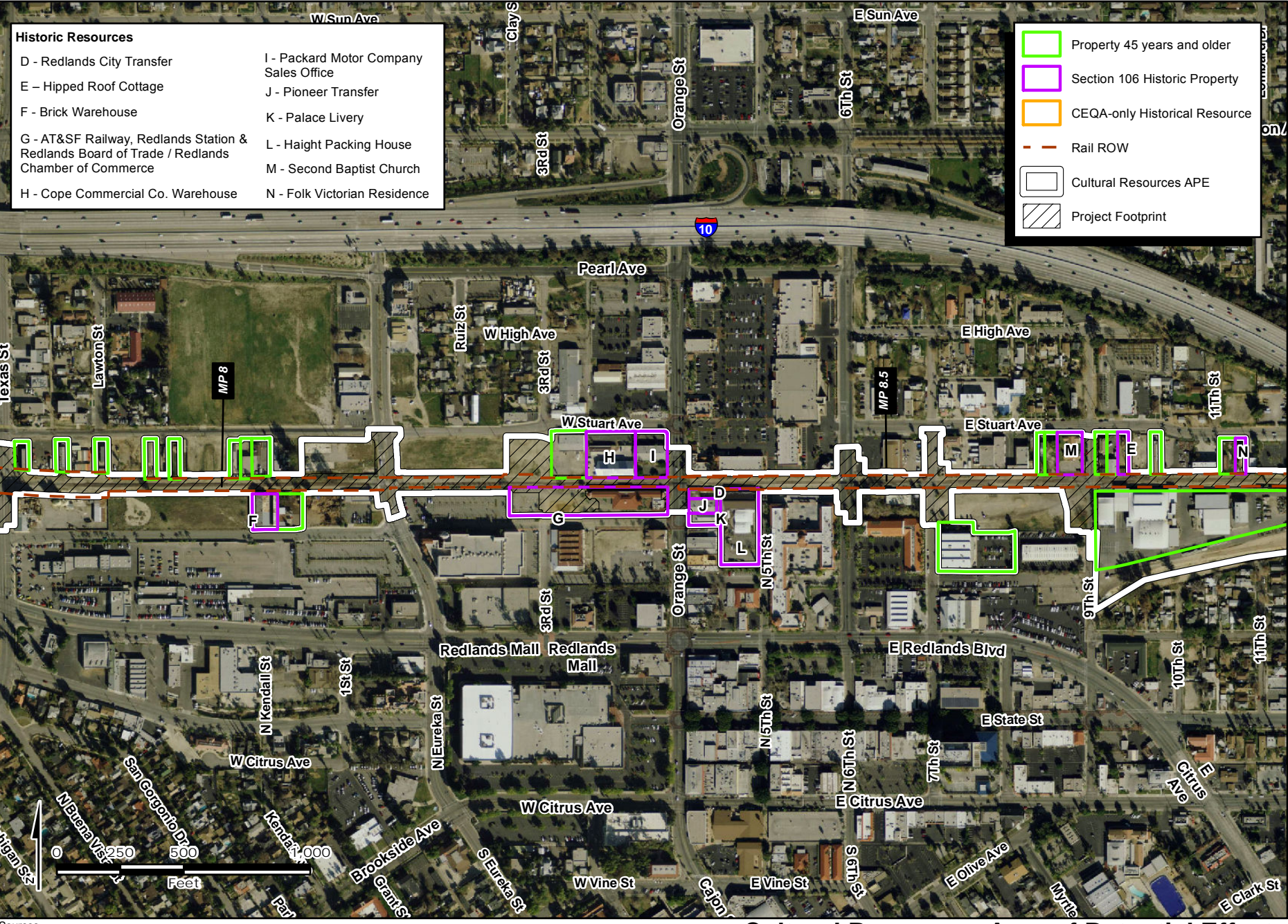
Figure 3-1 H







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**Historic Resources**

D - Redlands City Transfer	I - Packard Motor Company Sales Office
E - Hipped Roof Cottage	J - Pioneer Transfer
F - Brick Warehouse	K - Palace Livery
G - AT&SF Railway, Redlands Station & Redlands Board of Trade / Redlands Chamber of Commerce	L - Haight Packing House
H - Cope Commercial Co. Warehouse	M - Second Baptist Church
	N - Folk Victorian Residence

- Property 45 years and older
- Section 106 Historic Property
- CEQA-only Historical Resource
- Rail ROW
- Cultural Resources APE
- Project Footprint

Sources

**Cultural Resources Area of Potential Effects**

Figure 3-1 I



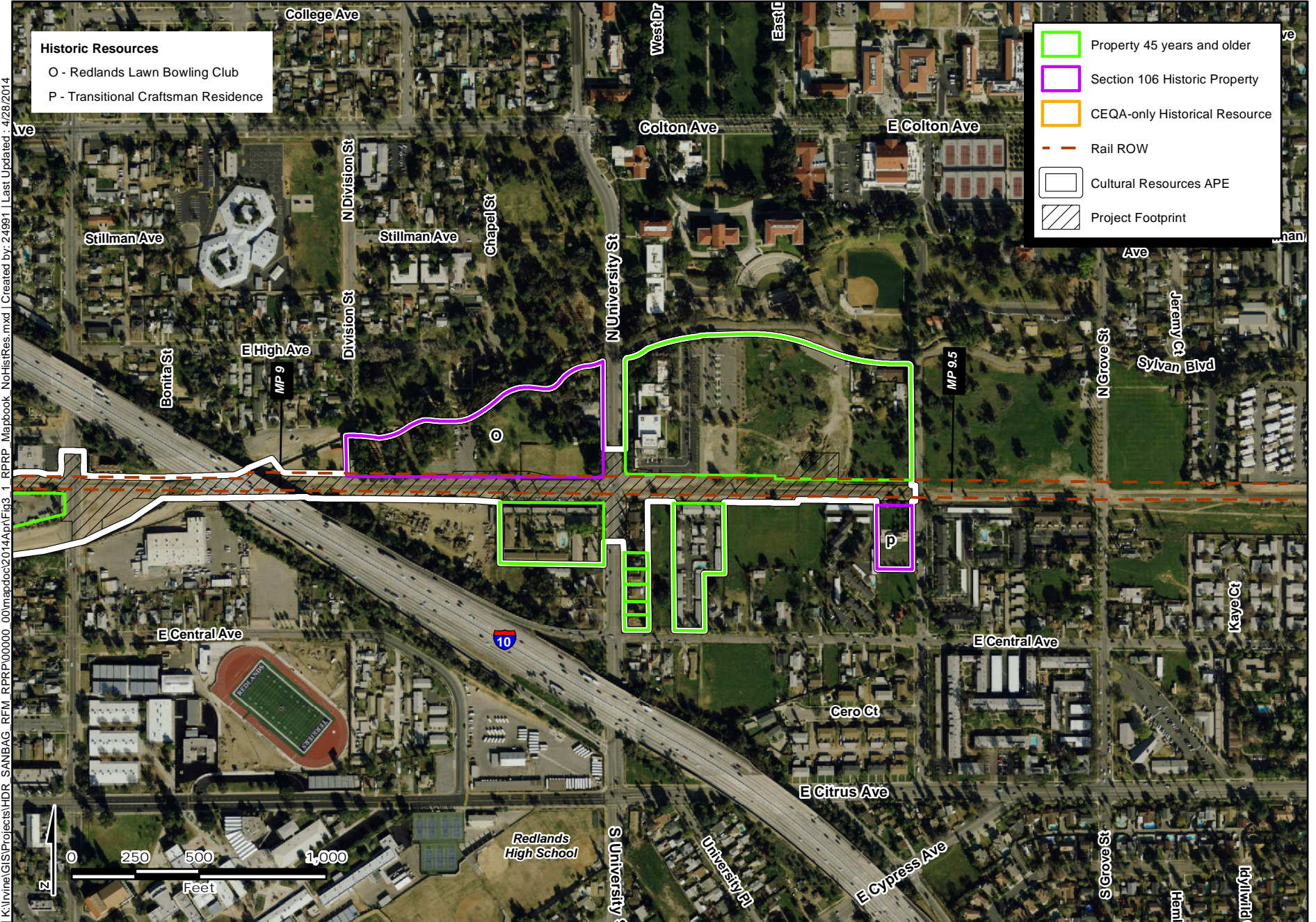


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**Historic Resources**

- O - Redlands Lawn Bowling Club
- P - Transitional Craftsman Residence

- Property 45 years and older
- Section 106 Historic Property
- CEQA-only Historical Resource
- Rail ROW
- Cultural Resources APE
- Project Footprint



Sources

**Cultural Resources Area of Potential Effects**

**Figure 3-1 J**





setting. Therefore, the following methodology was utilized to streamline the documentation of architectural resources within the APE:

- 1) Each property with a building over 45 years of age that retains sufficient integrity was documented on a California Department of Parks and Recreation (DPR) Primary Record (DPR 523A), a Building, Structure, and Object Record (BSO, DPR 523B), and if necessary, other DPR 523 forms.
- 2) Each property with a building over 45 years of age identified by a qualified architectural historian (36 CFR Part 61) as having lost substantial integrity of design, workmanship, materials, and feeling, was documented only on a Primary Record (DPR 523A) that describes the property, highlights its integrity issues, and summarizes why it lacks significance was completed. Building, Structure, and Object (BSO) forms were not prepared for these properties. In addition, a concluding statement summarizing this methodology was added to the description in each Primary Record similar to the following:

“This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).”

On November 29, 2012, FTA consulted with the SHPO on the use of this streamlined methodology for architectural resources. The SHPO concurred with this approach on January 14, 2013.

## 3.2 RECORDS SEARCH RESULTS

Two records searches have been completed for the RPRP. In 2010, ICF conducted a constraints analysis for the Redlands Corridor Alternatives Analysis (RCAA). Through that effort, ICF obtained records search data consisting of site records and previous studies from the SBAIC of the California Historical Resources Information System. A second updated records search was performed by ICF on June 25, 2012, at the SBAIC. No new resources or reports located within the RPRP APE had been filed with the information center since August 2010, the month in which the original RCAA records search had been completed. ICF also obtained information from the Park Once project provided by HDR Engineering, Inc.—an archaeological presence-absence testing report completed in a portion of the RPRP construction footprint (Mason 2012).

The purpose of conducting a records search is to identify known cultural resources (archaeological and historic) located either within the boundaries or in the vicinity of the APE. The results often consist of highly detailed information about cultural resources that can be utilized in resource evaluation and in the analysis of RPRP impacts. By using a 1-mile radius around the APE there is minimal chance that a previously identified cultural resource would be overlooked in the evaluation and analysis, particularly if revisions to the APE occur in the course of the RPRP.

The results of the records searches indicated that 146 cultural resources studies have been conducted within a 1-mile radius of the APE. Of these, 16 studies have covered some portion of the APE. A total of 126 cultural resource sites (archaeological sites, buildings, and structures) have been previously recorded in a 1-mile radius of the RPRP site. Of these recorded sites, 23 historic properties are listed on the National Register, one is a California Historical Landmark, and four are California Points of Historical Interest. Contributors to the Redlands Santa Fe Depot Historic District comprise a majority of the 23 National Register listed properties. Of the district contributors, 7 are located within the APE.

**National Register Listed Properties within a 1-Mile Radius**

Redlands Santa Fe Depot Historic District, Redlands (1S)

Primary Number: 36-017088

Atchison, Topeka, and Santa Fe Railway – Redlands Station, Redlands (1D)

Primary Number: 36-017106

Phinney Block / Joe Greensleeves, Redlands (1D)

Primary Number: 36-017096

Hamilton Block / Carlson Hardware, Redlands (1D)

Primary Number: 36-017098

Beacon Printery, Redlands (1D)

Primary Number: 36-017100

Redlands Board of Trade / Redlands Chamber of Commerce, Redlands (1D)

Primary Number: 36-017101

Worley Building, Redlands (1D)

Primary Number: 36-017102

Poundstone and Hamilton Building, Redlands (1D)

Primary Number: 36-017103

Palace Livery and Feed, Redlands (1D)

Primary Number: 36-017104

Pioneer Transfer, Redlands (1D)

Primary Number: 36-017105

Redlands City Transfer, Redlands (1D)

Primary Number: 36-017107

Packard Motor Sales Company Office, Redlands (1D)

Primary Number: 36-017109

Redlands Mutual Orange Company, Redlands (1D)

Primary Number: 36-016531

Cope Commercial Company Warehouse / Grigsby Brothers, Redlands (1D)

Primary Number: 36-017477

H. Jacobson's Warehouse, Redlands (1D)

Primary Number: 36-017045

Redlands Hall of Justice, Redlands (1D)

Primary Number: 36-017044

Haight Packing House / Mitten Display Sign, Redlands (1D)

Primary Number: 36-017046

Smiley Park Historic District, Redlands (1S)

Primary Number: 36-016503

U.S. Post Office – Redlands Main, Redlands (1S)

Primary Number: 36-016648



Redlands Central Railway Company Car Barn / Pacific Electric Railway, Redlands (1S)

Primary Number: 36-016761

A.K. Smiley Public Library, Redlands (1D)

Primary Number: 36-017483

Barton Villa / Barton House / Barton Ranch, Redlands (1S, 1D)

Primary Number: 36-017015, 36-017050, 36-017049

Mill Creek Zanja (CA-SBR-8092H)

Primary Number: 36-008092; National Register Property Number: NP-L-77-329

**California Historical Landmarks within a 1-Mile Radius**

Mill Creek Zanja (CA-SBR-8092H)

Primary Number: 36-008092; California Historical Landmark Number: 43

**California Points of Historical Interest within a 1-Mile Radius**

Atchison, Topeka, and Santa Fe Railway – Redlands Station, Redlands (Now a 1D status code)

Primary Number: 36-017106

Anson Van Leuven House, Redlands (7L)

Primary Number: 36-015503

Site of Gaucama Rancheria, Redlands (7L)

Site of San Bernardo Assistencia, Redlands (7L)

**National Register Listed Sites Located Within the RPRP APE**

Redlands Santa Fe Depot Historic District (36-017088)

This historic district was evaluated and listed on the National Register in 1991 (1S status code). It currently consists of 21 contributing properties, of which 8 are located within the APE and listed below. Its general boundaries are Eureka Street, Fifth Street, Stuart Avenue, and Redlands Boulevard. Dating from 1888 through 1946, the buildings visually document the district's economic and social history. Predominately commercial in nature, the district also includes industrial packing houses, other citrus industry related structures, and the railroad station. The district area evolved from the first "downtown" at Orange Street and Redlands Boulevard established in 1886.

Atchison, Topeka, and Santa Fe Railway – Redlands Station (36-017106)

This property was evaluated and listed on the National Register as a contributor to the Redlands Santa Fe Depot Historic District in 1991 (1D status code). According to the San Bernardino County Tax Assessor, this building is actually located within the boundary of APN 0169281390 with a 347 Orange Street address that includes the Redlands Station (independently listed with a 351 Orange Street address) and the Board of Trade / Chamber of Commerce Building (independently listed with a 337 Orange Street address). This neoclassical style building is the third railroad station erected in Redlands. It was designed by Bakewell and Brown and constructed by F. O. Engstrom in 1909. This station was one of dozens built by the railroad to display settlements along their newly acquired route. There has been no passenger service at the station since 1938, although the tracks have been used for freight service.

Redlands Board of Trade / Chamber of Commerce (36-017101)

This property was evaluated and listed on the National Register as a contributor to the Redlands Santa Fe Depot Historic District in 1991 (1D status code). According to the San Bernardino County Tax Assessor, this building is actually located within the boundary of APN 0169281390 with a 347 Orange Street

address that includes the Santa Fe Railway – Redlands Station (independently listed with a 351 Orange Street address) and the Board of Trade (independently listed with a 337 Orange Street address). Due to the high number of trains arriving daily at the Santa Fe Railway Station, the Redlands Board of Trade / Chamber of Commerce convinced the railroad to build a more impressive office for them, which was completed in 1910.

### Haight Packing House / Mitten Display Sign (36-017046)

This property was evaluated and listed on the National Register as a contributor to the Redlands Santa Fe Depot Historic District in 1991 (1D status code). Erected in 1890, the building was the first packing house constructed in Redlands. It was used by the Redlands Orange Growers' Association, one of the first collective marketing operations in southern California. In 1929, it became the Jones Cider & Vinegar Company factory. After 1938, Frank J. Mitten operated their display sign company out of the property.

### Palace Livery (36-017104)

This property was evaluated and listed on the National Register as a contributor to the Redlands Santa Fe Depot Historic District in 1991 (1D status code). Richard Stetson, pioneer stage and transfer company owner, constructed his first Redlands livery on this site in 1908, called the Palace Livery. Portions of the original building may be seen in the rear alley wall of the present building. A curved buggy entrance remains along with the concrete buggy bumpers on the lower entrance walls.

### Pioneer Transfer (36-017105)

This property was evaluated and listed on the National Register as a contributor to the Redlands Santa Fe Depot Historic District in 1991 (1D status code). Pioneer Transfer was erected in 1897 by Richard Stetson. The property was converted into a garage in 1923.

### Redlands City Transfer (36-017107)

This property was evaluated and listed on the National Register as a contributor to the Redlands Santa Fe Depot Historic District in 1991 (1D status code). It was erected in 1901. The building suffered substantial fire damage that destroyed its second story; therefore, it is now a one-story shell.

### Packard Motor Company Sales Office (36-017109)

This property was evaluated and listed on the National Register as a contributor to the Redlands Santa Fe Depot Historic District in 1991 (1D status code). The Packard Motor Company sales office was erected in 1923. Spoor and Yerxa were the distributors and owners of the business. By 1936, the building housed Frank W. Stutt Pontiac; in 1942 it was Garvey Motors. In 1985, the property was converted into Coast Federal Savings. It now operates as a retail commercial space.

### Cope Commercial Company Warehouse / Grigsby Brothers (36-017477)

This property was evaluated and listed on the National Register as a contributor to the Redlands Santa Fe Depot Historic District in 1991 (1D status code). Erected in 1889, the building was originally used for grain storage. Since then it has been used for storage, as a nursery, a fertilizer company, and several moving companies.

### 3.3 PUBLIC PARTICIPATION

In accordance with 36 CFR Part 800.4(a)(3), on April 4, 2012, letters were sent to consulting and interested parties who may have knowledge or concerns with historic properties in the area, and to request information regarding any historic buildings, districts, sites, objects, or archeological sites of significance within the APE. The letters were sent to the following recipients:

**California Historical Society**  
678 Mission Street  
San Francisco, CA 94105

**San Bernardino County Museum**  
2024 Orange Tree Lane  
Redlands, CA 92374

**City of San Bernardino Planning Department**  
385 North Arrowhead Avenue  
San Bernardino, CA 92415-0103

**San Bernardino History & Railroad Museum**  
1170 W. 3<sup>rd</sup> Street  
San Bernardino, CA 92408

**Orange Empire Railway Museum**  
2201 South A Street  
Perris, CA 92370

**San Bernardino Historical and Pioneer Society**  
796 N. D Street  
San Bernardino, CA 92401-1112

**Riverside Historical Society**  
P. O. Box 246  
Riverside, CA 92502

**San Bernardino Railroad Historical Society**  
PO Box 2878  
San Bernardino, CA 92406

**City of Redlands Planning Department**  
35 Cajon Street,  
Redlands, CA 92373

**Loma Linda Parks and Historical Society**  
P.O. Box 516,  
Loma Linda, CA 92354

**Redlands Area Historical Society**  
P.O. Box 1024, Redlands, CA  
92373-0301

**City of Loma Linda Planning Department**  
25541 Barton Road  
Loma Linda, CA 92354

**Redlands Historical Museum Association, Inc.**  
Post Office Box 470  
Redlands, CA 92373

On October 30, 2012, letters were sent to two additional organizations identified as having a potential interest in archaeological sites CA-SBR-5314H and CA-SBR-8092H. These organizations are listed below:

**Chinese Historical Society of Southern California**  
415 Bernard Street  
Los Angeles, CA 90012

**Redlands Conservancy**  
1615 West Redlands Boulevard  
Redlands, CA 92373



### 3.3.1 Responses Received

On May 25, 2010, at 11:04 a.m., an email was received (see Appendix C) from Glen Icanberry, director of the San Bernardino History and Railroad Museum. Mr. Icanberry wanted to provide a portion of his book manuscript on the Santa Fe’s Los Angeles Division and wanted to know if there would be interest in this material. On the same day, at 9:39 p.m., another email was received (see Appendix C) from Mr. Icanberry that included a portion of his book manuscript as well as some internet links and information regarding other sources that may aid in project research.

As of August 5, 2013, no other responses from the above-listed interested parties were received.

Additionally, email correspondence was initiated, primarily for historic context research purposes, with the following individuals and entities:

- Tabitha Kevari, Associate Planner, City of Redlands
- Robert D. Dalquest, Assistant Development Services Director, City of Redlands
- Cameron Brown, Facility Planning Services, Redlands Unified School District

FTA sent a letter to the SHPO on August 24, 2012, initiating Section 106 consultation. In a meeting held on October 17, 2012, FTA consulted with the SHPO to discuss the proposed project and to determine the Section 106 identification effort. The SHPO concurred with the streamlined methodology for architectural resources within the APE, described above, on January 14, 2013. On June 4, 2013, the SHPO approved the methodology to further identify potential archaeological resources within the APE. A draft of this technical report was provided to the SHPO on August 24, 2013. On October 9, 2013, the SHPO provided a letter to SANBAG with comments on the draft technical report. These comments—which are related to architectural resources, alternatives, and mitigation—were addressed in a revised draft of the technical report dated June 2014. On August 14, 2014, the SHPO concurred with the technical report’s findings regarding resource eligibility and its finding of no adverse effect to historic properties (see Appendix C).

### 3.4 NATIVE AMERICAN CONSULTATION

In 2010, ICF contacted the Native American Heritage Commission (NAHC) and requested a review of their sacred lands files. The NAHC responded on July 29, 2010, stating that a search of their sacred lands database did not yield any reported sacred lands or traditional cultural properties within the immediate APE. The NAHC provided a list of 11 Native American contacts.

Letters describing the APE and indicating the RPRP location were sent to the following Native American representatives on August 9, 2010:

**Anne Brierty**  
Policy/Cultural Resources Department  
San Manuel Band of Mission Indians

**Michael Contreras**  
Cultural Heritage Program Manager  
Morongo Band of Mission Indians

**Sam Dunlap**  
Chairperson  
Gabrielino/Tongva Nation

**Joseph Hamilton**  
Chairman  
Ramona Band of Cahuilla Mission Indians

**Paul Macarro**  
Cultural Coordinator  
Pechanga Band of Mission Indians

**Anthony Morales**  
Chairperson  
Gabrielino/Tongva San Gabriel Band of Mission Indians

**Joseph Ontiveros**  
Cultural Resources Department  
Soboba Band of Luiseno Indians

**Environmental Protection Agency**  
Luiseno Band of Pauma & Yuima Mission Indians

**James Ramos**  
Chairperson  
San Manuel Band of Mission Indians

**Ernest H. Siva**  
Tribal Elder  
Morongo Band of Mission Indians

**Goldie Walker**  
Serrano Nation of Indians

As of April 30, 2014, no responses had been received from the above-listed Native American entities.

On July 11, 2012, ICF requested an updated Sacred Lands File search from the NAHC, and an updated list of potentially interested Native American contacts. Again, a search of their sacred lands database did not yield any sacred lands or traditional cultural properties within the APE. The NAHC provided an updated list of nine Native American contacts. Paul Macarro, James Ramos, and the Pauma & Yuma Luiseno Indians EPA office are no longer listed as Native American contacts. On October 17, 2012, FTA sent an updated project letter to the remaining eight representatives listed above, and the following additional individual, that comprise the current NAHC list of nine potentially interested Native American representatives:

**Carla Rodriguez**  
Chairwoman  
San Manuel Band of Mission Indians

- As of April 30, 2014, no responses have been received from the above-listed Native American representatives.

### **3.5 ARCHITECTURAL FIELD SURVEYS**

Utilizing the February 8, 2012, APE map, an architectural field survey of potential historic resources was conducted by ICF architectural historians Peter Moruzzi and Andrew Bursan on March 29, 2012. Moruzzi and Bursan meet the Secretary of the Interior's professional qualifications, under 36 CFR Part 61, as architectural historians. Another architectural field survey was conducted by Moruzzi and Bursan on April 3, 2012. A final field survey focused on the California/I-10 Grove was conducted by Peter Moruzzi in July of 2012. These field surveys evaluated architectural resources within the historic context presented in this technical memorandum.

### **3.6 ARCHAEOLOGICAL FIELD SURVEYS**

In addition to the archaeological field survey conducted in 2010, ICF archaeologists Karen Crawford and Karolina Chmiel conducted a targeted field survey on June 28, 2012, to confirm the number of archaeological resources in the APE potentially affected by the RPRP. The field visit consisted of spot-

checking locations of previously recorded cultural resources within the APE. The field visit resulted in confirming that five previously recorded archaeological resources occur within the current RPRP APE.

No new archaeological resources were identified during field surveys of the RPRP APE conducted in 2010 and 2012. Three resources originally included as archaeological resources in the 2010 study are no longer included in the current study area. The Old Kite Route (P-36-006847), formerly the old ATSF railway, and the ATSF railroad bridge over the SAR (CA-SBR-6103H) are architectural resources and are presented in the architectural resources portions of this study. The resource originally described as the Riverside Warm Creek Canal (CA-SBR-7169H) in the 2010 study is actually the Gage Canal (CA-SBR-7168H) described below. The Tenney and Camp Carleton Ditch included in the 2010 study was originally described in an early 20<sup>th</sup> century history and was issued a provisional number by the SBAIC pending archaeological recordation; since that time, the ditch has been obliterated by modern development and no longer exists.

A total of five archaeological resources occur in the current APE. These sites consist of: the Gage Canal (CA-SBR-7168H), the Elephant Orchards Packing House site (CA-SBR-11856H), the Redway House site (CA-SBR-5313H), a portion of the Redlands Chinatown site (CA-SBR-5314H), and a segment of the Mill Creek Zanja (CA-SBR-8092H).

### **3.6.1 Gage Canal (CA-SBR-7168H)**

In 1886, Matthew Gage began construction of the Gage Canal. When completed, the canal was eventually extended to a total length of 20 miles. Generally, the canal traverses San Bernardino County from northeast to southwest, passing through San Bernardino and Loma Linda. The area served by the Gage Canal in 1888 consisted of 1,106 hectares of orange groves, vineyards, alfalfa and summer crops, and town and residential lots (Scott 1976).

The canal was originally recorded in 1992 (Wlodarski 1992), and portions of the canal have been recorded numerous times up to the present (Way 2003; Chasteen 2008). The portion of the Gage Canal that crosses the RPRP APE is the result of a refurbishment and upgrading of the canal in the mid-20<sup>th</sup> century. At this location, the water is conveyed through a subterranean pipe. The surrounding canal structure was filled in with soil, and none of the original canal structure appears to be extant in the RPRP APE and surrounding vicinity. The original canal has been modified to the extent that there is little or no archaeological value to the resource. The Gage Canal has been previously evaluated for historic significance and was determined ineligible for listing in the National Register.

### **3.6.2 Elephant Orchards Packing House Site (CA-SBR-11856H)**

The remains of the Elephant Orchards Packing House site are located on the southwest corner of Eureka Street and West Stuart Avenue in Redlands. The packing house was owned by brothers Laurence and Frank Moore and operated from the 1910s to the 1930s. One of more than two dozen citrus packing houses in the downtown Redlands area, the packing house had been removed by the time the property was acquired by new owners in 1937 (Eddy 2004). The site was recorded and evaluated by CRM Tech and was determined ineligible for listing in the National Register (Eddy 2004; Tang et. al 2005).

### **3.6.3 Redway House Site (CA-SBR-5313H)**

This is the site of the former George Redway House, situated between Sylvan Boulevard and the ATSF ROW in Redlands. The structure was located on the south bank of the Mill Creek Zanja and directly north of the railroad. It is documented in a photograph in a local history publication, *On the Banks of the Zanja: The Story of Redlands* (Hinckley 1951). Although it is believed the house was constructed around



the turn of the 20<sup>th</sup> century, historic accounts and city directories do not provide information on ownership.

George Redway appears to have been from the eastern United States, a journalist by trade, and a soldier for Ohio in the Civil War. Evidence of his presence in Redlands and southern California is sparse and found primarily in newspaper mentions and census records. The *Sacramento Daily Union* (Volume 90, No. 127, 16 January 1896) notes that Redway and six others formed the Pasadena News Company with \$10,000 in capital stock in 1896. However, Redway may have left Redlands soon after that. The *Sacramento Daily Union* (Vol. 61, No. 21, 18 March 1889) noted the following:

Southern California papers mention the name of Captain George Redway, of Redlands, as a probable appointment to a good position in the Treasury Department at Washington under the new Administration. Captain Redway is an old and successful journalist of the East and served with great bravery in the One Hundred and Third Regiment, Ohio Volunteers, during the war. General Harrison's administration gives evidence of intending to justly remember the old soldier element which occupied the tented field with him when good men and true were needed.

Historic aerials indicate the house was demolished between 1968 and 1980 (HistoricAerials.com 1938, 1959, 1968, 1980, 2005). The site was first recorded by Lerch (1985a), who identified a linear rock and mortar feature, which may have delineated a walkway, and historic-period ceramic, glass, and brick fragments on the ground surface. The site was revisited and recorded in 2012 and appeared to be in the same condition as that described in 1985. Although no foundation is evident on the ground surface, it was noted that a depression exists where the house may have been located.

In 2013, ICF conducted archaeological presence-absence testing in the portion of the Redway House site within the RPRP APE. Testing results are presented below in Section 3.7.

### **3.6.4 Redlands Chinatown Site (CA-SBR-5314H)**

Redlands Chinatown was located on both sides of Oriental Avenue from Orange Street to Eureka Street in Redlands. However, the archaeological site boundary for the site as originally recorded (Lerch 1985b) and delineated at SBAIC comprises a much larger area, generally extending east to west from Eureka Street to Orange Street, and north to south from West Stuart Avenue to Redlands Boulevard (see Figure 3-1, sheet I); the precise extent of the Redlands Chinatown site is currently unknown. An ATSF survey map from 1907 depicts "frame dwellings and Mexican shanties" east of Eureka Street between West Stuart Avenue and the rail line, and Chinese quarters, laundries, washhouses, and a garden south of the rail line and east of Eureka Street. Later Sanborn Fire Insurance maps dating between 1900 and 1928 depict, at varying times, a dwelling and outbuilding, and a hay warehouse between the rail line and West Stuart Avenue, just west of Central Street (E. 3<sup>rd</sup> Street) (Sanborn Map Company 1906).

Excavated portions of the site located adjacent to the south of the RPRP ROW along Oriental Avenue date back to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and consist of subsurface remains from Chinese laundry facilities that include dump areas, laundry machinery equipment, and glass, ceramic, and brick fragments (Padon and Swope 1997). An extended Phase I subsurface archaeological investigation was carried out in 2013 to determine if intact archaeological deposits were extant in the vicinity of the dwelling and outbuilding south of West Stuart Avenue. No intact archaeological deposits were detected as a result of this study; however, testing extended only 80 centimeters below ground surface.

In 2012, ICF resurveyed all exposed ground surfaces in portions of the site within the RPRP APE. The resurveyed area appeared to be in the same condition as that described in 1985. Although no foundations are evident on the ground surface, numerous potentially historic-period artifact fragments were observed on the ground surface, including fragments of glass, metal, and ceramics.

In 2013, ICF conducted archaeological presence-absence testing in the portion of the Redlands Chinatown site within the RPRP APE. Testing results are presented below in Section 3.7.

### **3.6.5 Mill Creek Zanja (CA-SBR-8092H)**

The Mill Creek Zanja is an early-19<sup>th</sup>-century irrigation ditch that originally conveyed water from Mentone, through present-day Redlands, to the original site of the Asistencia de Mission San Gabriel, west of Redlands. Situated west of the southern University of Redlands campus and Sylvan Park, the portion of the Mill Creek Zanja within the project APE extends from just west of Division Street to the southwest and terminates west of the concrete channel at 9<sup>th</sup> Street.

The Mill Creek Zanja is the oldest civil engineering project in southern California, completed in 1820 at the direction by the fathers from Mission San Gabriel with the labor of the Native Americans from the Village of Guachama. A segment of the Mill Creek Zanja to the northeast of the RPRP APE is listed on the National Register and is California Historical Landmark No. 43. This portion of Mill Creek Zanja is located just north of a residence at 3057 Mill Creek Road, Mentone, California, and extends west to the intersection of Division Street and Sylvan Boulevard in Redlands.

The portion of the Mill Creek Zanja west of Division Street and within the RPRP APE was recorded by ICF in 2012 and is evaluated for historical significance in Section 3.8.

## **3.7 TESTING AND EVALUATION OF THE REDWAY HOUSE SITE AND THE REDLANDS CHINATOWN SITE**

In June and July, 2013, ICF conducted archaeological presence-absence testing at the Redway House site and the Redlands Chinatown site. The testing plan and the testing report describing the field effort and results are found in the following documents:

- Redlands Passenger Rail Project Archaeological Testing and Evaluation Plan: Redway House and Redlands Chinatown, Cities of San Bernardino, Loma Linda, Redlands, San Bernardino County, California. Prepared for: Federal Transit Administration, San Francisco, and San Bernardino Associated Governments (ICF International 2013a).
- Redlands Passenger Rail Project Cultural Resources Technical Memorandum Confidential Appendix: Presence-Absence Testing Report, Redway House (CA-SBR-5313H) and Redlands Chinatown (CA-SBR-5314H), Cities of San Bernardino, Loma Linda, Redlands, San Bernardino County, California. Prepared for: Federal Transit Administration, San Francisco, and San Bernardino Associated Governments (ICF International 2013b).

### **3.7.1 Presence-Absence Testing and Evaluation of the Redway House Site in the RPRP ROW**

Only the extreme southernmost portion of the Redway House site, as previously recorded, is within the SANBAG ROW (and APE). Based on archival research, previous site recordation, and ICF's 2010 and 2012 surveys, the portion of the site subjected to presence-absence testing appears to be behind the location of the original Redway house. It was anticipated that testing units in the APE might reveal the remnants of privies, refuse deposits, or cellars that may have been located behind the house and north of the railroad. Six test units were excavated at this portion of the site. The testing units indicate that the entire area within the APE has been modified by the importation of angular rock fill; some is likely ballast remaining from the former rail line, but it appears that this material was possibly used as a roadbed or stabilization for service access.

Limited cultural material was observed in only two of the six testing units excavated at this site, including a small electrical insulator fragment, two non-diagnostic clear glass fragments, and a metal nut likely associated with the former railroad track. The lack of subsurface archaeological deposits does not provide sufficient information to answer the research questions developed for this testing program. Based on archaeological presence-absence testing in the portions of the Redway House site within the APE, no subsurface archaeological deposits were found; thus, the Redway House site was not detected within the APE. However, portions of the Redway House site outside of the project APE are assumed to be eligible for the National Register and California Register.

### **3.7.2 Presence-Absence Testing and Evaluation of the Redlands Chinatown Site in the RPRP ROW**

Fourteen test units were excavated across the site in the SANBAG ROW (APE). The Shovel Test Units (STUs) indicate that the entire area within the SANBAG ROW has been significantly modified by the importation of angular rock fill; most is likely ballast remaining from the former rail line; however, it appears that, in some locations, the material may have been used as stabilization for a service road. A significant amount of modern refuse, particularly railroad-related metal and glass beverage bottle fragments, was observed on the ground surface and in the test units at this site. The SANBAG ROW is regularly used as a throughway by pedestrians and individuals on bicycles, and it was observed during fieldwork that some individuals may camp overnight or loiter in the ROW for long periods of time. It is assumed that, over time, refuse deposited by individuals using this area has accumulated and become mixed with historic period artifacts.

The historic period cultural material observed in the 14 excavated testing units consists of extremely sparse glass fragments mixed with modern materials, and largely non-diagnostic. It lacks association with other cultural materials and physical context because they are not part of an intact cultural feature or deposit. They have no known associations with persons or events important to the history of the Chinese or other ethnic communities in Redlands, to the city of Redlands, San Bernardino County, the State of California, or the nation. Hence, they do not appear to be eligible for listing on the National Register under Criterion A or Criterion B. The cultural material does not have high artistic value and does not embody distinctive characteristics of a type, period, or method of construction. Hence, they do not appear to be eligible for listing on the National Register under Criterion C.

The cultural materials observed in the project APE are not significant under Criterion D of the National Register as a source, or likely source, of important historical information, nor do they appear likely to yield important information about historic lifeways, materials, or technologies. In fact, given the long term use of the rail corridor as an unauthorized pedestrian throughway, it is likely the majority of the sparse historic period glass fragments are associated with this activity. No evidence of Redlands Chinatown was detected. However, portions of the site outside of the APE are assumed to be eligible for the National Register and California Register.

## **3.8 EVALUATION OF THE MILL CREEK ZANJA SEGMENT IN RPRP ROW**

The Mill Creek Zanja is an early-19<sup>th</sup>-century irrigation ditch that originally conveyed water from Mill Creek Canyon west through present-day Redlands to the original site of the Asistencia (or Estancia) de Mission San Gabriel, located on Barton Road west of Redlands. It should be noted that a flood control channel misidentified as the “Mission Zanja” (also called “Mission Creek Zanja”) in recent topographic maps is located within the project APE between California Street and the SAR to the west. To the east of California Street, this channel is aligned north of Citrus Avenue. To the west of California Street, this channel is situated north of Redlands Boulevard. The first map to misidentify this flood control channel



as the “Mission Zanja” appears to be the USGS’s 7.5- minute Redlands quad map produced from 1966 aerial photographs and field checked in 1967, the year of its publication. Earlier topographic maps do not engage in such misidentification. The 15-minute Redlands quad map published in 1901 and produced from surveys conducted in 1898–1899 shows clearly that, west of downtown Redlands, the Zanja was aligned well south of today’s Redland’s Boulevard and Citrus Avenue. Indeed, the essential function of the Zanja was to deliver water to the Mission Assistencia located to the south, on today’s Barton Road just east of Nevada Street. As Lerch and Weil explained in 1985, from Texas Street to the west, the original Zanja alignment “continued southwestward and then westward, roughly paralleling Brookside Avenue, Barton Road, and Mission Road to its terminus near Mountain View Avenue.” By 1985, the original Zanja west of Texas Street had “been abandoned for many years” and was “not generally visible in the field except in a few locations” (Lerch and Weil 1985:33; USGS 1901, 1954, 1967).

Situated west of the southern University of Redlands campus, the portion of the Mill Creek Zanja within the project APE extends from the west side of Division Street to the southwest and terminates west of the concrete-lined channel at 9<sup>th</sup> Street. This portion of the Mill Creek Zanja is bordered on each side by vacant lots, clusters of residences, and the paved parking lots of several commercial and industrial buildings. Photographs mentioned in the description below are found in the DPR 523 forms prepared for the resource, which are included in Appendix A.

The portion of the Mill Creek Zanja within the APE consists mainly of an earthen ditch strewn with large stones emplaced for erosion control and clusters of weed growth. It is approximately 6–12 feet wide at the bottom. Its predominantly inclined sides rise approximately 4–10 feet high from the bottom. The ditch is approximately 25–50 feet wide at the tops of the inclines. From just west of Division Street approximately 400 feet west to I-10, the Mill Creek Zanja consists of an earthen ditch with inclined sides. Most of the bottom is covered in rock and weeds (Appendix A, Primary Record 36-017301, Photographs 1 and 2). To the west, the Mill Creek Zanja continues underneath the elevated I-10 and curves to the south for a short distance at the southwest side of the freeway (Appendix A, Primary Record 36-017301, Photograph 4). During the current survey, there was evidence of a homeless encampment in the Mill Creek Zanja underneath I-10. Other refuse and debris is spread throughout the portion of the Mill Creek Zanja in the project APE. Also of note under the I-10 are clusters of trees and shrubs at the Mill Creek Zanja’s bed and inclines. Immediately west of I-10, a wood and steel railroad bridge crosses the Mill Creek Zanja. On the north side of the bridge, the ditch has a notably dense concentration of riprap at the inclines (Appendix A, Primary Record 36-017301, Photograph 5).

Along the course of the channel south of the railroad bridge, the inclines are earthen without major riprap concentrations, and the ditch widens somewhat for a distance of approximately 70 feet. At the south end of this widened area is a concrete drainage outfall consisting of a vertical rectangular slab and a round drain at the southeast incline. At this drain the Mill Creek Zanja veers to the southwest and narrows. This narrow segment extends approximately 150 feet and steepens on the northwest side. The southeast side features a deteriorating fieldstone retaining wall measuring approximately 80 feet long and 6 feet high (Appendix A, Primary Record 36-017301, Photograph 6).

To the southwest, the Mill Creek Zanja again widens and resembles the segment east of I-10, in terms of dimension and surface material, for approximately 170 feet, where a culvert provides for passage underneath Church Street (Appendix A, Primary Record 36-017301, Photograph 7). During the survey, there was evidence of a homeless encampment in the Mill Creek Zanja underneath the Church Street overpass. East of the culvert a metal pipe projects outward from near the top of the south incline. Fieldstone and mortar wing walls extend from both the east and west culvert openings on both sides of the Mill Creek Zanja. The south culvert wing wall at the west opening is much longer than the others, stretching nearly 30 feet.

West of Church Street, the ditch again resembles the segment in the APE east of I-10, though the top of the ditch is wider and the inclines do not rise as high in some places. Prominent because of the lack of trees lining the Mill Creek Zanja throughout most of the project APE, a single pepper tree rises from atop the south incline approximately 200 feet east of 9<sup>th</sup> Street (Appendix A, Primary Record 36-017301, Photograph 8). The west end of the APE portion of the Mill Creek Zanja is located immediately east of a concrete channel with partially inclined and partially vertical sides that extend approximately 60 feet east of 9<sup>th</sup> Street (Appendix A, Primary Record 36-017301, Photograph 9).

### **3.8.1 Historic Background**

Zanja is Spanish for “ditch.” Known locally simply as the Zanja, the Mill Creek Zanja was created as part of the development of the Mission San Gabriel Asistencia (or Estancia) in present-day San Bernardino County. Mission leaders sent Pedro Alvarez to establish the asistencia, and he began construction of a chapel and the Zanja in 1819. The Zanja’s purpose was to conduct water from Mill Creek to the mission asistencia site. Native Guachama peoples performed the labor of digging the ditch and building a diversion dam under Alvarez’s supervision. Legend has it that the Guachama workers used cattle shoulder blades as digging tools. Dams were constructed at storm wash crossings, and the earthen ditch followed the contours of existing drainages wherever possible. The Zanja began providing water for the mission facilities and for irrigation in 1820 (Scott 1976: 94; Zanja National Register Nomination Form 1976: 8-2).

After the secularization of the mission system in the 1830s, members of the Lugo family settled at the asistencia site under the direction of José del Carmen Lugo, who received the land grant for the San Bernardino Rancho in 1842. Lugo raised cattle and used Zanja water to irrigate small portions of his lands. In the 1850s, after California became part of the United States, Mormon newcomers settled on portions of the rancho and used the Zanja to irrigate crops.

Over the decades, as more and more Americans settled in the region, disputes over rights to Zanja water generated an unprecedented number of lawsuits for an irrigation system. In 1878, the California Supreme Court ruled that the Zanja was not a natural channel and thereby rejected claims to riparian rights. During the late 19<sup>th</sup> century, the Crafton Water Company undertook improvements that included construction of a reservoir, and A. A. Osburn installed a water wheel to generate electricity from Zanja flows. Into the 20<sup>th</sup> century, the Zanja was subject to new water rights purchases and draws, continued hydroelectric development, and nearby well drilling. By the 1960s, Zanja water was controlled mainly by the City of Redlands, which took shape around a major portion of the ditch, and the Crafton Water Company (Scott 1976: 95–102).

The Mill Creek Zanja is California Historical Landmark No. 43. In 1977, a 5.5-mile segment of the Zanja extending from Division Street in Redlands, east to a point in the city of Mentone, was listed on the National Register under Criterion A for its significance in the development of San Bernardino County, and under Criterion C for its engineering significance (National Register of Historic Places 2012). The portion of the Zanja listed on the National Register is automatically considered eligible for the California Register. Today the portion of the Mill Creek Zanja within the project APE, which is not included in the National Register-listed segment of the Zanja, functions as a flood control channel.

### **3.8.2 National Register Evaluation**

The segment of the Mill Creek Zanja from the west side of Division Street west to 9<sup>th</sup> Street (the portion within the project APE that has occasioned this evaluation) does not appear to be eligible for listing in the National Register due to its loss of historic integrity. The 1976 National Register Nomination Form for the Mill Creek Zanja to the east of the APE does not clearly list its character-defining features.

However, the form does speak to physical qualities surviving from the 1819–1920 period of significance that have continued to confer historical significance on the listed portion of the Mill Creek Zanja and that reflect its importance to the local community.

The significance statement in the 1976 Nomination Form for the National Register–listed Mill Creek Zanja segment states that after the Spanish and Mexican periods—the periods of the Zanja’s development and early use—land around the ditch understandably attracted American newcomers looking for settlement sites. Although the Zanja continued to convey water in the 1970s, by then the functions of different segments had been shaped according to the needs of local development. Mill Creek water continued to flow west through the easterly 2-mile Mentone segment, but almost of all of this water was diverted to Crafton Reservoir, well east of the RPRP APE. Zanja water flow farther west consisted mainly of storm water drainage and irrigation runoff from nearby citrus farms. Unfortunately, the 1976 Nomination Form did not provide an explicit assessment of the nominated Zanja segment’s integrity of design, materials, workmanship, or association. Instead, it focused almost entirely on issues related to integrity of feeling and setting. According to the Nomination Form, during and after the period of significance, the Zanja “had all the charm and appeal of a beautiful stream, for it was bordered by trees and wild grape vine, and the trees gave a welcome shade in a dry land. The picturesque charm of the Zanja’s flowing water has been a unique asset to the beauty and distinctive atmosphere of Redlands, Crafton and Mentone.” (Zanja National Register Nomination Form 1976: 8-1.) In addition to arguing that the now-listed portion of the Zanja had “high potential for recreational and educational uses,” the 1976 Nomination Form also emphasized that Mentone residents along the Zanja took “pride in keeping it beautiful,” that the Zanja was “well cared for through Sylvan Park by the Redlands park department,” and that it was “kept clear of litter through the University of Redlands campus.” (Zanja National Register Nomination Form 1976: 7-1.) Figure 3-2 presents a view of the National Register–listed Mill Creek Zanja segment facing east of Division Street.





Figure 3-2. View of the National Register-listed Mill Creek Zanja Segment, Facing East from Division Street. (Source: Google Earth 2013)

The Mill Creek Zanja segment in the project APE west of Division Street does not resemble the Mill Creek Zanja segment to the east described in the 1976 Nomination Form. Indeed, it appears to have been excluded from the 1976 nomination because of this lack of resemblance.

Although historic aerial photographs indicate that the Mill Creek Zanja segment in the APE continues to follow the same general course that it did as far back as 1938, the same aerials show that over the course of the 20<sup>th</sup> century, the segment has lost the dense concentrations of trees that formerly stood on both sides of it, dramatically altering the immediate setting and feeling over time (Historicaerials.com 1938, 1959, 1968, 1980, 2005). The introduction of numerous modern features since 1920—including the elevated I-10 freeway, storm water drainage pipes at the inclines, urban street crossings, riprap deposits, retaining walls and culvert wing walls that do not appear to date to before 1920, and the concrete-lined channel at the west end of the APE segment at 9<sup>th</sup> Street—also diminish the overall integrity of setting and feeling (Figure 3-3).



Figure 3-3. Mill Creek Zanja West of Division Street, View West.

Additionally, the Mill Creek Zanja west of Division Street has not received the kind of landscape-sensitive maintenance and community care that segments east of Division Street have. Instead, the APE portion of the Mill Creek Zanja suffers from the kind of litter and dumping typical of drainage ditches in urbanized areas across southern California (Figure 3-4).





Figure 3-4. Mill Creek Zanja West of Interstate 10, View North.

The portion of the Mill Creek Zanja in the APE does not perform the same functions that it originally did, and it appears to have undergone physical alterations associated with adaptation to new use. Although the portion of the Mill Creek Zanja segment within the APE continues to convey water, its primary function is flood control rather than conveyance for irrigation. Water does not flow through it with consistency. This has diminished its integrity of association. The introduction of riprap, retaining and culvert wing walls, and concrete channel and drainpipe features has also diminished its integrity of design, materials, and workmanship.

The Mill Creek Zanja is historically important as an early California engineering feature and an aesthetically appealing irrigation ditch that influenced settlement patterns and played a noteworthy role in the development of Redlands and Mentone. However, the portion of the Mill Creek Zanja within the APE does not appear to retain integrity sufficient to convey its historical significance. It does not, therefore, appear to be eligible for listing on the National Register.





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## 4.0 RESULTS

As stated previously in Section 3.2, two records searches, multiple field surveys, and archaeological presence-absence testing have been completed for the RPRP. The following section is based on resource eligibility findings presented in this technical memorandum prepared for the proposed project. The SHPO concurred with these eligibility findings on August 14, 2014 (see Appendix C).

### 4.1 ARCHITECTURAL RESOURCES

The architectural resources properties listed in Table 4-1 are located within the APE and are deemed potentially eligible for listing in the National Register based on the results of the current survey.

**Table 4-1. Architectural Resources in the APE Currently Listed on the National Register**<sup>3</sup>

Name	Address/Location	National Register Criteria	Status
Redlands Santa Fe Depot Historic District (Contributors listed below in remainder of this table)	Redlands, CA	Criteria A and C	1S. Redlands Santa Fe Depot National Register Historic District
Haight Packing House	345 North Fifth Street, Redlands, CA	Criteria A and C	1D. Listed as part of the Redlands Santa Fe Depot National Register Historic District
Redlands Board of Trade / Redlands Chamber of Commerce	337 Orange Street, Redlands, CA	Criteria A and C	1D. Listed as part of the Redlands Santa Fe Depot National Register Historic District
Palace Livery	346 Orange Street, Redlands, CA	Criteria A and C	1D. Listed as part of the Redlands Santa Fe Depot National Register Historic District
Pioneer Transfer	348 Orange Street, Redlands, CA	Criteria A and C	1D. Listed as part of the Redlands Santa Fe Depot National Register Historic District
Atchison, Topeka, and Santa Fe Railway – Redlands Station	351 Orange Street, Redlands, CA	Criteria A and C	1D. Listed as part of the Redlands Santa Fe Depot National Register Historic District
Packard Motor Company Sales Office	409 Orange Street, Redlands, CA	Criteria A and C	1D. Listed as part of the Redlands Santa Fe Depot National Register Historic District
Redlands City Transfer	360 Orange Street, Redlands, CA	Criteria A and C	1D. Listed as part of the Redlands Santa Fe Depot National Register Historic District

<sup>3</sup> Status codes based on California Department of Parks and Recreation, Office of Historic Preservation. 2004. User's Guide to the California Historical Resources Status Codes & Historic Resources Inventory Directory. Technical Assistance Bulletin No. 8. Sacramento, California.

Name	Address/Location	National Register Criteria	Status
Cope Commercial Company Warehouse (Grigsby Brothers)	21 West Stuart Avenue, Redlands, CA	Criteria A and C	1D. Listed as part of the Redlands Santa Fe Depot National Register Historic District

Note:

National Register boundaries are historical parcel boundaries unless otherwise indicated.

The architectural properties listed in Table 4-2 are located within the APE and are deemed potentially eligible for listing in the National Register based on the results of the current survey.

**Table 4-2. Architectural/Landscape Properties in the APE Deemed Eligible for Listing on the National Register <sup>4</sup>**

Name	Address/Location	National Register Criteria	Status
Victoria Elementary School	1505 Richardson Street, San Bernardino, CA	Criterion C	3S. Deemed potentially eligible for the National Register based on the current survey
Single family residence	337 North Cook Street, Redlands, CA	Criterion C	3S. Deemed potentially eligible for the National Register based on the current survey
Single family residence	620 New York Street, Redlands, CA	Criterion C	3S. Deemed potentially eligible for the National Register based on the current survey
Brick warehouse	440 Oriental Avenue, Redlands, CA	Criterion C	3S. Deemed potentially eligible for the National Register based on the current survey
Van Dorin Motor Company	1267 West Redlands Boulevard, Redlands, CA	Criterion C	3S. Deemed potentially eligible for the National Register based on the current survey
Second Baptist Church	420 East Stuart Avenue, Redlands, CA	Criterion, A	3S. Deemed potentially eligible for the National Register based on the current survey
Single family residence	510 East Stuart Avenue, Redlands, CA	Criterion C	3S. Deemed potentially eligible for the National Register based on the current survey
Single family residence	610 East Stuart Avenue, Redlands, CA	Criterion C	3S. Deemed potentially eligible for the National Register based on the current survey
Sylvan Park Redlands Lawn Bowling Club	411 North University Street, Redlands, CA	Criterion A	3S. Deemed potentially eligible for the National Register based on the current survey

<sup>4</sup> Status codes based on California Department of Parks and Recreation, Office of Historic Preservation. 2004. User's Guide to the California Historical Resources Status Codes & Historic Resources Inventory Directory. Technical Assistance Bulletin No. 8. Sacramento, California



There are 143 properties containing buildings older than 45 years of age within the APE that have been evaluated as ineligible for National Register listing (Appendix B). Construction dates range from 1890 to 1967. These properties were found ineligible because they did not meet any of the criteria necessary for listing in the National Register. Criterion A relates to properties associated with events that have made a significant contribution to the broad patterns of history. Criterion B relates to properties associated with the lives of persons significant in the past. Criterion C is for merit in design/construction; properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values. In addition, eligible properties must possess integrity, which is the ability of a property to convey its significance. Many of the ineligible properties in the APE lacked integrity due to incompatible alterations that negatively affected key character-defining architectural features. All of the ineligible properties within the APE were documented on Department of Parks and Recreation Historical Resources Inventory Forms (series DPR 523) (Appendix A).

## 4.2 ARCHAEOLOGICAL RESOURCES

A total of five archaeological resources occur in the current APE. These sites consist of: the Gage Canal (CA-SBR-7168H), the Elephant Orchards Packing House site (CA-SBR-11856H), a portion of the Redway House site (CA-SBR-5313H), a segment of the Mill Creek Zanja (CA-SBR-8092H), and a portion of the Redlands Chinatown site (CA-SBR-5314H). CA-SBR-7168H and CA-SBR-11856H were previously determined not eligible for listing in the National Register. ICF conducted presence-absence testing at the Redway House site and the Redlands Chinatown site within the APE. Based on this testing effort, no subsurface archaeological deposits were found; therefore, the Redway House site and the Redlands Chinatown site were not detected within the APE. Portions of these sites outside of SANBAG’s ROW are assumed to be eligible for the National Register and California Register. ICF evaluated the segment of the Mill Creek Zanja in the APE and recommends it not eligible for listing in the National Register because it does not retain integrity sufficient to convey its historical significance. These resources are presented in Table 4-3.

**Table 4-3. Archaeological Resources Identified in the APE and National Register Eligibility Status <sup>5</sup>**

Site	Description	Status
CA-SBR-7168	Gage Canal	6Y. Determined ineligible for the National Register by consensus (1995)
CA-SBR-8092H	Mill Creek Zanja	6Z. Portion of the resource within the RPRP ROW found ineligible for the National Register due to lack of integrity, as a result of the current study
P-36-11856H	Elephant Orchards Packing House Site	6Y. Determined ineligible for the National Register by consensus (2005)

<sup>5</sup> Status codes based on California Department of Parks and Recreation, Office of Historic Preservation. 2004. User’s Guide to the California Historical Resources Status Codes & Historic Resources Inventory Directory. Technical Assistance Bulletin No. 8. Sacramento, California



Site	Description	Status
CA-SBR-5314H	Redlands Chinatown	N/A. Site not detected in the APE; therefore, eligibility criteria could not be applied. Portions of the site outside SANBAG's ROW are assumed to be eligible for the National Register
CA-SBR-5313H	Redway House	N/A. Site not detected in the APE; therefore, eligibility criteria could not be applied. Portions of the site outside SANBAG's ROW are assumed to be eligible for the National Register

## 5.0 ASSESSMENT OF EFFECTS

In this section, the effects of the Preferred Undertaking on *historic properties* found within the RPRP APE are evaluated. The National Historic Preservation Act and federal regulations define both the criteria to determine if a cultural resource is a *historic property* as well as the effects and adverse effects on *historic properties*. The following section contains analysis of effects on previously identified historic properties and properties found eligible for the National Register as part of this current study. On August 14, 2014, the SHPO concurred with both the eligibility findings and the effects analysis presented in this section (see Appendix C).

### 5.1 SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT

Section 106 requires federal agencies, or those they fund or permit, to consider the effects of their actions on *historic properties*. *Historic properties* are defined by Advisory Council on Historic Preservation (ACHP) regulations (36 CFR Part 800) for implementing Section 106 as follows:

*Historic property* means any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization that meet the National Register criteria. [36 CFR Part 800.16(l)]

To determine whether an undertaking could affect National Register-eligible properties, cultural resources (including archaeological, historical, and architectural properties) must be inventoried and evaluated for listing in the National Register.

For projects involving a federal agency, cultural resource significance is evaluated in terms of eligibility for listing in the National Register. For a property to be considered for inclusion in the National Register, it must be at least 50 years old and meet the criteria for evaluation set forth in 36 CFR Part 60.4, as follows:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of design, setting, materials, workmanship, feeling, and association and

- (a) That are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) That are associated with the lives of persons significant in our past; or
- (c) That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master or that possess high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) That have yielded, or may be likely to yield, information important in prehistory or history.

If a particular resource meets one of these criteria, it is considered as an eligible *historic property* for listing in the National Register. Among other criteria considerations, a property that has achieved significance within the last 50 years is not considered eligible for inclusion in the National Register unless certain exceptional conditions are met.



Title 36 CFR Part 800 defines effects and adverse effects on *historic properties* as follows:

- **Section 800.9(a)** Criterion of Effect indicates that an undertaking has an effect on an historic property when the undertaking may alter characteristics of the property that may qualify it for inclusion in the National Register. For the purpose of determining effect, alteration of features of a property's location, setting, or use may be relevant depending on a property's significant characteristics.
- **Section 800.9(b)** Criteria of Adverse Effect indicates an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.<sup>6</sup>

There are seven examples of adverse effects identified in the Section 106 regulations that include, but are not limited to:<sup>7</sup>

- (i) Physical destruction of or damage to all or part of the property.
- (ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR Part 68) and applicable guidelines.
- (iii) Removal of the property from its historic location.
- (iv) Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance.
- (v) Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features.
- (vi) Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization.
- (vii) Transfer, lease, or sale of property out of federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

## 5.2 ASSESSMENT OF ADVERSE EFFECTS

The only properties requiring an assessment of adverse direct and indirect effects are those identified as a) Architectural Resources in the APE Currently Listed on the National Register (Table 4-1), b) Architectural/Landscape Properties in the APE Deemed Eligible for Listing on the National Register (Table 4-2), and c) potential unidentified archaeological deposits that may be located in the RPRP APE.

### 5.2.1 Alternative 1 – No-Build

There is no APE for architectural historic properties or prehistoric or historical archeological resources associated with Alternative 1 – No Build. There would be no construction, operation, or adverse effects.

### 5.2.2 Alternative 2 – Preferred Undertaking

The Preferred Undertaking would involve the implementation of rail improvements along the Redlands Corridor to facilitate passenger rail service between E Street in the City of San Bernardino and the

<sup>6</sup> 36 CFR Part 800.5

<sup>7</sup> 36 CFR Part 800.5(a)(2)

University of Redlands in the City of Redlands. Major components described as part of the Preferred Undertaking include: track improvements, improvements to existing bridges, roadway at-grade crossings, station improvements, a train layover facility, property acquisitions and relocations, utility replacement and relocation, drainage improvements, operations and maintenance characteristics, and construction activities.

### **Architectural Resources**

#### Potential Vibration Effects

All of the historic properties located adjacent to the ROW were constructed during a period when the existing rail line was fully operational with numerous freight trains passing by on a regular basis. There is no obvious visual indication that adjacent historic buildings have been adversely affected by vibration emanating from past operations on the railroad. However, there is still a remote possibility of potential vibration effects on historic properties located adjacent to the railroad ROW in the future.

Based on the Noise and Vibration Technical Memorandum prepared for the project, the worst-case vibration level from construction-related activities near the Redlands Depot would be approximately 0.995 inches/second peak-particle velocity (PPV), a level that would be substantially higher than the corresponding damage criteria level of 0.12 inch/second PPV for fragile structures. Once operational, the predicted vibration level for passing trains is 74 VdB; whereas the corresponding threshold for damage is 90 VdB. As a result, vibration-related damage to structures is only a concern during construction. As previously stated, the APE includes properties listed or eligible for listing in the National Register of Historic Places located adjacent to the rail line. Although these properties are within the boundaries of the APE they would not be directly affected by the Preferred Undertaking through direct physical destruction or damage in order to build the project. However, these buildings may be subject to effects from nearby construction-related vibration.

In addition to the Redlands Station (351 Orange Street), which is of wood frame and masonry construction sheathed in stucco, four other National Register eligible or listed buildings of brick masonry construction are located adjacent to the track and are subject to potential construction-related vibration effects generated by the Preferred Undertaking. They are Cope Commercial Company Warehouse (21 West Stuart Avenue), Haight Packing House (345 North Fifth Street), Redlands City Transfer (360 North Orange Street) and the brick warehouse at 440 Oriental Avenue.

In order to determine the structural stability of the Redlands Station and the other four historic properties, and their ability to withstand the effects of construction-related vibration, structural evaluations would be required for these five buildings. It should be noted that these buildings were originally designed to withstand rail-generated vibration. However, due to the aging of each building's construction materials, the construction activities could potentially affect their structural integrity. With implementation of stabilization needs as identified in the structural evaluations, the Preferred Undertaking would have no effect on the significance of the historic properties. The structural evaluations would also address maximum allowable levels of vibration during construction and could recommend lesser levels of stabilization in conjunction with vibration monitoring. Any stabilization would either need to be temporary, installed only during construction, or, if permanent, meet the Secretary of the Interior's standards for the treatment of historic properties. Additionally, should the stabilization be temporary, any effects caused by its installation would need to be reversed and the buildings would need to be restored to their pre-construction condition.

#### Redlands Santa Fe Depot Historic District

The Preferred Undertaking would pass through the National Register-listed Redlands Santa Fe Depot Historic District. In addition, one of five railway stations associated with the Preferred Undertaking would be located within the boundaries of this district, just west of the Atchison, Topeka, and Santa Fe

Railway – Redlands Station (351 Orange Street), which is a National Register-listed contributor to the district.

### *Assessment of Adverse Effects on the Redlands Santa Fe Depot Historic District*

As stated above in Section 5.1, an adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.<sup>8</sup>

The contributors to the Redlands Santa Fe Depot Historic District located within the APE are:

- Haight Packing House (345 North Fifth Street)
- Redlands Board of Trade / Chamber of Commerce (337 Orange Street)
- Palace Livery (346 Orange Street)
- Pioneer Transfer (348 Orange Street)
- Redlands City Transfer (360 Orange Street)
- Atchison, Topeka, and Santa Fe Railway – Redlands Station (351 Orange Street)
- Packard Motor Company Sales Office (409 Orange Street)
- Cope Commercial Company Warehouse / Grigsby Brothers (21 West Stuart Avenue)

Below is an assessment of potential adverse effects on the Redlands Santa Fe Historic District in light of the seven examples of adverse effects identified in the Section 106 regulations listed in Section 5.1 above.

- (i) Physical destruction of or damage to all or part of the property.

*Although occurring close to the historic district and its contributors, the Preferred Undertaking does not involve any activities that would result in direct physical destruction or damage to the historic district or to any of its contributors. However, there is the potential for four of the contributing buildings to be damaged by construction-related vibration.*

- (ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation, and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines.

*Although occurring close to the historic district and its contributors, the Preferred Undertaking does not involve any activities that would alter the historic district or any of its contributors in any manner inconsistent with the Secretary's Standards.*

- (iii) Removal of the property from its historic location.

*Although occurring close to the historic district and its contributors, the Preferred Undertaking does not involve any activities that would remove the historic district or any of its contributors from their historic location.*

- (iv) Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance.

*Although occurring close to the historic district and its contributors, the Preferred Undertaking does not involve any activities that would change the character of the historic district's or any of its contributor's use or physical features.*

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<sup>8</sup> 36 CFR Part 800.5



- (v) Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features.

*Although occurring close to the historic district and its contributors, the Preferred Undertaking does not involve any activities that would introduce such elements that diminish the integrity of the historic district or any of its contributor's significant historic features.*

- (vi) Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization.

*Although occurring close to the historic district and its contributors, the Preferred Undertaking does not involve any activities that would cause the deterioration of the historic district or any of its contributors.*

- (vii) Transfer, lease, or sale of property out of federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

*The Preferred Undertaking would not result in the transfer, sale, or lease of any historic property out of federal ownership or control.*

In sum, the Preferred Undertaking could adversely affect the district's distinctive physical or historical characteristics if the five contributing buildings within the APE are determined to be susceptible to construction-related vibration and no stabilization measures are instituted. If these buildings, when assessed, are found not to be susceptible to construction-related vibration, or if they are stabilized following the Secretary of the Interior's standards for the treatment of historic properties, the Preferred Undertaking would not alter the district's distinctive physical or historical characteristics or its integrity of location, design, materials, workmanship, feeling, or association.

The following properties constitute contributors to the Redlands Santa Fe Historic District that are located within the APE (Table 4-1).

**Atchison, Topeka, and Santa Fe Railway – Redlands Station (351 Orange Street).** A historic photograph of the station depicts the grand plaza and its flooring of 5,000 original bricks at the foot of the colonnade (see Figure 5-1). Moving north from the grand plaza, the photograph also depicts an unpaved area containing a railroad spur track (currently filled with grass), a narrow brick-paved landing (extant), and the track of the main rail line (extant). The bricks of the grand plaza are a character-defining feature of the Redlands Station dating to the Redlands Santa Fe Depot Historic District's 1889–1941 period of significance as identified in the 1991 NRHP nomination. The historic arrangement of the grand plaza, railroad spur tracks, narrow landing brick, and main rail line was also a character-defining feature of the Redlands Station during the period of significance. However, the arrangement of these features has been altered since the period of significance. Today the narrow landing and the main track are within the SANBAG ROW, immediately north of the Redlands Station property boundary, which includes grass-covered former spur track area (see Figure 5-5).

The Redlands Station's historical integrity has been somewhat diminished by a number of alterations. Comparison of Figures 5-1, 5-2, and 5-3 shows that the spur track was removed and the strip containing the spur track was filled with lawn. Additionally, the original rectilinear concrete sidewalk and curb on the east side of the station building was reconstructed to form a predominantly brick sidewalk with curvilinear curbs. These alterations appear to have occurred prior to the Santa Fe Depot Historic District's listing on the National Register in 1991 under Criteria A and C. The most substantial change in the setting and design of the station occurred after 1991, with construction of the fairly sensitive but sizeable and layout-altering addition connecting the east end of the station plaza to the Redlands Board of Trade /

Chamber of Commerce building to the south. A comparison of Figures 5-2, 5-3, and 5-4 illustrates this substantial alteration.

Despite these previous alterations to the Redlands Station and the original arrangement of the station's grand plaza and associated features (spur track, narrow landing, and main track), the property continues to convey its significance and remain a contributor to the Redlands Santa Fe Historic District. The station waiting room/warehouse remains intact and structurally integrated on its north side with the long rectilinear colonnade aligned parallel to the rail alignment. As the most important element of the station, the colonnade—with its Doric columns, tile roof, pediments, monitors, molded concrete panels with vegetable designs, and the brick floor of the grand plaza—continues to exhibit the distinctive Classical Revival elements that give the station its architectural significance.

The Preferred Undertaking would remove the brick narrow landing within the SANBAG ROW and replace it with a graded trackway and maintenance access (Figure 5-6). The Preferred Undertaking would also introduce a pedestrian channelization fence between the grass-covered former spur track area along the northern edge of the station property line and the south side of the narrow landing at the eastern edge of the SANBAG ROW. To comply with the Americans with Disabilities Act, the uneven transition between the east end of the brick grand plaza and the sidewalk along the east side of the station would be flattened as part of the Preferred Undertaking. This would require the removal of portions of brick at the east end of the grand plaza, which is one of the character-defining features of the Redlands Station that serve to convey the building's architectural significance as a contributor to the Redlands Santa Fe Historic District. The flattening and associated brick removal would involve areas totaling 275 square feet at the east end of the grand plaza, which comprises 3% of the plaza's total area.

Resurfacing of the flattened area of the grand plaza's east end will be conducted in accordance with the *Secretary of the Interior's Standards for Rehabilitation with Guidelines for Applying the Standards* (Hume et al. 1990). If possible, the original brick removed at the east end of the grand plaza to allow for surface flattening will be salvaged and reinstalled. If this is not possible, similar original brick removed from the narrow landing will be installed at the flattened portions of the grand plaza's east end. If the original brick at the east end of the grand plaza and the narrow landing cannot be reused, in-kind replacement brick matching the size and color of the original brick will be procured and installed at the flattened portions of the grand plaza's east end. Additionally, SANBAG will arrange for analysis of the existing mortar and production of appropriate mortar for the brickwork at the east end of the grand plaza by a qualified expert as outlined in the National Park Service's *Preservation Briefs 2: Repointing Mortar Joints in Historic Masonry Buildings* (Mack and Seweik 1998).

The Preferred Undertaking would remove the narrow landing brick, which is within the SANBAG ROW beyond the station's current property lines, in order to create a graded trackway and maintenance access. It would also introduce a new pedestrian channelization fence at the southern edge of the SANBAG ROW (between the grass-covered former spur track area and the narrow landing) (Figure 5-6). These areas are part of the immediate setting beyond the footprint of the Redlands Station at the north and east sides of the property, which has been substantially altered and no longer retains integrity to the 1889–1941 period of significance. Although the original arrangement of the grand plaza, the spur line, the narrow landing, and the main track was a character-defining feature of the resource dating to the period of significance, this arrangement has since been altered by removal of the spur line and installation of lawn at that location. Other components of the immediate setting just beyond the footprint of the station and the grand plaza have also been altered since the period of significance. These alterations include the addition between the colonnade and the Redlands Board of Trade/Chamber of Commerce building, and reconstruction of the original rectilinear concrete sidewalk on the east side of the property, which now consists mainly of non-original brick and incorporates non-original curvilinear curbs. The Preferred Undertaking's proposed alterations to the immediate setting on the north and northeast sides of the

property would not affect the essential Classical Revival architectural features that convey its significance under Criteria A and C: the waiting room/warehouse and the colonnade’s Doric columns, tile roof, brick grand plaza, pediments, monitors, and molded concrete panels with vegetable designs. For these reasons, this portion of the Preferred Undertaking would not result in an adverse effect to the significance of the Redlands Station itself or the Redlands Santa Fe Depot Historic District to which it contributes.

Flattening of the east end of the grand plaza has the potential to result in a direct adverse effect to the integrity of the Redlands Station by altering 3% of its total brick-covered area (Figure 5-6). However, the Preferred Undertaking will resurface the flattened portions of the grand plaza floor at the east end of the property with original brick removed from the plaza or the narrow landing, or with in-kind replacement brick. The existing mortar will also be tested and appropriate mortar produced for the resurfacing. The brick work at the east end of the grand plaza will be conducted in accordance with the *Secretary of the Interior’s Standards for Rehabilitation with Guidelines for Applying the Standards* (Hume et al. 1990), and *Preservation Briefs 2: Repointing Mortar Joints in Historic Masonry Buildings* (Mack and Seweik 1998). With these rehabilitation provisions incorporated into the Preferred Undertaking, the Redlands Station’s grand plaza will retain integrity of design, materials, and workmanship as a character-defining feature. The station will continue to exhibit its essential Classical Revival architectural features and will maintain its status as a contributor to the Redlands Santa Fe Depot Historic District. Hence, no adverse effect would result from the Preferred Undertaking.

Finally, if deemed necessary due to construction vibration effects, stabilization following the Secretary of the Interior’s standards for the treatment of historic properties will be implemented at the Redlands Station. Stabilization would not alter the building’s status as a contributor to the Redlands Santa Fe Depot Historic District.

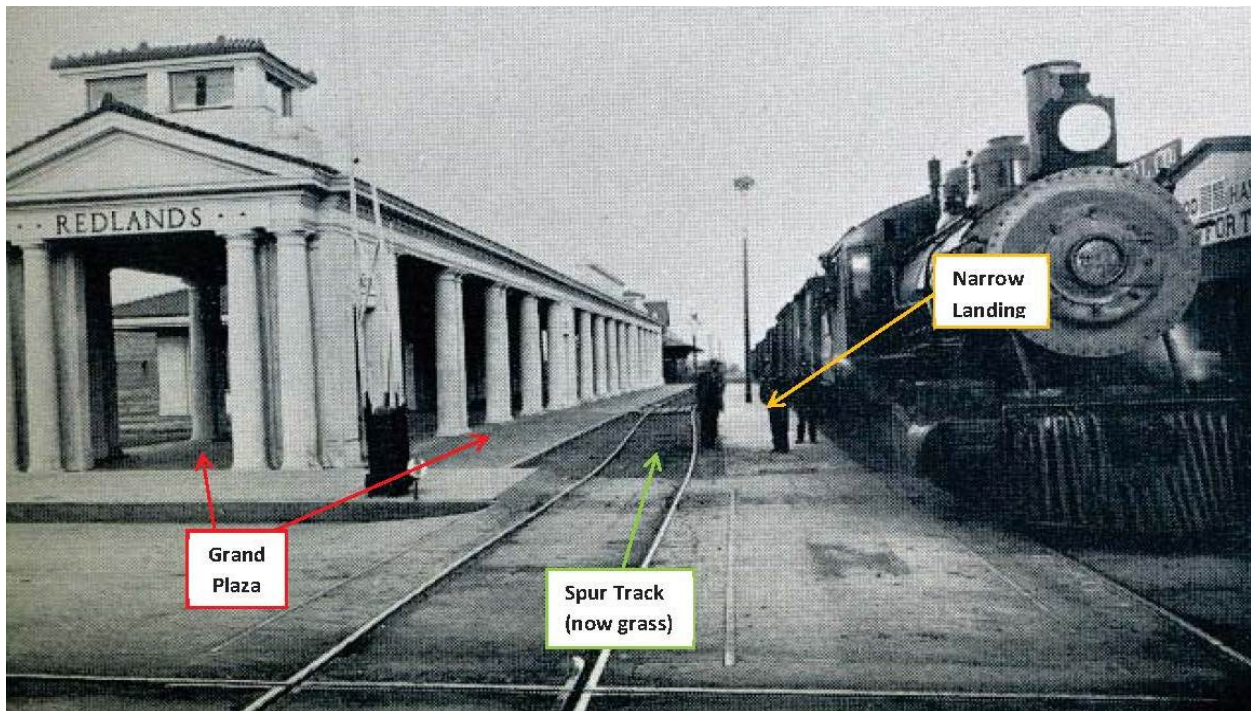


Figure 5-1. Redlands Santa Fe Station. Circa 1930. View to west.





Figure 5-2. Photograph of Redlands Santa Fe Station Included with 1991 National Register of Historical Places Registration Form for Redlands Santa Fe Historic District. View to southwest.



Figure 5-3. Redlands Santa Fe Station Today.  
View to west-southwest. Sidewalk, plaza, former spur track, and narrow landing area that would be altered under the Preferred Undertaking.



Figure 5-4. Redlands Santa Fe Station Today.

View to west. Grand plaza and colonnade at right, connecting addition at center, Redlands Board of Trade/Chamber of Commerce building at left. Note that the sidewalk and curbs were originally concrete and rectilinear, not brick and curvilinear.



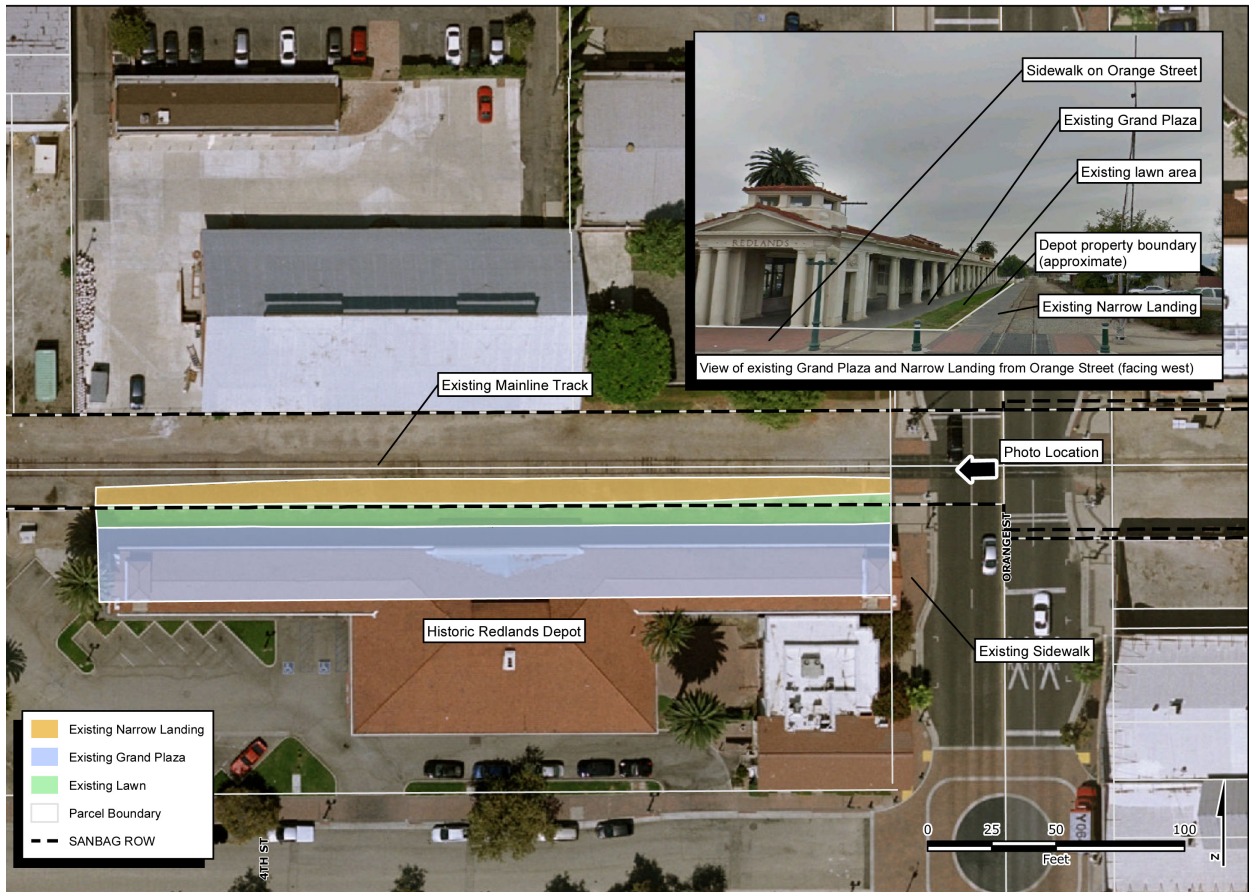


Figure 5-5. Redlands Santa Fe Station Existing Conditions.

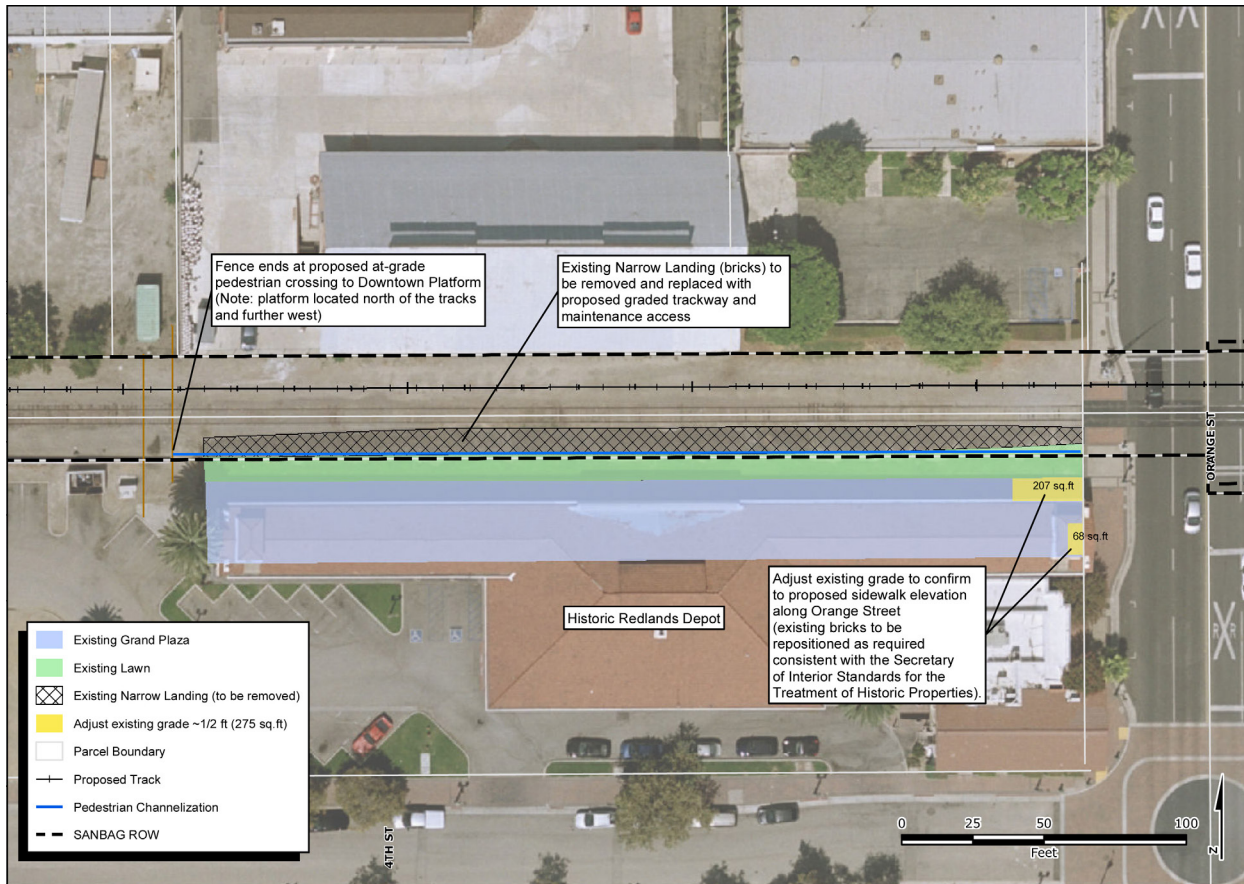


Figure 5-6. Redlands Santa Fe Station Proposed Conditions.

**Haight Packing House (345 North Fifth Street).** Although occurring close to the Haight Packing House, the Preferred Undertaking does not involve any activities that would directly or indirectly alter the building’s distinctive physical or historical characteristics, provided that, if deemed necessary, stabilization following the Secretary of the Interior’s standards for the treatment of historic properties is implemented. Stabilization would not alter the building’s status as a contributor to the Redlands Santa Fe Depot Historic District.

**Redlands Board of Trade / Chamber of Commerce (337 Orange Street).** Separating the Preferred Undertaking from the Redlands Board of Trade / Chamber of Commerce building is the ATSF Redlands Station. As a result, the Preferred Undertaking is sufficiently distant from the historic property that it would not directly or indirectly alter the building’s distinctive physical or historical characteristics, nor would the Preferred Undertaking alter the building’s status as a contributor to the Redlands Santa Fe Depot Historic District.

**Palace Livery (346 Orange Street).** Separating the Preferred Undertaking from the Palace Livery are two buildings (348 and 360 North Orange Street). As a result, the Preferred Undertaking is sufficiently distant from the historic property that it would not directly or indirectly alter the Palace Livery’s distinctive physical or historical characteristics, nor would the Preferred Undertaking alter the building’s status as a contributor to the Redlands Santa Fe Depot Historic District.

**Pioneer Transfer (348 Orange Street).** Separating the Preferred Undertaking from the Palace Livery is the building located at 360 North Orange Street. As a result, the Preferred Undertaking is sufficiently

distant from the historic property that it would not directly or indirectly alter the Pioneer Transfer's distinctive physical or historical characteristics, nor would the Preferred Undertaking alter the building's status as a contributor to the Redlands Santa Fe Depot Historic District.

**Redlands City Transfer (360 Orange Street).** Although occurring close to the Redlands City Transfer building, the Preferred Undertaking does not involve any activities that would directly or indirectly alter the building's physical or historical characteristics, provided that, if deemed necessary, stabilization following the Secretary of the Interior's standards for the treatment of historic properties is implemented. Stabilization would not alter the building's status as a contributor to the Redlands Santa Fe Depot Historic District.

**Packard Motor Company Sales (409 Orange Street).** Separating the Preferred Undertaking from the Packard Motor Company Sales building is the property's parking lot. As a result, the Preferred Undertaking is sufficiently distant from the historic property that it would not directly or indirectly alter the Packard Motor Company Sales building's distinctive physical or historical characteristics, nor would the Preferred Undertaking alter the building's status as a contributor to the Redlands Santa Fe Depot Historic District.

**Cope Commercial Company Warehouse / Grigsby Brothers (21 West Stuart Avenue).** Although occurring close to the Cope Commercial Company Warehouse / Grigsby Brothers building, the Preferred Undertaking does not involve any activities that would directly or indirectly alter the building's distinctive physical or historical characteristics, provided that, if deemed necessary, stabilization following the Secretary of the Interior's standards for the treatment of historic properties is implemented. Stabilization would not alter this building's status as a contributor to the Redlands Santa Fe Depot Historic District.

The following properties located within the APE are deemed potentially eligible for listing in the National Register based on the results of the current survey (Table 4-2).

**Victoria Elementary School (1505 Richardson Street).** This property, originally known as Victoria School, is located just south of the former Santa Fe railroad tracks. It was erected at a time when much of the surrounding neighborhoods were yet unimproved with dwellings based upon a review of Tax Assessor records. Architecturally, the original building represents an excellent example of the Modern style as applied to an educational building from the early postwar years. This was a time when school districts were rejecting traditional revival-style buildings in favor of "contemporary," and much less expensive, modern designs. Many modernist architects of the period were involved with postwar school planning and design in southern California, including some of "Arts & Architecture's" Case Study House Program architects such as Los Angeles' Richard Neutra. Victoria Elementary School is an especially fine expression of modernist ideals from that era, exhibiting a very high level of integrity of design, materials, workmanship, location, setting, feeling, and association. The building's significant historic features include its horizontal profile, lack of applied ornamentation, flat roofs, use of plate glass windows and arrangement of some windows into grids, projecting canopies, round steel support posts, and rectangular volumes of different sizes juxtaposed against each other. Unlike many other schools from the late 1940s, Victoria Elementary School retains its original character, including fenestration, roof form, flat canopies, rounded steel support posts, deep overhangs, and rectangular volumes of different sizes juxtaposed against each other. As such, the property appears eligible for National Register and California Register listing under Criterion C and 3, respectively, for architectural merit. However, no evidence was uncovered during the current survey indicating that the property qualifies for designation under National Register and California Register criteria related to historic associations or personages (Criteria A and 1, B and 2).

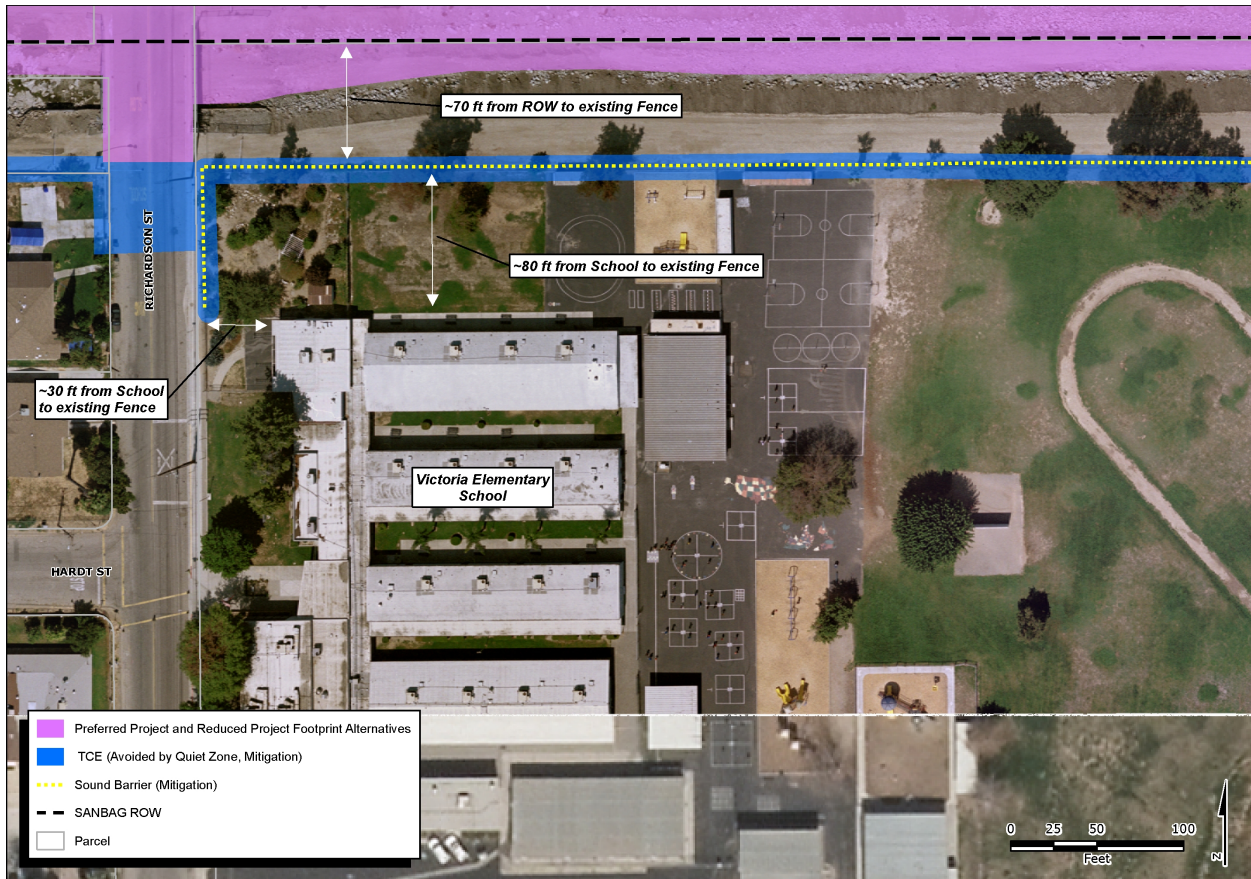
The project Draft EIS/EIR has identified Victoria Elementary School as a sensitive noise receptor, unrelated to its historic status. Mitigation measures will be implemented to minimize noise from rail



operation. If possible, a quiet zone would be implemented for the Richardson Street at-grade crossing at the northwest corner of the property. Other noise-reducing design specifications that may be implemented in the vicinity of the school include use of ballast mats or resiliently supported ties (under-tie pads) on the track to minimize groundborne vibration generated by passing trains. None of these noise-reduction methods would affect the historical significance and integrity of Victoria Elementary School. However, if a quiet zone cannot be implemented and noise-reducing design specifications do not adequately minimize rail operation noise in conjunction with a quiet zone, sound barriers would be constructed as a mitigation measure. The sound barrier would be built under a TCE.

Mitigation in the form of sound barriers, if constructed, has the potential to indirectly affect the property by visually altering the area at the north and northwestern boundary of the school property. The northwestern portion of the property facing South Richardson Street, where the western segment of the barrier would be built, is landscaped with trees and tall shrubs. The sound barrier would also extend east from the northwest corner of the property. This northern barrier would be separated from the school buildings by a grass lawn, paved asphalt basketball courts, and a sand-filled play area with slide and jungle gym (Figure 5-7). Sound barrier development would create a new visual element up to 12 feet in height at the far northern and northwestern portions of the property. The south end of the sound barrier's west segment would be situated 30 feet west of the building at the northwest corner of the campus. The north sound barrier segment would be constructed 80 feet north of the buildings on the north side of the campus, 70 feet south of the SANBAG railroad ROW. The chain link fence currently occupying the northwest and north perimeter of the school property would be replaced by the sound barrier in locations where they overlap. Once installed, the sound barrier would assume the fence's function by obstructing access to the north and the Mission Zanja Flood Control Channel.

The presence of a 12-foot-high barrier would not diminish the integrity of the school's significant architectural features, especially given the sufficient distance between the wall and the school buildings. While there would be no loss of integrity of location, design, materials, workmanship, or association, the setting and feeling at the northern portion of the property would be somewhat altered due to the existence of the barrier. However, within the campus, views of the school's Modern architectural elements would remain unaltered, and the west-facing front of the campus building complex would remain clearly visible from most of South Richardson Street south of the rail alignment and north of Hardt Street. The overall integrity and characteristics of the property that convey architectural significance would not be compromised following the construction of the sound barrier. Therefore, mitigation in the form of sound barrier development at the northwest and north portions of the property would not result in an adverse indirect effect.



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Figure 5-7. Sound Barrier Locations with Distances between Barrier Segments and Victoria Elementary School Buildings.

**Single-Family Residence (337 North Cook Street).** Architecturally, this farmhouse is an excellent example of the Transitional Arts and Crafts style, which enjoyed a shorter period of popularity than the later Craftsman style and is consequently rarer. Character-defining features of the style include the full-width recessed front porch supported by battered wood posts set on battered river rock piers, the river rock balustrade, and wood framed casement windows with transom. As such, the subject property represents a rare example of the Transitional Arts and Crafts style in the City of Redlands. Therefore, it appears that the subject property achieves a level of architectural merit necessary for listing in the National Register under Criterion C at the local level of significance and in the California Register under Criterion 3 (a 3S status code). However, because no known persons or events of local, state, or national significance appear to be associated with the resource, the property does not merit National Register listing under Criteria A or B, or California Register listing under Criteria 1 or 2.

The historic property is separated from the Preferred Undertaking by a large portion of unimproved land. As a result, the Preferred Undertaking is sufficiently distant from the historic resource that it would not directly alter the dwelling's distinctive physical or historical characteristics. Therefore, the Preferred Undertaking would have no direct effect on the significance of the historic resource.

Mitigation in the form of sound barriers, if constructed for potential adverse effects associated with noise emanating from rail operations, would represent a new visual element extending up to 12 feet in height

along the subject property's north parcel boundary from North Cook Street west along the railroad ROW (ICF 2013a). Currently, a low chain link fence occupies the perimeter of the subject property, including where the sound barrier would be erected. The north portion of the property where the barrier would be built is landscaped with scattered mature citrus trees that partially obscure the north fence. The distance between the dwelling's north elevation and the proposed barrier is approximately 90 feet.

Given these current conditions, the presence of a 12-foot-high barrier would not diminish the integrity of the dwelling's significant architectural features given the sufficient distance between the proposed barrier and the north elevation of the house. In addition, the presence of mature citrus trees would mask portions of the barrier. While there would be no loss of integrity of location, design, materials, workmanship, or association, the property's setting and feeling would be partially diminished due to the indirect visual effects of such a tall barrier. It does not appear, however, that these visual effects and loss of integrity would be substantial enough to conclude that the characteristics of the property that convey architectural significance have been compromised. As a result, there would be no indirect adverse effect on the historical resource following the construction of the sound barrier.

**Single-Family Residence (620 New York Street).** The historic property is separated from the Preferred Undertaking by a large portion of unimproved land. As a result, the Preferred Undertaking is sufficiently distant from the historic resource that it would not directly or indirectly alter the building's distinctive physical or historical characteristics. Therefore, the Preferred Undertaking would have no effect on the significance of the historic resource.

**Brick Warehouse (440 Oriental Avenue).** Although occurring close to the Brick Warehouse at 440 Oriental Avenue, the Preferred Undertaking does not involve any activities that would directly or indirectly alter the building's distinctive physical or historical characteristics provided that, if deemed necessary, stabilization following the Secretary of the Interior's standards for the treatment of historic properties is implemented. Stabilization would not alter this building's status as a contributor to the Redlands Santa Fe Depot Historic District.

**Van Dorin Motor Company (1267 West Redlands Boulevard).** The Van Dorin Motor Company property is separated from the Preferred Undertaking by West Redlands Boulevard. As a result, the Preferred Undertaking is sufficiently distant from the historic resource that it would not directly or indirectly alter the property's distinctive physical or historical characteristics. Therefore, the Preferred Undertaking would have no effect on the significance of the historic resource.

**Second Baptist Church (420 East Stuart Avenue).** A 1929 Redlands Directory indicates the Second Baptist Church was a "colored" congregation with Reverend F.W. Cooper as its pastor. According to the 1988 Redlands Historical Inventory Project, the Second Baptist Church served the African-American community in Redlands, which had existed since 1892. While the congregation was first organized on Orange Street, and later on East State Street in Redlands, the location at 420 East Stuart has served as their most longstanding site for worship since the building itself was constructed in the 1920s.

Members of the church often played active roles in the civic affairs of Redlands. Reverend R.L. Amos, pastor of the church from 1941 to 1946, became the first African-American to serve on the Redlands Chamber of Commerce. In addition, church founders such as Sebron Lee and Israel Beal are regarded as notable community figures during Redlands' early growth stages in the last quarter of the 19<sup>th</sup> century. The church's association with the first African-American congregation in Redlands and the Redlands African-American community at large, as well as the deeds of its membership in the City, has made a significant contribution to the broad pattern of history in Redlands. Therefore, the property achieves a level of significance for listing in the National Register under Criterion A and under California Register Criterion I for its association with the first African-American congregation in Redlands (a 3S Status Code). Although some individuals associated with the church made important contributions to the local



community, no single individual appears to rise to a level of significance to contribute to the broad pattern of history necessary for listing under National Register Criterion B or California Register Criterion 2.

The Second Baptist Church building is separated from the Preferred Undertaking by a paved surface parking area. As a result, the Preferred Undertaking is sufficiently distant from the historic resource that it would not directly alter the building's distinctive physical or historical characteristics. Therefore, the Preferred Undertaking would have no direct effect on the significance of the historic resource. Trains operated on the adjacent rail line during historic-period decades when the Second Baptist Church worshiped at the building. For this reason, the reintroduction of trains at this location would not constitute an adverse effect.

The project's Draft EIS/EIR has identified the Second Baptist Church as a receptor to noise from proposed train operation along the rail alignment adjacent to the property, unrelated to its historic status, and the project is required to mitigate or minimize noise. Four noise mitigation options have been developed to mitigate or minimize the effect of train operation noise on the property. These four options are discussed below in order of preference, along with the potential effects of each option on the historical significance and integrity of the Second Baptist Church property.

Noise Mitigation Option 1 would involve a quiet zone and track design specifications. If possible, in order to minimize the noise level caused by the reintroduction of rail service adjacent to the church property, a quiet zone would be implemented in the vicinity of the current 9<sup>th</sup> Street at-grade crossing. Other noise-reducing design specifications that may be implemented in the vicinity of the church property include use of ballast mats or resiliently supported ties (under-tie pads) on the track to minimize project-related groundborne vibration generated when the trains pass sensitive receivers. None of these noise-reduction methods would affect the historical significance and integrity of the Second Baptist Church. If a quiet zone cannot be implemented and noise-reducing design specifications do not adequately minimize rail operation noise in conjunction with a quiet zone, noise-reducing measures would be implemented at or adjacent to the Second Baptist Church property under Noise Mitigation Options 2 through 4. These would involve development of sound barriers or a combination of sound barriers and building insulation.

Under Noise Mitigation Option 2, the 9<sup>th</sup> Street at-grade crossing would be eliminated and a sound barrier 10 feet in height would be constructed parallel to the rail track just beyond the southern edge of the Second Baptist Church property (Figure 5-8). The sound barrier under Noise Mitigation Option 2 would be constructed within the SANBAG ROW and aligned east-west approximately 60 feet south of the church building. The sound barrier would be built to a length of 305 feet. It would extend approximately 110 feet west from just outside the southwestern church parcel boundary. From just outside the church parcel's southeast boundary, the barrier would extend approximately 95 feet east and cross 9<sup>th</sup> Street. A cul-de-sac with appropriate signage would also be constructed at a new 9<sup>th</sup> Street roadway terminus adjacent to the rail alignment. Currently, there are no walls or landscaping along the south side of the church parcel.

Visually oriented measures would be implemented to minimize indirect visual effects from introduction of the sound barrier along the south side of the Second Baptist Church property as part of Noise Mitigation Option 2. This sound barrier would not result in loss of the property's integrity of location, design, materials, workmanship, or association. The barrier would be located at a distance of 60 feet from the church building. Potential loss of integrity of setting and feeling would be minimized by aesthetically appropriate barrier surface treatments, such as cladding and caps atop the barrier structure designed to harmonize with the Spanish Colonial Revival elements of the church's architecture. Drought-tolerant landscaping in the form of trees, vines, and/or shrubs would also be provided if barrier surface treatments do not adequately harmonize with the church architecture. A surface-treated sound barrier and landscaping would only affect the rear edge of the church parcel and would be encountered only by

churchgoers using the rear parking area. The church’s integrity of setting and feeling would not be substantially altered at the front of the property along East Stuart Avenue or from the majority of the property’s eastern edge along 9<sup>th</sup> Street. With these visual measures minimizing indirect visual effects on the Second Baptist Church from introduction of the sound barrier under Noise Mitigation Option 2, the property would retain sufficient integrity to convey its historical significance under National Register Criterion A and California Register Criterion 1.

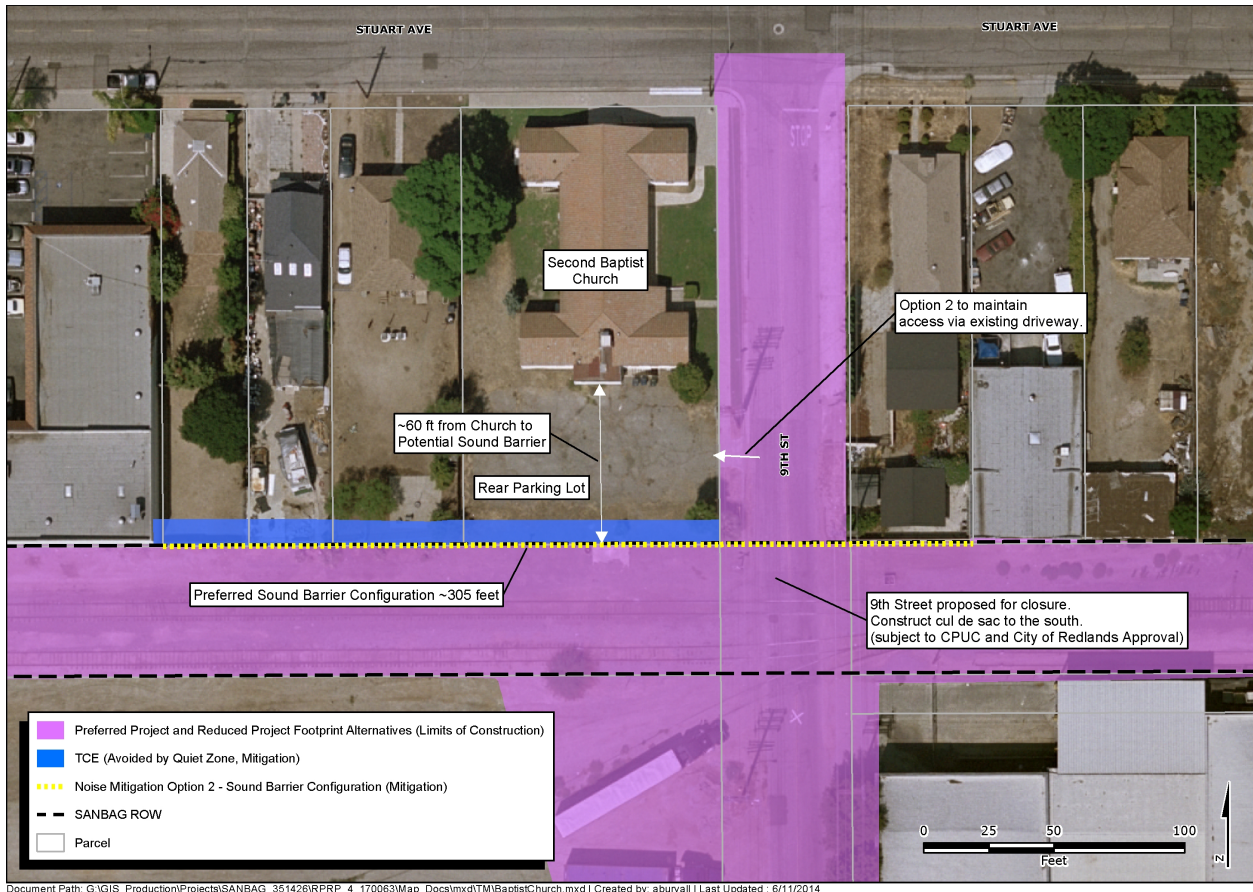


Figure 5-8. Location and Length of Sound Barrier That Would Be Developed under Noise Mitigation Option 2, with Distance between Barrier and Second Baptist Church Building.

If neither a quiet zone (Noise Mitigation Option 1) nor the sound barrier built across 9<sup>th</sup> Street (Noise Mitigation Option 2) is feasible, SANBAG will attempt to implement Noise Mitigation Option 3 (Figure 5-9). Noise Mitigation Option 3 would implement a combination of sound barrier development and noise-attenuating building insulation. The 10-foot-high sound barrier proposed under Noise Mitigation Option 2 would be constructed within the SANBAG ROW as far east as 9<sup>th</sup> Street under Noise Mitigation Option 3. The barrier would be 215 feet long and the 9<sup>th</sup> Street crossing would remain open. The same kinds of visual surface treatments and landscaping implemented for the Noise Mitigation Option 2 sound barrier would be implemented under Noise Mitigation Option 3. SANBAG would also arrange for a qualified acoustical engineer to study and recommend appropriate sound insulation to achieve adequate noise attenuation at the church, which would remain exposed at the east elevation and part of the south elevation to noise generated from rail operations at the 9<sup>th</sup> Street crossing and the area immediately east of the crossing. SANBAG would implement the recommended forms of insulation that



result in the least disturbance to the building’s historical fabric while adequately reducing rail-generated noise for receptors within the church building.

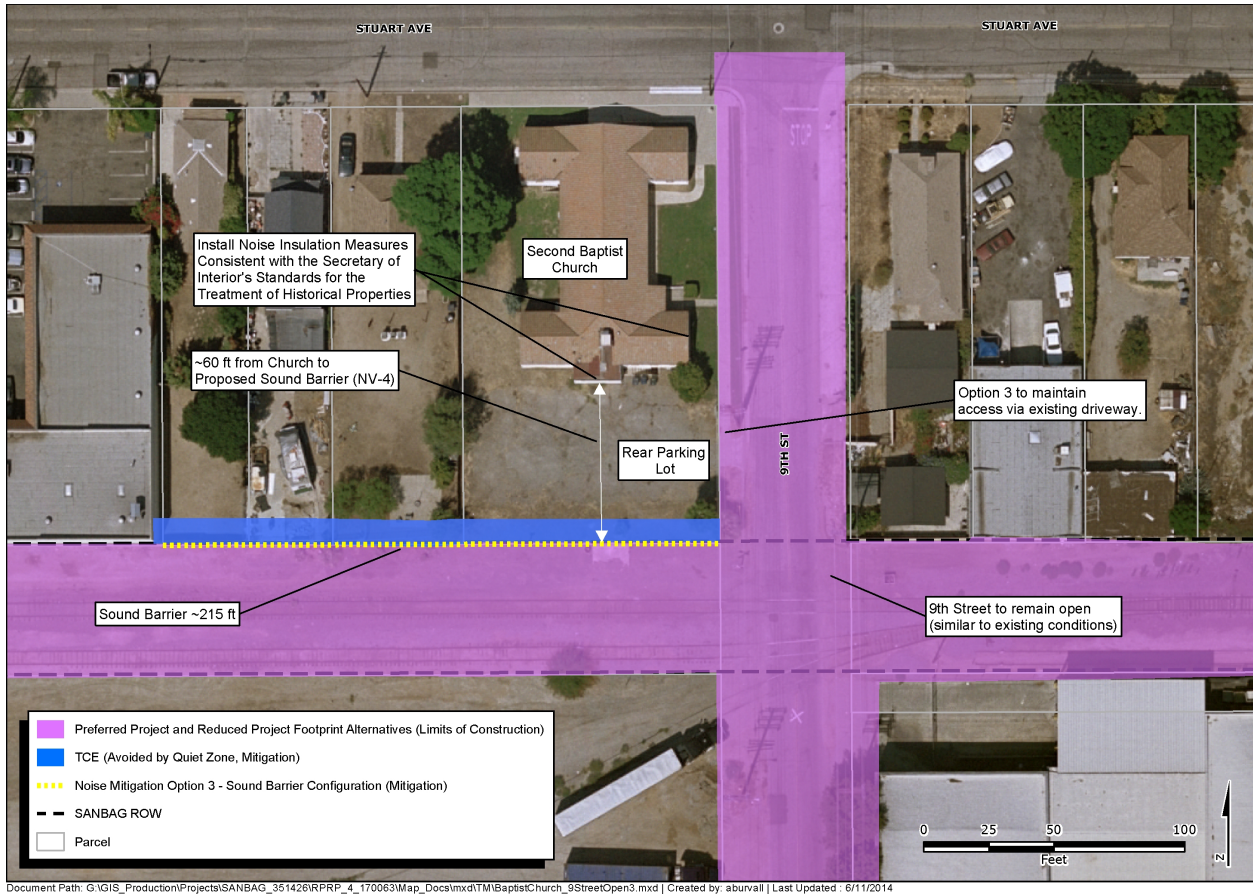


Figure 5-9. Location and Length of Sound Barrier That Would Be Developed under Noise Mitigation Option 3, with Distance between Barrier and Second Baptist Church Building.

The sound insulation to be determined by the acoustical analysis and implemented at the church’s east and south elevations could include the following: caulking and sealing gaps; replacing doors with well-gasketed solid-core wood doors; replacing existing windows with windows that incorporate multiple layers of glass; sealing or relocating vents and ventilation openings; and upgrading building’s HVAC system. Replacement of doors, windows, or vents could affect the exterior stucco cladding at openings on the east side of the building. In order to ensure that the property maintains its current degree of historical integrity and continues to convey its significance, the insulation work would be conducted in accordance with the *Secretary of the Interior’s Standards for Rehabilitation with Guidelines for Applying the Standards* (Hume et al. 1990), and with applicable National Park Service preservation briefs. Depending on the insulation measures recommended by the qualified acoustical engineer, the applicable National Park Service preservation briefs for guiding such work could include: *Preservation Briefs 3: Improving Energy Efficiency in Historic Buildings* (Hensley and Aguilar 2011); *Preservation Briefs 22: The Preservation and Repair of Historic Stucco* (Grimmer 1990); *Preservation Briefs 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches* (Park 1991); *Preservation Briefs 30: The Preservation and Repair of Historic Clay Tile Roofs* (Grimmer and Williams 1992).



The historical integrity of the Second Baptist Church would be maintained with implementation of Noise Mitigation Option 3. This option would include visual treatments of the sound barrier that would be developed west of 9<sup>th</sup> Street just beyond the southern edge of the church property, appropriate associated landscaping as necessary, and noise-attenuating insulation implemented as described above. Potential effects to the setting and feeling of the property would be minimized through barrier visual treatments and landscaping that would harmonize with the property and the church's Spanish Colonial Revival architecture. Noise-attenuating insulation implemented in accordance with the *Secretary of the Interior's Standards for Rehabilitation with Guidelines for Applying the Standards* (Hume et al. 1990), and in accordance with applicable preservation briefs, would ensure that the church building retains sufficient integrity of design, materials, and workmanship to convey the property's significance under National Register Criterion A and California Register Criterion 1. Therefore, implementation of Noise Mitigation Option 3 would not result in a direct or indirect adverse effect.

If a quiet zone (Noise Mitigation Option 1) the sound barrier constructed across 9<sup>th</sup> Street (Noise Mitigation Option 2), and the sound barrier built as far east as 9<sup>th</sup> Street in conjunction with sound-attenuating insulation (Noise Mitigation Option 3) are all deemed infeasible, SANBAG will implement Noise Mitigation Option 4. Under Noise Mitigation Option 4, an L-shaped sound barrier of varying height would be constructed on the south and east sides of the Second Baptist Church property (Figure 5-10). The south segment of this sound barrier would be aligned within the SANBAG ROW 60 feet south of the church building parallel to the rail line. The south barrier segment would be 215 feet long and 10 feet high. From just outside the southwest corner of the church parcel, the barrier would extend approximately 110 feet to the west. Noise Mitigation Option 4 would also include a sound barrier segment developed under a TCE along the east side of the church property. Connected to the east end of the south sound barrier segment, the east barrier segment would extend 90 feet north along the east side of the church property. From the southeast corner of the property north to a point roughly perpendicular to the church building's southeast corner, the east sound barrier segment would be 10 feet high and would incorporate a solid, horizontally sliding gate at the existing curb cut on 9<sup>th</sup> Street. The gate at the curb cut would preserve access to the church parking lot at the south portion of the property when open and would provide for noise reduction when closed. At a point perpendicular to the church building's southeast corner, the east sound barrier would be constructed to taper from 10 feet to 6 feet in height, and would continue north approximately 25 feet. The 6-foot-high portion of the east sound barrier segment would terminate at the south edge of the walkway situated at the middle of the parcel that provides pedestrian access from the sidewalk to the east side of the church. The east sound barrier segment would be aligned 12 feet east of the church building's southeast projecting gabled element. The same kinds of visual surface treatments and landscaping implemented for Noise Mitigation Options 2 and 3 would be incorporated into the design of the L-shaped sound barrier developed under Noise Mitigation Option 4.

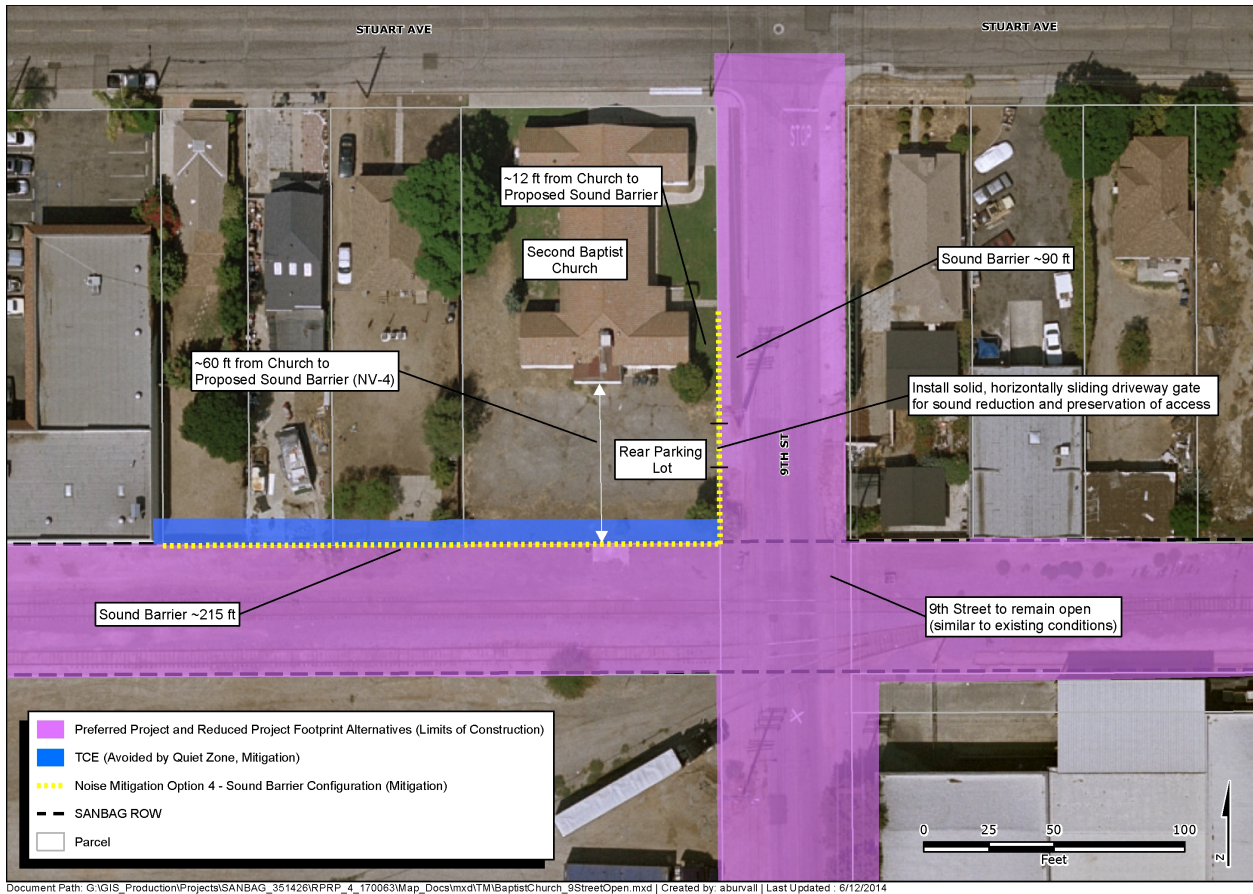


Figure 5-10. Location and Lengths of Sound Barrier That Would Be Developed under Noise Mitigation Option 4, with Distances between Barrier Segments and Second Baptist Church Building.

Construction of the eastern segment of the L-shaped sound barrier in fairly close proximity to the southeastern portion of the church building carries the potential for indirect effects, both visually and in terms of established circulation patterns involving the church's parking lot. Noise Mitigation Option 4 would not affect the church building's integrity of design, materials, or workmanship. Changes to the property's integrity of setting and feeling would be minimized by sound barrier visual treatments and landscaping that would provide a means of visually harmonizing the new barrier with the Spanish Colonial Revival architecture of the church building. Direct views to and from the church building along 9<sup>th</sup> Street and East Stuart Avenue would only be affected at the southeast corner of the building, where the barrier height would taper from 10 feet to 6 feet, providing noise reduction while allowing natural light to reach windows along the east elevation of the building. The church would maintain a high degree of associational integrity with respect to its informal, spatially integrative relationship to the neighborhood. Although the east barrier segment would place a visual obstruction between the church's rear parking lot and the public ROW along 9<sup>th</sup> Street, the parking lot does not visually convey the property's significance. Moreover, established circulation patterns would not be substantially altered. The east sound barrier segment would incorporate a horizontally sliding gate to provide access to the parking lot via the curb cut at 9<sup>th</sup> Street when opened and would provide noise reduction when closed. The Second Baptist Church would continue to convey its significance under National Register Criterion A and California Register Criterion 1. Therefore, Noise Mitigation Option 4 would not result in an indirect adverse effect.

**Single-Family Residence (510 East Stuart Avenue).** The historic property is separated from the Preferred Undertaking by East Stuart Avenue and a large surface parking lot. As a result, the Preferred Undertaking is sufficiently distant from the dwelling that it would not directly or indirectly alter the building's distinctive physical or historical characteristics. Therefore, the Preferred Undertaking would have no effect on the significance of the historic resource.

**Single-Family Residence (610 East Stuart Avenue).** The historic property is separated from the Preferred Undertaking by a large portion of unimproved land. As a result, the Preferred Undertaking is sufficiently distant from the dwelling that it would not directly or indirectly alter the building's distinctive physical or historical characteristics. Therefore, the Preferred Undertaking would have no effect on the significance of the historic resource.

**Sylvan Park Redlands Lawn Bowling Club (411 North University Street).** The Redlands Lawn Bowling Club is located at the southeast end of Sylvan Park in Redlands. It consists of a large grass green for lawn bowling and three structures set at the north end of the lawn. A one-story, Spanish Colonial Revival style clubhouse that is T-shaped in plan is located at the northeast end of the property. A flat roof with a mission style parapet surmounts the building. Fenestration consists of a multi-pane wood framed window, paired fixed pane wood frame windows, and a replacement metal casement tripartite window on the primary south elevation. A non-original shed roof supported by wood posts shelters a centered main entrance. To the west of the clubhouse are a picnic bench shelter and a side-gabled utilitarian shed. Grass lawn, mature trees, and mature shrubs surround the perimeter of the bowling green.

Founded in 1923, the Redlands Lawn Bowling Club stands as the second oldest lawn bowling club in southern California. Only the club in Pasadena is older. Longtime Redlands resident Melvin Hooper was instrumental in advocating for the construction of the greens and formed a body of 32 founding members. After arriving in Redlands in 1919, he is said to have not only introduced lawn bowling to the Redlands community, but also received permission from the City Council to build one of the lawn bowling rinks at his own expense. The popularity of the sport in the community grew over subsequent decades as membership steadily increased.

A 1928 City of Redlands Sanborn map shows a large area of Sylvan Park, but the lawn bowling greens are not delineated on the map. The 1949 Sanborn map also does not delineate the boundaries of the bowling greens, but it does show the clubhouse, which still exists today in its current location. Historic aerials by NETR Online reveal that the clubhouse and greens have been in their current configuration since at least 1938. To the west of the clubhouse is a picnic bench shelter and storage shed, both of which appear to have been constructed within the last 20 years. *Redlands Daily Facts* newspaper articles also state that the lawn bowling facility has remained a popular community resource and continues to host regional tournaments. Important characteristics of the property that convey its historical significance are the bowling club's setting and feeling, which include green lawns extending beyond the bowling green and numerous mature trees. Given the nearly 90 years of popular use within its bucolic Sylvan Park setting, the Redlands Lawn Bowling Club has made a significant contribution to the broad pattern of history in Redlands. Therefore, the property appears to achieve a level of significance necessary for listing in the National Register under Criterion A at the local level of significance and the California Register under Criterion 1 (a 3S Status Code).

Although some individuals associated with the club made important contributions to the local community, no single individual appears to rise to a level of significance to contribute to the broad pattern of history necessary for listing under National Register Criterion B or California Register Criterion 2. The clubhouse building appears to be a 1920s era Spanish Colonial Revival style building with a 1940s era window replacement on the primary south elevation and a recent shed roof addition on the same elevation. The alterations result in a lack integrity of design, workmanship, and materials.



Additionally, the non-original storage shed and picnic bench shelter are utilitarian in design, lack architectural details, and have bland entrances without unique definition. NETR aerial photographs also indicate that other alterations to the lawn bowling club and its immediate setting have occurred since the historic period. The 1938 aerial photograph shows that trees with dense round tops resembling nearby citrus trees lined the south side of the bowling green and park property at that time. The 1959 aerial photograph shows that, at that time, the south edge of the property was lined with taller trees that appear to have been palms. Shapes that appear to be palm shadows and smaller shrubs are visible along the south side of the green and property in the 1968 aerial photograph. Park Avenue had also been constructed on the south side of the property by that time. The palms and individual shrubs are more clearly visible in the 1980 aerial photograph. These aerial photographs indicate that an additional, possibly secondary square-shaped bowling green was located immediately west of the bowling green that remains present today at the southeast corner of the park. Green-bordering hedges similar to the one currently covering the chain link fence on the south and east sides of the property were present along the edges of the area to the west that may have been a secondary bowling green. Aerial imagery from the 1990s and 2000s available on Google Earth shows that by 1995 the palm trees at the south side of the property had been removed. Large portions of the hedge were subsequently removed, and after 2000 the area west of the current bowling green that appears to have been a second bowling green was abandoned and incorporated into the surrounding park space. Currently, an approximately 5-foot high chain link fence lines the west, south, and east sides of the bowling green at the southeast corner of the park, and the east and south segments of the fence are covered by a continuous shrubbery. The chain link fence and associated shrubbery present today may not date to the historic period. The configuration of features bordering the lawn bowling green at the corner of the property and what appears to have been a secondary bowling green have been altered since the period of significance. For these reasons, the property does not embody distinctive characteristics of a historic landscape with contributing buildings that would merit listing under Criterion C or 3 of the National Register or California Register, respectively.

The Preferred Undertaking does not involve any activities that would directly alter the distinctive physical characteristics of the bowling green itself and would not result in additional alterations to the original clubhouse building. Although it appears that the Preferred Undertaking would involve some construction activity at East Park Avenue, this would have no direct effect on the significance of the Redlands Lawn Bowling Club. The project Draft EIS/EIR has identified the property as a sensitive noise receptor, unrelated to its historic status, and the project is required to mitigate or minimize noise from rail operation. If possible, in order to minimize the noise level caused by the reintroduction of rail service adjacent to the Redlands Lawn Bowling Club, a quiet zone would be implemented for the at-grade crossing at University Street. Other noise-reducing design specifications that may be implemented in the vicinity of the Redlands Lawn Bowling Club include use of ballast mats or resiliently supported ties (under-tie pads) on the track to minimize project-related groundborne vibration generated when the trains pass sensitive receivers. None of these noise-reduction methods would affect the historical significance and integrity of the Redlands Lawn Bowling Club. However, if a quiet zone cannot be implemented, and noise-reducing design specifications do not adequately minimize rail operation noise in conjunction with a quiet zone, a sound barrier would be constructed to reduce rail noise at this sensitive receptor.



Figure 5-11. Sound Barrier Locations with Distances between Barrier Segments and Redlands Lawn Bowling Club Green.

If constructed as noise mitigation, a sound barrier has the potential to indirectly affect the Redlands Lawn Bowling Club by visually altering the property. The sound barrier would represent a new visual element extending up to 12 feet in height on the east side of Sylvan Park and the south side of the park’s bowling club area (Figure 5-11). The barrier would be constructed under a TCE and would extend approximately 500 feet west from the southeast corner of Sylvan Park to the park’s southern entrance. It would also extend approximately 210 feet north from the park’s southeast corner to form a large “L.” The lawn bowling portion of Sylvan Park is set back from the east edge of the park by a 75-foot buffer of lawn and mature trees. However, the south end of the bowling green abuts the property line at East Park Avenue. Enclosing the west, south, and east sides of the bowling green is the low chain link fence with the south and east portions covered by thick shrubbery. On the east side of the park, the proposed sound barrier would be aligned 60 feet east of the bowling green. On the south side of the property, the barrier would be aligned between five and 12 feet south of the bowling green, and the approximately five-foot-high shrubbery-covered fence along the south side of the bowling green would be removed permanently.

Visually oriented mitigation measures would be implemented to minimize indirect effects to the Redlands Lawn Bowling Club from the introduction of the sound barrier. The potential for substantially diminished integrity of setting and feeling as a result of the new sound barrier would be reduced by barrier surface treatments designed to minimize the structure’s visual presence at the park’s southeastern edges. Drought-tolerant landscaping such as trees, vines, and/or shrubs would be incorporated as needed to reinforce the pastoral qualities of the landscape within and immediately surrounding the lawn bowling club.

With these measures, the project would not result in an adverse effect to the Redlands Lawn Bowling Club. The clubhouse and the bowling green itself would remain unaltered. The bowling green would not be reduced in size. It would remain at approximately 36 meters in length, which is consistent with the Laws of the Sport of Bowls. The bowling club's proximity to the railroad alignment does not represent a character-defining feature. Blockage of views toward the rail alignment by the sound barrier would not diminish the property's integrity. From vantage points at the bowling green and clubhouse, the 12-foot-high sound barrier along University Street could partially block views of the lower portions of mature trees at the east side of the park. At least some of these large trees appear to date to the historic period. However, this cluster of trees is tall enough that approximately 80–90% of its form would remain visible from the bowling green. Views to the north and west would not be altered. Although the south segment of the shrubbery-covered chain link fence near the bowling green would be removed, historic aerial imagery suggests that this feature may not have been present during the historic period. While the pastoral surrounds of the lawn bowling club are important elements of its setting, as discussed above, the portion of the park devoted to lawn bowling appears to have been larger at one time, and elements bordering the bowling green (enclosing built features [fences], palm trees, and shrubs) have been removed or reconfigured during and after the historic period. Despite elimination of the south segment of shrubbery-covered chain link fence, construction of a sound barrier incorporating appropriate visual treatments and landscaping elements would allow the property to maintain its overall pastoral character. With implementation of the aforementioned measures to minimize indirect effects from the introduction of sound barriers, the Redlands Lawn Bowling Club would retain sufficient integrity to convey its historical significance under National Register Criterion A and California Register Criterion 1.

### Archaeological Resources

The Preferred Undertaking would involve ground disturbance associated with track improvements, platform station improvements, utility replacement and relocation, and general construction activities. No historic properties were detected in the RPRP APE. Based on archaeological presence-absence testing in APE, the Redway House site and the Redlands Chinatown site were not detected within the APE. Portions of the Redlands Chinatown site and Redway House site outside of SANBAG's ROW are assumed to be eligible for the National Register and California Register. The segment of the Mill Creek Zanja in the APE was recorded and evaluated as not eligible for the National Register because it does not retain integrity sufficient to retain its historical significance.

However, there is a low potential for unknown archaeological resources or previously unknown portions of National Register-eligible archaeological resources to exist in the general RPRP APE. Therefore, ground disturbance associated with implementation of the Preferred Undertaking has the potential to damage, destroy, or alter any as-yet unidentified intact subsurface deposits that may exist in the RPRP APE, resulting in an adverse effect on potentially significant archaeological deposits.

### 5.2.3 Alternative 3 – Reduced Undertaking Footprint

The Reduced Undertaking Footprint would include the development of the RPRP within a reduced footprint in order to minimize disturbance of biological and cultural resources that border and intersect with the rail corridor. Similar to the Preferred Undertaking, Alternative 3 would involve the construction of new track and grade crossing improvements, replacement or retrofit of existing bridges, construction of a new train layover facility, and the development of rail station improvements at Tippecanoe Avenue, New York Street, Downtown Redlands, and the University of Redlands.

However, under the Reduced Undertaking Footprint, alternative bridge structures at Bridges 1.1 (Historic Warm Creek) and 3.4 (SAR) would minimize the placement of permanent structures within waters of the United States.



## **Architectural Resources**

### Assessment of Adverse Effects on Historic Properties

Effects of the Reduced Undertaking Footprint on the following historic properties would be identical to those of the Preferred Undertaking and, therefore, do not require repeated analysis.

- Redlands Santa Fe Depot Historic District
- Victoria Elementary School (1505 Richardson Street)
- Single-family residence (337 North Cook Street)
- Single-family residence (620 New York Street)
- Brick warehouse (440 Oriental Avenue)
- Van Dorin Motor Company (1267 West Redlands Boulevard)
- Second Baptist Church (420 East Stuart Avenue)
- Single-family residence (510 East Stuart Avenue)
- Single-family residence (610 East Stuart Avenue)
- Sylvan Park Redlands Lawn Bowling Club (411 North University Street)

## **Archaeological Resources**

### Assessment of Adverse Effects on Historic Properties

Effects of the Reduced Undertaking Footprint on any as-yet unidentified intact subsurface deposits that may exist in the RPRP APE would be identical to those of the Preferred Undertaking and, therefore, do not require repeated analysis.

### **5.2.4 Design Options**

For purposes of this evaluation, the Design Options involved the same APE as the Preferred Undertaking. Refer to Section 5.2.2 for the assessment of effects for the Preferred Undertaking.

## 6.0 MITIGATION MEASURES

### 6.1 BUILT ENVIRONMENT RESOURCES

#### **6.1.1 Construction Vibration on Historic Properties Adjacent to Rail Alignment**

In order to determine the structural stability of the Redlands Station, Cope Commercial Company Warehouse, Haight Packing House, Redlands City Transfer and the brick warehouse at 440 Oriental Avenue, structural evaluations shall be prepared by a qualified engineer for these five buildings prior to the commencement of construction. The structural evaluations would also address maximum allowable levels of vibration during construction and could recommend lesser levels of stabilization in conjunction with vibration monitoring. Qualified recommendations within the structural evaluations will be adhered to, as appropriate. Permanent stabilization will follow the Secretary of the Interior's guidelines for the treatment of historic properties; if the buildings are temporarily stabilized for the duration of construction activities, the buildings will be restored to their pre-construction condition when the stabilization measures are removed.

#### **6.1.2 Minimize Indirect Visual Effects of Sound Barriers**

Visual surface treatments and drought-tolerant landscaping will be implemented as necessary to minimize indirect effects on the setting and feeling of the Redlands Lawn Bowling Club portion of Sylvan Park and the Second Baptist Church from introduction of sound barriers. The surface treatments and landscaping for the sound barrier at the Redlands Lawn Bowling Club will be designed and implemented to harmonize the barrier with the surrounding pastoral park landscape. If a sound barrier is necessary at the Second Baptist Church, surface treatments will be designed and implemented to harmonize the barrier with the Spanish Colonial Revival architecture of the church building. Drought-tolerant landscaping will be incorporated into the design of the barrier at the church as needed.

#### **6.1.3 Conduct Potential Noise Insulation Work at Second Baptist Church in Accordance with Secretary of Interior Standards and Guidelines and Applicable Preservation Briefs.**

Sound-attenuating insulation may be necessary for the Second Baptist Church building. If sound-attenuating insulation measures are implemented at the church building, the work will be conducted in accordance with the Secretary of the Interior's Standards for Rehabilitation with Guidelines for Applying the Standards (Hume et al. 1990) and applicable National Park Service preservation briefs, including #3 (*Improving Energy Efficiency in Historic Buildings*); #22 (*The Preservation and Repair of Historic Stucco*); #24 (*Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches*); and # 30 (*The Preservation and Repair of Historic Clay Tile Roofs*). SANBAG will select and implement the recommended insulation measures in coordination with the property owner and SHPO.

### 6.2 ARCHAEOLOGICAL RESOURCES

The segment of the Mill Creek Zanja within the project APE was found not eligible for listing in the National Register or California Register because it lacks integrity. Construction of the Preferred Undertaking and the Reduced Undertaking alternatives would have no effect on this resource. Although portions of the Redlands Chinatown site and the Redway House site outside SANBAG's ROW are assumed eligible for the National Register and California Register, archaeological presence absence

testing did not detect these sites in the project APE. Thus, there would be no effect to archaeological historic properties in the RPRP APE. Implementation of the Build Alternative and Design Options would result in no effect to the Redlands Chinatown site and the Redway House site.

However, construction of the Preferred Undertaking and the Reduced Undertaking alternatives has the potential to expose as-yet undiscovered, potentially significant archaeological deposits that may be located in the RPRP APE. Mitigation measures for minimizing impacts on potentially significant archaeological deposits that may be discovered during construction of the RPRP are described below. With implementation of the following mitigation measures, the project's impact on archaeological resources and buried human remains would be minimized and no adverse effect would result under NEPA.

### **6.2.1 Archaeological Monitoring**

No archaeological historic properties were identified in the APE during Extended Phase I Investigations; however, there exists the low potential to encounter unknown cultural materials given the historical development of the project vicinity and depth of construction. As such, monitoring for archaeological deposits would be conducted in the project APE in the vicinity of the Redlands Chinatown site during ground-disturbing construction activities, guided by a Construction Monitoring and Discovery Plan to be prepared for the project. Monitoring would occur under the supervision of an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards. The archaeological monitor would be subject to the approval of SANBAG and/or the FTA.

Full-time cultural resources monitoring of all ground-disturbing activities would occur in the project APE within the recorded boundary of the Redlands Chinatown site and a 50-foot buffer on each side of the site boundary. Full-time monitoring is defined as follows: A qualified archaeological monitor is required during the entire work day on a daily basis during all ground disturbance throughout the course of the project until a sufficient depth of excavation has been reached at which it is unlikely to encounter buried resources. The monitor would determine the actual depth of excavation at which monitoring may cease based on soil conditions observed in the field. If the FTA determines that monitoring is needed in additional portions of the APE, monitoring would be provided in these additional areas.

### **6.2.2 Unanticipated Discoveries**

In the event an unanticipated discovery of archaeological resources occurs during construction, the following measures would be implemented immediately following the discovery:

- All construction within a 50-foot radius of the find would be halted until a qualified archaeologist can assess the discovery and the significance of the find can be determined.
- If the discovery is determined to be significant or potentially significant by the qualified archaeologist, the FTA and SHPO would be notified. Any adverse effects under Section 106 to previously unidentified archaeological resources or previously undiscovered portions of archaeological resources assumed or determined to be eligible for the National Register would be resolved in consultation with SHPO and may include the following:
  - Discussion with project engineers to determine if impacts can be avoided/minimized, including consideration of preservation in place.
  - Recovery and analysis of archaeological material and associated data.
  - Preparation of a data recovery report or other reports.



- Accessioning recovered archaeological material to an accredited archaeological repository.

Archaeological monitor qualification requirements, detailed approaches to archaeological monitoring of various project elements, and the procedures to follow in the event that unanticipated archaeological resources or human remains are discovered would be defined in the Construction Monitoring and Discovery Plan.

### **6.2.3 Discovery of Human Remains**

If human remains are discovered or recognized in any location other than a dedicated cemetery, there would be no further excavation or disturbance of the site until appropriate investigation and notification has been performed. Section 7050.5 of the California Health and Safety Code requires that construction or excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission. SANBAG would comply with state laws relating to the disposition of Native American burials, which falls within the jurisdiction of the California Native American Heritage Commission (PRC Section 5097).



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**Appendix A**  
**DPR 523 Forms**

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## CONTINUATION SHEET

Page 1 of 3 \* Resource Name or #: (Assigned by recorder Redlands Santa Fe Depot Historic District  
\* Recorded by: Peter Moruzzi \* Date: 7/16/2012  
 Continuation  Update

The Redlands Santa Fe Depot Historic District was placed on the National Register in 1991 (a 1S California Historic Resource Code). It had been previously surveyed in 1988. Since 1991, five properties have been demolished (205 W Stuart, 301 N 3rd, 202-208 Oriental, 225 Oriental, and 241 Oriental). In addition, several properties within the district were determined to be ineligible for the National Register (206, 208, 216-218 and 320 Orange Street, and 301 N 3rd Street). Today (2012) there are 16 remaining contributors. Nonetheless, the district continues to hold together as a cohesive collection of commercial buildings that visually document the City's economic and social history from 1888 through 1946.

Contributing Properties in 1991 and their current status if demolished or significantly altered:

1. Redlands Mutual Orange Company / Packing House (330 North Fourth Street)
2. Rettig Machine Shop (205 West Stuart Avenue, demolished)
3. J.J. Prendergast Packing House (301 North 3rd Street, demolished)
4. Cope Commercial Company Warehouse / Grigsby Brothers (21 West Stuart Avenue)
5. Packard Motor Company Sales Office (415 Orange Street)
6. Board of Trade / Chamber of Commerce (337 Orange Street)
7. Santa Fe Railroad Depot (351 Orange Street)
8. Redlands City Transfer / Lite House (360 Orange Street. Significantly altered)
9. Pioneer Transfer (348 Orange Street)
10. Palace Livery Stable (346 Orange Street)
11. Poundstone & Hamilton Building (342-344 Orange Street)
12. Worley Building (338-340 Orange Street)
13. Beacon Printery (336 Orange Street)
14. Hamilton Block / Carlson Hardware (330-332 Orange Street)
16. Haight Packing House / Mitten Display Sign (345 North Fifth Street)
17. Hall of Justice (215 North Fifth Street)
18. H. Jacobson's Warehouse (rear building west of 215 North Fifth Street)
19. Quality Slacks of California (225 Oriental Avenue, demolished)
20. Three Warehouses (202-204-208 Oriental Avenue, demolished)
21. Redlands Fruit Association Warehouse (241 Oriental Avenue, demolished)

# CONTINUATION SHEET

Page 2 of 3 \* Resource Name or #: (Assigned by recorder) Redlands Santa Fe Depot Historic District  
\* Recorded by: Peter Moruzzi \* Date: 7/16/2012  
 Continuation  Update



Santa Fe Railroad Depot



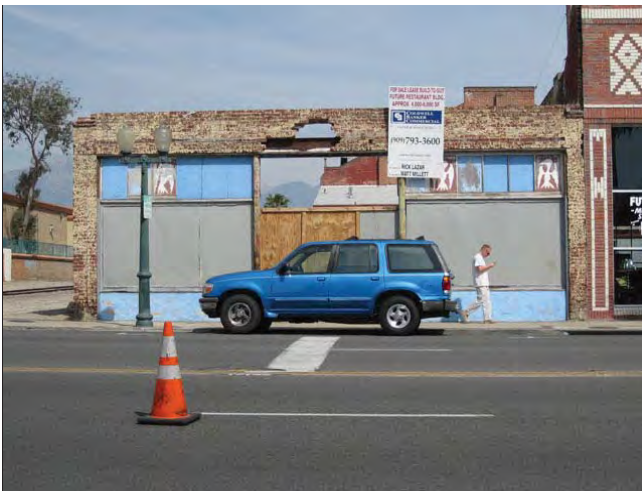
Santa Fe Railroad Depot and tracks



Cope Commercial Co. / Grigsby Brothers



Cope Commercial Co. Warehouse / Grigsby Brothers



Redlands City Transer/Lite House



Pioneer Transfer



# CONTINUATION SHEET

Page 3 of 3 \* Resource Name or #: (Assigned by recorder) Redlands Santa Fe Depot Historic District  
\* Recorded by: Peter Moruzzi \* Date: 7/16/2012  
 Continuation  Update



Palace Livery Stable



Poundstone & Hamilton Building



Worley Building



Haight Packing House



Packard Motor Company Sales Office



National Register plaque on small Cope Commercial Co. Bldg



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer Peter Moruzzi Date \_\_\_\_\_

Page 1 of 3

\* Resource Name or #: AT & SF Kite Shaped Track

P1. Other Identifier: AT & SF Kite Shaped Track

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address \_\_\_\_\_ City San Bernardino Zip 92401

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Originally part of the network of tracks developed by the Atchison Topeka and Santa Fe Railroad, the segment known as the "Kite Shaped Track" consisted of a 166-mile continuum of railroad track arranged in a rough figure-eight pattern. The Kite Shaped Track route traveled across the greater Los Angeles basin with its crossing point in San Bernardino. It was officially in operation from 1891 until 1938. Although no longer identified as the Kite Shaped Track, a relatively short portion of the original eastern loop route between San Bernardino and Redlands is located within the boundaries of the APE.

\* P3b. Resource Attributes: (List attributes and codes) HP39 Other

\* 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: (View, date, etc.)  
West view, 07/2012

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1891 circa

\* P7. Owner and Address:  
BNSF

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/16/2012

\* P10. Survey Type: (Describe)  
Intensive

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Downtown San Bernardino Passenger Rail Project, 07/2011, Section 106 Project Review

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\* NRHP Status Code 6Y

\* **Resource Name or #:** AT & SF Kite Shaped Track

B1. Historic Name: AT&SF Kite Shaped Track

B2. Common Name \_\_\_\_\_

B3. Original Use: Railroad track

B4. Present Use: Railroad track

\* **B5. Architectural Style:** N/A

\* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

The rail lines that formed the Kite-Shaped Track were built as follows: in 1883, the Los Angeles (LA) & San Gabriel Valley Railroad Co. from LA to Azusa; in 1885, the Riverside, Santa Ana and LA Railway Co. from Riverside through Orange to LA; in 1886, the San Bernardino (SB) and LA Railway Co. from SB to Azusa; in 1887, the SB Valley Railway Co. from SB to Mentone; and in 1890, the SB & Eastern Railway Co. from SB through Highlands to Mentone.

\* **B7. Moved?**  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* **B8. Related Features:**

Consists of a west loop track and east loop track crossing in the City of San Bernardino

B9a. Architect: Unknown

b. Builder: Atchison Topeka & Santa Fe Railroad

\* **B10. Significance:** Theme Rail excursions Area San Bernardino and Redlands

Period of Significance 1891-1938 Property Type Railroad Track Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The "Kite Shaped Track" was a popular Southern California excursion route along these rail lines that began operation in 1891. Named for a figure-8 shaped 19th century horseracing track, the AT & SF's Kite Shaped Track was a similarly figure-8 shaped 166-mile continuum across the greater Los Angeles basin. The line's focus was the idealized imagery of Southern California's citrus industry and the beautiful natural terrain surrounding it. The route, which was also called "The Loop," was highly promoted by the railroad to increase passenger traffic of residents and tourists. It also served as a powerful promotional tool for the Southern California lifestyle.

To board, tickets were purchased at AT&SF's La Grande Station in Los Angeles (1893-1939). The line passed through numerous towns and areas including Pasadena, the San Gabriel foothills, Riverside, Orange County, Redlands, San Bernardino, and Mentone, which served as the far eastern edge of the Route. Aside from Los Angeles itself, all of the areas were citrus and agriculture communities at that time. People were encouraged to disembark at certain stops for a couple of hours to soak in the local color. Though the motto of the line was "No Scene Twice Seen," the San Bernardino Depot served as the crux of the figure 8, and was passed twice.

A 1914 Santa Fe Magazine article about the Kite Shaped line twice discussed the original setting between San Bernardino and Redlands, albeit in slightly contradictory terms. The first states, "The ride from San Bernardino to Redlands is very short, too short in fact for a wealth of scenery. The mountains showed up behind the dark green of the orchards, (continued on page 3)

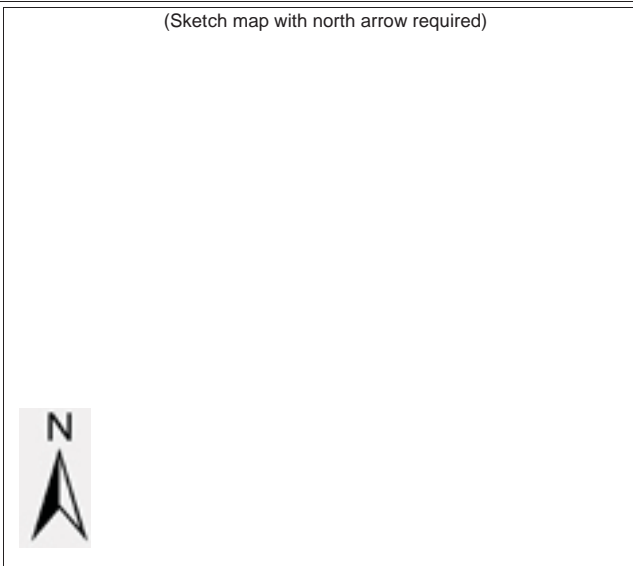
B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* **B12. References:**

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B13. Remarks:

(Sketch map with north arrow required)



\* **B14. Evaluator:** Peter Moruzzi

Date of Evaluation: 10/16/2013

(This space reserved for official comments.)

Empty rectangular box for official comments.

## CONTINUATION SHEET

Page 3 of 3 \* Resource Name or #: (Assigned by recorder AT & SF Kite Shaped Track  
\* Recorded by: Peter Moruzzi \* Date: 7/16/2012  
 Continuation  Update

B10. Significance (continued): "...and as the train sped along they seemed to grow higher and higher every moment...." But then later in the same article, "From San Bernardino to Redlands is perhaps the most beautiful part of the trip. It lies in the orange belt, and along almost all the distance there is nothing but miles of orange groves, with the fruit in all stages of maturity.....the line of green is unbroken." Unfortunately, the only remaining citrus grove visible along the San Bernardino to Redlands route is the California/I-10 Grove that begins at California Street and parallels Interstate 10.

The Kite Shaped Track presaged the regional trait of mobility itself as recreation. With the advent of the mass produced automobile, the Kite Shaped Track quickly decreased in popularity. By 1917 the excursion had faded into obscurity. The route would be formally discontinued by Santa Fe in 1938. The larger western loop is still active, but has been heavily altered. The original main tourist departure point from Los Angeles, known as Santa Fe's "La Grande Station", was demolished in 1938. The track alignment between San Bernardino and Redlands is all that remains of the Kite Shaped Track's eastern loop.

The railroad portion that came to be known as the "Kite Shaped Track" began as a freight and passenger line that was a significant contributor to the growth and development of the citrus industry and the distribution of its products nationwide. It was not until 1891 that the portion of the railroad that passed through citrus groves and various communities was given the "Kite Shaped Track" moniker and marketed as a recreational excursion for both existing residents and visitors. Much of the line's focus was upon the sensory imagery of the Southern California citrus industry and the beautiful natural terrain surrounding it. In essence, the "Kite Shaped Track" was an ephemeral moniker assigned to a portion of an existing railroad between 1891 and 1938. Yet the rail line itself continued to be utilized for freight and passengers for decades after the "Kite Shaped" name was discontinued.

Under Criterion A of the National Register, the subject Kite Shaped Track was significant within the context of popular rail excursions in Southern California in the first decades of the 20th century. It was highly promoted by the railroad to increase resident and tourist passenger traffic that also served as a significant marketing tool in advertising the Southern California lifestyle. However, since that time there has been extensive economic development on either side of the route that has substantially altered what was once an agricultural region during the Kite Shaped Track's pre-1938 heyday. In particular, the citrus orchards that lined the route were a major attraction. Their removal since the Kite Shaped Track was in operation has negatively affected integrity of setting, feeling and association. Similarly, the demolition of La Grande Station and any signage advertising the route have reduced the feeling and association of rail tourism with the route. Together, new development, the loss of citrus groves, and the removal of La Grande Station and all promotional signage have substantially lessened important associations with events under Criterion A of the National Register (i.e. popular rail excursions on the Kite Shaped Track in the early 20th century) that have made a significant contribution to the broad pattern of the transportation/recreational history of Southern California in general and the eastern loop of the Kite Shaped Track in particular.

As relates to integrity of location, the route of the eastern loop Kite Shaped Track within the APE is the same as it was 100 years ago. In contrast, the integrity of the route's design, workmanship, and materials has been reduced by ongoing routine maintenance that includes periodic replacement of original track and associated materials as necessary. Railroad ties are now concrete, which replaced wood ties. Nonetheless, because the elements of a railroad are continually upgraded to accommodate changes in technology, these changes have not affected the integrity of setting, feeling, and association of the Kite Shaped Track. As noted above, it is extensive development along the route coupled with the loss of the once omnipresent citrus groves that have compromised these important aspects of integrity under Criterion A.

In summary, due to substantial visual degradation since the line was discontinued in 1938, the portion of the Kite Shaped Track that corresponds with the route of the Redlands Passenger Rail Project does not meet the requirements for listing in the National Register under Criterion A for historic associations or Criterion 1 of the California Register for the same reasons. In addition, under National Register Criterion B and California Register Criterion 2, current research did not reveal information suggesting that a specific historic personage was directly associated with the Kite Shaped Track, particularly the portion located within the boundaries of the APE. Finally, due to the loss of physical integrity arising from the replacement and upgrading of the original track, ties, and other related materials associated with the Kite Shaped Track, integrity of design, workmanship, and materials has been reduced. Therefore, the requirements for designation under National Register Criterion C, and California Register Criterion 3, have not been met.



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 304 7th Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 304 7th Street City Redlands Zip 92373

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 016931316

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This former industrial building has been adaptively reused for commercial office space. Of concrete construction, it is capped by a sawtooth roof with clerestories facing north. Replacement metal windows punctuate exterior elevations. A new exterior concrete staircase leads to a street-facing entrance. Due to the noted loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)



\* P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1948 Tax Assessor

\* P7. Owner and Address:

CHRISTIAN FELLOWSHIP CHURCH INC  
P O BOX 7786  
REDLANDS CA

\* P8. Recorded by: (Name, affiliation, address)

Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/16/2012

\* P10. Survey Type: (Describe)

Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

\* Resource Name or #: California/I-10 Grove

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address \_\_\_\_\_ City Redlands Zip 92374  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 029206402

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This five acre citrus grove spans 3/4 of the distance between California Street and Nevada Street with frontage along the railroad tracks on its south side and the I-10 freeway on its north. The number of trees varies from rows of four on the west end to seven on the east; there are approximately 81 rows facing the railroad tracks.

\* P3b. Resource Attributes: (List attributes and codes) HP30 Trees/vegetation  
\* 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: (View, date, etc.)  
Looking east from California Street, 05/2012

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
N/A

\* P7. Owner and Address:  
CITY OF REDLANDS  
P O BOX 3005  
REDLANDS CA

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/16/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

Page 2 of 5

\*NRHP Status Code 6Z/5D1

\*Resource Name or # (Assigned by recorder) California/I-10Grove

B1. Historic Name: \_\_\_\_\_

B2. Common Name: California/I-10 Grove

B3. Original Use: Citrus grove B4. Present Use: Citrus grove

\*B5. Architectural Style: N/A

\*B6. Construction History: (Construction date, alteration, and date of alterations)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9. Architect: N/A b. Builder: N/A

\*B10. Significance: Theme Citrus agriculture Area San Bernardino County

Period of Significance \_\_\_\_\_ Property Type Agriculture Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The California/I-10 Grove is located adjacent and to the north of the former Atchison, Topeka and Santa Fe (ATSF) Redlands Subdivision railroad line (known commonly as the "Redlands Spur" and also a segment of a route known as the "Kite-Shaped Track"). In 1996, the City of Redlands formed a Citrus Preservation Commission with the aim of acquisition, improvement, preservation and retention of citrus properties within the City. In 2000, resolution number 5796 adopted by the City included the California/I-10 Grove as part of a "Historical Preserve of Citrus." The five-acre California/I-10 Grove is one of 16 groves that comprise the City's Historic Preserve of Citrus, which totals 206 acres. The nearest grove that is also part of the City's Historic Preserve of Citrus is located approximately 1.3 miles north of the California/I-10 Grove. The two Preserve groves farthest from the California/I-10 Grove are located approximately 4.3 miles to the east and southeast. The California/I-10 Grove is not listed on the City of Redlands register of historic resources. However, as a historic-era resource preserved under a municipal ordinance, the California/I-10 Grove appears to be a historical resource for the purposes of CEQA, with a status code of 5D1.

The California/I-10 Grove does not appear to be eligible for the National Register. The grove is located in area that some of the earliest residents of greater Redlands transformed into a vast agricultural landscape dominated by citrus orchards and associated infrastructure.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf.  
www.historicaerials.com; City of Redlands Resolution No. 5796.

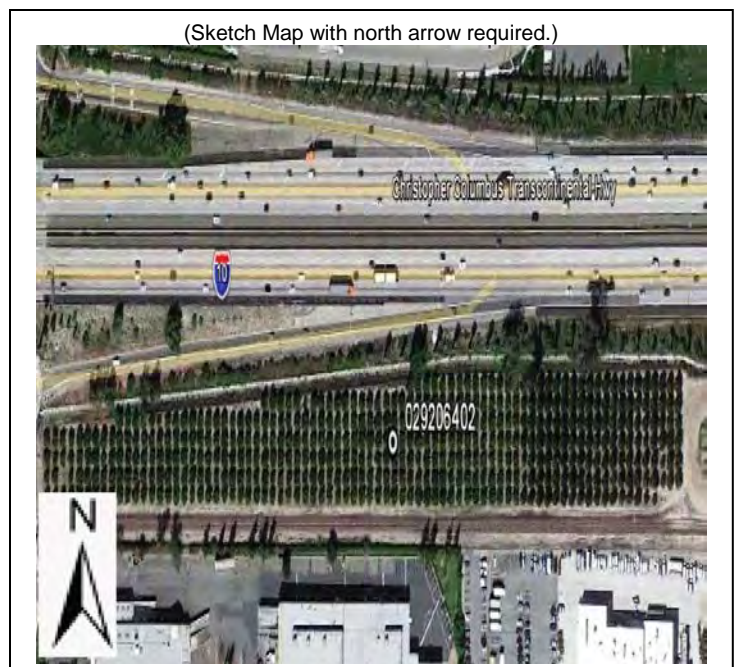
B13. Remarks:

\*B14. Evaluator: Timothy Yates Ph.D.

\*Date of Evaluation: 4/25/2014

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





Page 3 of 5 \*Resource Name or # (Assigned by recorder) California/I-10 Grove

\*Recorded by California/I-10 Grove \*Date 7/16/2012

Continuation  Update

The 1901 USGS topographic map of the Redlands 15-Minute quadrangle shows a building adjacent to the north side of the railroad alignment, approximately 400 feet west of the California/I-10 Grove's western end. The map identifies the location of the building as "Gladysta." The building appears to have been a railroad station. Published in 1890, Lewis Publishing Company's *An Illustrated History of California* mentioned Gladysta in a discussion of settlements on the outskirts of early Redlands that "were flourishing and prosperous with deciduous and citrus orchards and vineyards bearing years before there was a brick laid . . . [in] Redlands." "Westward" from Redlands, the book reported, "is the tract known as Williams, from the owner's name, embracing 1,500 acres, and with a railroad station named Gladysta" [Endnote 1]. Redlands co-founder Frank E. Brown, who constructed the Bear Valley Dam and the Redlands Canal to provide water for the fledgling town, acquired the Gladysta portion of the Williams Tract by 1891 [Endnote 2]. Historic aerial photographs show that by 1938, a large building and several structures stood at the location of the Gladysta Station as indicated by the previously mentioned 1901 topographic map.

Based on the 1938 aerial photograph, the California/I-10 Grove appears to have been part of an orchard bordered on the south by the railroad alignment, on the west by California Street, on the east by Nevada Street, and on the north by Lugonia Avenue. In addition to the large building and several associated structures visible in this aerial image at the location identified by the 1901 topographic map and other historical sources as Gladysta Station, the 1938 orchard bounded by the railroad alignment and streets described above included a building sited on the south side of Lugonia Avenue. This building's siting, roughly cruciform plan, and centered gable facing Lugonia Avenue, along with nearby smaller outbuildings, suggest that the building was a residence. The property from which the current California/I-10 Grove originated likely included the station site during the 1890s, and later, the building that appears to have been a residence. The 1938 aerial photograph suggests that at that time, the orchard from which the California/I-10 originated covered approximately 100 acres [Endnote 3].

Although Redlands claimed to be the "The Navel Orange Capital of the World" from the 1890s to the 1960s, the local citrus industry began a slow decline during World War II with the rise of canned orange concentrate (originally to feed troops overseas) and increasing competition from the Florida citrus industry [Endnote 4]. The California/I-10 Grove was cut off from the larger orchard from which it originated with construction of the I-10 freeway in the mid-1960s. A 1968 aerial photograph shows much smaller trees within the portion of the original orchard south of the recently constructed I-10 freeway, indicating that the sliver of land between the railroad alignment and the I-10 freeway, which included today's five-acre California/I-10 Grove, was replanted in association with construction of I-10. A 1980 aerial photograph shows that by that time, much of the larger original orchard along the north side of I-10 had been cleared, and several building complexes had been constructed within remaining portions of the original orchard further north. Large orchards continued to stretch south of the railroad alignment and the California/I-10 Grove in 1980. Both the large building at the site of Gladysta Station and the building adjacent to Lugonia Avenue that appears to have been a residence continued to stand in 1980. A 2005 aerial photograph shows that both buildings and associated smaller buildings and structures had been demolished by that year, and large shopping centers had been constructed immediately south of the California I-10 Grove. Several historic-era structures present at the Gladysta Station site in 2005 have since been removed. Today, the landscape that surrounds the California/I-10 Grove is dominated by post-1950s commercial and transportation development [Endnote 5].

It appears possible that the orchard property from which the California/I-10 Grove originated could have historical significance. In the 1890s it was part of orchard land acquired by Frank E. Brown, a prominent figure in early Redlands history. However, census records show that Brown had relocated his residence from Redlands to Perris by 1900. Due to the California/I-10 Grove's close proximity to the alignment of the Kite-Shaped Track, which facilitated citrus tourism in southern California from the 1890s, it has the potential to be considered a contributor to the Kite-Shaped Track. However, as part of the current study, ICF International has recommended that the Kite-Shaped Track segment within the project APE be considered ineligible for listing on the California and National Registers. Had the property which the California/I-10 Grove was a part in 1938 remained intact, it might be considered eligible for the National Register under Criterion A for association with citrus agricultural development in the Redlands area, under Criterion B for association with a historically important individual, or under Criterion C, as a contributor to a historically representative citrus farming property, or as an orchard that embodies distinctive characteristics of a type, period, horticultural system, or style, or that contains a rare genotype or variety of trees. [Endnote 6]. However, research has yielded no evidence that the California/I-10 Grove embodies distinctive characteristics or contains a rare genotype or variety of trees, and it does not retain sufficient integrity to convey significance under any other aspect of Criterion C, or under Criteria A or B.

National Park Service (NPS) guidance on the evaluation of this resource types states that "most frequently, orchards, groups of fruit trees, or single fruit trees are listed in the National Register as features that contribute to the significance and integrity of larger historic districts or historic sites." Contributing orchards or tree groupings "typically lack individual distinction and may retain less integrity as a  
**DPR 523L (1/95)** \*Required Information

whole than an orchard or group of fruit trees that is individually eligible for listing in the National Register” [Endnote 7]. The California/I-10 Grove does not contribute to a National Register-eligible historic property or site, a historic district, or a cultural landscape. As stated above, although the grove might be considered a contributor to the Kite Shaped Track, as part of the current study ICF International has recommended that the segment of the Kite Shaped Track within the APE be considered ineligible for the National Register.

The California/I-10 Grove appears to lack sufficient historical integrity to convey significance as an individual grouping of fruit trees, or to convey any significance that might be attributable to the pre-1960s property from which it originated. The five-acre California/I-10 Grove is but a sliver of the larger pre-1960s orchard, which occupied an area of approximately 100-acres based on historic aerial photographs from the 1930s and 1950s. That property appears likely to have included the buildings and structures at the Gladysta Station site, a residence, and multiple outbuildings, all of which have been demolished. I-10 and clusters of building complexes developed since the late 1960s intervene spatially between the California/I-10 Grove and several tree groupings north of I-10 that may be citrus originating from the same larger orchard from which the California/I-10 Grove originated. For these reasons, the California/I-10 Grove lacks integrity of association. According to NPS guidance regarding historic orchards, integrity of design involves “the combination of elements that create the form, plan, space, structure and style of an orchard or fruit trees in a horticultural system” [Endnote 8]. As a remnant five-acre grove of citrus replanted in the early-to-mid 1960s, the California/I-10 Grove lacks integrity of design given the form, plan, and space of the larger, approximately 100-acre historic-era orchard of which it was a part prior to construction of the I-10 freeway. Construction of the I-10 freeway and commercial development on the south side of the rail alignment have substantially altered the setting of the California I-10 Grove. The current setting bears no resemblance to the vast expanses of citrus orchards that characterized the immediate landscape during the historic period. The lost associations, the substantially diminished integrity of design (with respect to the original 100-acre orchard), and the altered setting have resulted in severely diminished integrity of feeling. The grove no longer conveys the feeling of a western Redlands orchard from the historic period.

In summary, as the remnant of a larger historic-era orchard that has been preserved under a municipal ordinance, the California/I-10 Grove appears to be a historical resource for the purposes of CEQA (5D1 status code). The California/I-10 Grove does not appear to be eligible for the National Register (6Z status code).

Endnote 1. Unites States Geological Survey. 1901. Redlands 15-Minute Quadrangle. Surveyed 1898-99; Lewis Publishing Company. 1890. An Illustrated History of Southern California. (Chicago: Lewis Publishing Company), 476.

Endnote 2. Stanley D. Korfmacher, M.D., “A Second Look at ‘Redlands Firsts,’” Address to the Fortnightly Club of Redlands. January 30, 2008, available: <[http://www.redlandsfortnightly.org/papers/korf\\_08.htm](http://www.redlandsfortnightly.org/papers/korf_08.htm)>, accessed April 18, 2014; Tom Atchley, “Redlands Railroad Love Affair,” The Redlands Area Historical Society’s *Redlands Chronicles* (March 2011): 4, available: <[http://www.redlandsfortnightly.org/papers/korf\\_08.htm](http://www.redlandsfortnightly.org/papers/korf_08.htm)>, accessed April 19, 2014.

Endnote 3. [www.historicaerials.com](http://www.historicaerials.com).

Endnote 4. Korfmacher, “A Second Look at ‘Redlands Firsts.’”

Endnote 5. [www.historicaerials.com](http://www.historicaerials.com).

Endnote 6. U.S Bureau of the Census, *Twelfth Census of the United States*, Washington, DC: National Archives and Records Administration, 1900, T623, 1854 rolls, available: <[ancestry.com](http://ancestry.com)>, accessed April 18, 2014; Susan A., Dolan, *Fruitful Legacy: A Historic Context of Orchards in the United States with Technical Information for Registering Orchards in the National Register of Historic Places, Part II: Technical Information for Registering Orchards on the National Register of Historic Places*, National Park Service, Olmstead Center for Landscape Preservation, Pacific West Regional Office, 2009, 164.

Endnote 7. Dolan, *Fruitful Legacy*, 189.

Endnote 8. Dolan, *Fruitful Legacy*, 179.

# CONTINUATION SHEET

Page 5 of 5 \* Resource Name or #: (Assigned by recorder) California/I-10 Grove  
\* Recorded by: Peter Moruzzi \* Date: 7/16/2012  
 Continuation  Update



Looking north, California St on left, subject rail at bottom



Looking northwest toward California Street



Looking north



Looking east. Commercial buildings on right



Looking east within grove



Looking east at north end of grove. Freeway onramp at left



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: Corrugated Metal Building (Between 542 E. Stuart Ave. and 610 E. Stuart Ave.)

P1. Other Identifier: Corrugated Metal Building

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address \_\_\_\_\_ City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 016924412

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Sheathed entirely in corrugated metal, this one-story warehouse is raised on a wood platform. Its roof is front gabled with shallow eaves. It appears that several openings have since been infilled with corrugated metal, especially on its north and east elevations. A pair of entrances accessed from a wood platform punctuate the east elevation. The structure is situated on a large lot containing a few mature trees and bits of lawn. It exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking southwest



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1940 Tax Assessor

\* P7. Owner and Address:  
HARDEN, ERIC F  
112 FIRST ST  
REDLANDS CA 92373

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: Corrugated Metal Building (Between 542 E. Stuart Ave. and 610 E. Stuart Ave.)

B1. Historic Name: \_\_\_\_\_

B2. Common Name Corrugated metal building

B3. Original Use: Warehouse B4. Present Use: Warehouse

\* B5. Architectural Style: Utilitarian

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Industrial development Area Redlands  
Period of Significance 1940 Property Type Warehouse Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Original building permits were not available for this property and it was not listed in available city directories. A 1938 aerial map and a 1949 Redlands Sanborn map depict a smaller garage in the location of the corrugated building, while a 1959 aerial map shows the building in its current configuration on the property. Based on the County Assessor's construction date of 1940 and physical inspection of the property, the structure may have been moved to its current location sometime in the 1950s. Although original tract maps were unavailable, it is part of the Rancho San Bernardino tract according to an Assessor Map.

The property contains a utilitarian corrugated metal warehouse, which is common among buildings constructed during the years 1920 to 1960 in California and San Bernardino County. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register Criteria 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf;  
<http://www.historicaerials.com/>

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 9/25/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: Santa Ana River Bridge Crossing

P1. Other Identifier: Santa Ana River Bridge Crossing

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address \_\_\_\_\_ City San Bernardino Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028102134

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The Santa Ana River Bridge Crossing is a 350 foot long concrete railroad bridge that spans the Santa Ana River a quarter mile north of East Orange Show Road in San Bernardino. The single-span bridge is supported by three triangular reinforced concrete piers as well as closed end backfilled reinforced concrete seat abutments. Wood railings span the entire bridge on both sides. The structure is located on the same route that formerly served the Atchison, Topeka, and Santa Fe Railway's "Old Kite Route." The bridge exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP19 Bridge

\* 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: (View, date, etc.)  
Looking north

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1930 Circa

\* P7. Owner and Address:  
SAN BERNARDINO ASSOCIATED GOVERN  
472 N ARROWHEAD AVE  
SAN BERNARDINO CA 92401

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 8/14/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: Santa Ana River Bridge Crossing

B1. Historic Name: Santa Ana River Bridge Crossing

B2. Common Name \_\_\_\_\_

B3. Original Use: Railroad Bridge

B4. Present Use: Railroad Bridge

\* B5. Architectural Style: Utilitarian

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme \_\_\_\_\_ Area San Bernardino

Period of Significance 1930 Property Type \_\_\_\_\_ Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this bridge, which was part of unincorporated San Bernardino County when it was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. The property has a circa date of 1930.

The bridge is a typical example of a utilitarian concrete railroad bridge, which is common among those constructed during the years 1920 to 1980 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect/engineer. The structure, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this bridge was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: Twin Creek Bridge Crossing

P1. Other Identifier: Twin Creek Bridge Crossing

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address \_\_\_\_\_ City Redlands Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013632133

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The Twin Creek Bridge Crossing, (Caltrans-54CO536), is a 110 foot long railroad bridge that spans Twin Creek just south of East Mill Street and west of Waterman Avenue in San Bernardino. Constructed of riveted steel in 1960, the single-span bridge is supported by a closed end backfilled reinforced concrete seat abutment. Wood railings span the entire bridge on both sides. The structure is located on the same route that formerly served the Atchison, Topeka, and Santa Fe Railway's "Old Kite Route." The bridge crosses a portion of Twin Creek that flows through a concrete channel. The bridge exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP19 Bridge

\* 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1960 Caltrans Bridge Inventory

\* P7. Owner and Address:  
BNSF Railways

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/17/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* **Resource Name or #:** Twin Creek Bridge Crossing

B1. Historic Name: Twin Creek Bridge Crossing

B2. Common Name \_\_\_\_\_

B3. Original Use: Railroad bridge

B4. Present Use: Railroad bridge

\* **B5. Architectural Style:** Utilitarian

\* **B6. Construction History:** (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* **B7. Moved?**  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* **B8. Related Features:** \_\_\_\_\_

B9a. Architect: Unknown

b. Builder: AT&SF

\* **B10. Significance:** Theme \_\_\_\_\_ Area Redlands

Period of Significance 1960 Property Type Bridge Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this bridge, which was part of unincorporated San Bernardino County when it was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. The bridge has a construction date of 1960 according to the Caltrans Historic Bridge Inventory.

The bridge is a typical example of a utilitarian riveted steel railroad bridge, which is common among those constructed during the years 1920 to 1980 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect/engineer. The structure, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this bridge was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* **B12. References:**

San Bernardino County Assessor  
Caltrans Historic Bridge Inventory

B13. Remarks: \_\_\_\_\_

\* **B14. Evaluator:** Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: Warm Creek Bridge (Between D St & Arrowhead Ave)

P1. Other Identifier: Warm Creek Bridge (Between D St & Arrowhead Ave)

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address \_\_\_\_\_ City San Bernardino Zip 92401

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013603220

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The Warm Creek Bridge is a single-span railroad trestle bridge located between South D Street and South Arrowhead Avenue, crossing Warm Creek in San Bernardino. The 115 foot long wood trestle bridge holds train tracks that formerly served the Atchison, Topeka and Santa Fe Railway's "Old Kite Route." The bridge is bounded by a wood railing that spans the entire length of the bridge. The bridge exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP19 Bridge

\* 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: (View, date, etc.)  
Looking west

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1950 circa

\* P7. Owner and Address:  
BNSF

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/16/2012

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: Warm Creek Bridge (Between D St & Arrowhead Ave)

B1. Historic Name: Warm Creek Bridge Crossing

B2. Common Name: \_\_\_\_\_

B3. Original Use: \_\_\_\_\_ B4. Present Use: \_\_\_\_\_

\* B5. Architectural Style: \_\_\_\_\_

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_

Period of Significance 1890 Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this bridge, which was part of unincorporated San Bernardino County when it was constructed. As such, it is beyond the boundaries of available Sanborn maps. The bridge has a circa date of 1950.

The bridge is a typical example of a utilitarian railroad trestle bridge, which is common among those constructed during the years 1890 to 1970 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect/engineer. The structure, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this bridge was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 855 Alabama Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 855 Alabama Street City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 016936211

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

855 Alabama Street contains a one story vernacular modern restaurant with a rectangular plan. An oversized false mansard roof covered in curved clay tiles hides a front gabled roof. The primary street-facing elevation is sheathed in stucco and punctuated by four large round arched windows. The north, driveway facing elevation is sheathed in faux brick and punctuated by two bands of aluminum framed tripartite windows that stretch the length of the elevation, broken only by a vertical brick pilaster. The street-facing patio is enclosed by a concrete-block and wrought-iron fence. A sign reading "Zabella's Mexican Restaurant" is located across the parking lot driveway from the building. Several palms and shrubs dot the perimeter. The restaurant is located in a commercial area, directly north of the former Santa Fe railroad tracks. It exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking southwest



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1966 Tax Assessor

\* P7. Owner and Address:  
MILES FAMILY TRUST  
PO BOX 8114  
REDLANDS, CA

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 855 Alabama Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Restaurant B4. Present Use: Restaurant

\* B5. Architectural Style: Vernacular

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

Building permit 10812 was issued to Harold White on 1/6/1966 for construction of the building. No arch listed. Application for sign permit filed on 2/23/1966 by Harold White for illuminated metal sign.

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Commercial development Area Redlands

Period of Significance 1966 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Building permit information indicates that the property was constructed in 1966. Currently, the building houses Zabella's Mexican Restaurant. As relates to architectural merit, the subject building represents an unremarkable example of a vernacular modern restaurant building. As such, it does not rise to the level of architectural significance necessary to meet Criterion C of the National Register or Criterion 3 of the California Register. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks:

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 7/27/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1199 South Amos Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1199 South Amos Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013643111

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1199 South Amos Street contains a one-story church building that is rectangular in plan. However, given its date of construction the building might originally have exhibited Craftsman style influences (since removed or hidden). A moderately pitched, front gabled, composite roof with exposed rafter tails surmounts the building. Non-original stucco finishes exterior surfaces; fenestration includes a number of non-original square metal vents on multiple elevations and what appear to be infilled window openings on the south elevation. A small, front gabled entry porch (since enclosed) projects from the street facing west elevation. Bound by a chain link fence, the parcel is devoid of landscaping. It is set in a neighborhood of light industrial properties and single family houses, and exhibits a low level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP16 Religious building

\* 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: (View, date, etc.)  
Looking southeast



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1922 Tax Assessor

\* P7. Owner and Address:  
TATE, ROGER  
1565 LISA LANE  
REDLANDS CA 92374

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/13/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5S3

\* Resource Name or #: 1199 South Amos Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Unknown B4. Present Use: Church

\* B5. Architectural Style: Vernacular

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Not listed b. Builder: Not listed

\* B10. Significance: Theme Religious architecture Area San Bernardino

Period of Significance 1922 Property Type Religious Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this parcel; however, building permit #D9600101 indicates that the building was a residence as late as 10/2/1996. The property was part of unincorporated San Bernardino County when the dwelling was constructed and is beyond the boundaries of available Sanborn maps and city directories. The property has a circa date of 1922.

The building represents a common and highly-altered example of vernacular architecture as applied to a residential bungalow from the first quarter of the twentieth century. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks integrity of design, workmanship and materials due to a number of infilled windows as well as non-original metal vents on multiple elevations. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Win2data indicates the building has recently been used for religious services although the historic use of the house appears to be strictly residential according to permit noted above. Current research does not reveal any evidence to suggest that the residential or religious use of the building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register Criteria 1 or 2.

Despite the subject property's lack of integrity, it is considered a historical resource pursuant to CEQA guidelines section 15064.5(a) because it is included in the tabular listing of the City's surveyed historic resources found in the "Historic Resources Reconnaissance Survey San Bernardino, California" dated April 30, 1991 prepared by Milford Wayne Donaldson A.I.A., Inc. (a 5S3 CHRC status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

The Access Newspaper and California Digital Newspaper Collection,  
Win2Data  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 140 South Arrowhead Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 140 South Arrowhead Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013612281

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story commercial building has been substantially altered. Capped by a flat roof with parapet and HVAC screen, exterior surfaces are finished in non-original rough textured stucco. All visible windows and the primary entrance have been replaced. A prominent canopy supported by a row of square posts has been modified such that any original lightness associated with such a shelter from the period of significance (1959) has been eliminated. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking northwest



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1959 Tax Assessor

\* P7. Owner and Address:  
BANK OF SAN BERNARDINO  
P O BOX 7788  
NEWPORT BEACH CA

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/10/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1111 East Central Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1111 East Central Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 017020132

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1111 Central Avenue consists of a compound of 14 one-story vernacular modern single-family and multi-family residential buildings. Each building is capped by a low-pitched hip-on-gable roof. The buildings appear to be of brick construction with vinyl replacement windows. The multi-family homes are duplexes, with parking located either in carports at the outer edges of the buildings or together at the center between the units. Single-family residences also feature carports. Two buildings face the street directly and the rest are situated to the north (behind) them. Landscaping consists of grass lawns, palms, and small trees. Overall, the property exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP03 Multifamily 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: (View, date, etc.)  
Looking northwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1961 Tax Assessor

\* P7. Owner and Address:  
REDLANDS PROPERTY MANAGEMENT  
INC  
P O BOX 312  
REDLANDS, CA

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1111 East Central Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Multi-Family Residential B4. Present Use: Multi-Family Residential

\* B5. Architectural Style: Vernacular modern

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

Building permit 2689 issued to H.A. Durrell on 3/23/1961 for duplex and carport. (apts C and D)

Building permits for six additional duplex/carport combinations recorded from 1961-1967

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area Redlands

Period of Significance 1961 Property Type Residential 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 property is not eligible for either the National Register or California Register under any criteria. The subject property is a typical example of a vernacular modern multifamily residential complex. Although the buildings retain integrity of location, design, setting, and feeling, the original windows have been replaced with vinyl sliders and the complex as a whole lacks quality of significance in architecture. In addition, it does not embody characteristics of a method of construction that warrant special recognition. Building permits issued to H.A. Durrell from 1961 to 1968 do not list an architect or contractor. No other information has been uncovered to suggest that it is associated with a significant designer or craftsman. Within the context of architectural merit, the subject property does not rise to the level of significance necessary to meet Criterion C of the National Register or Criterion 3 of the California Register.

City directory research shows that in 1961, residents included Gary A. Marshall and wife Linda, students at University of Redlands. No other residents are listed in the city directory. Current research did not uncover any evidence to suggest that this building was associated with any events or persons important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf

San Bernardino County Assessor

B13. Remarks:

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 8/10/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 120 East Central Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 120 East Central Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013632126

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

120 East Central Avenue consists of an industrial property with two warehouse buildings. The primary building is a two-story vernacular modern warehouse that is irregular in plan and has a one-story office wing. A truss-supported roof with parapet tops the building. Exterior walls are of concrete construction on the first story while corrugated metal clads the second story. The warehouse portion of the building possesses no fenestration. Capped by a flat roof, the office wing projects from the west elevation of the warehouse. Exterior surfaces are of brick construction. Fenestration consists of a single aluminum slider window on the west elevation. A security door on the west end of the south elevation provides the primary entrance to the office. Just east of the main entrance is a projecting concrete block wall section with business signage. A small, corrugated, shed roof addition projects from the north elevation of the office. In addition, a one-story, front gabled, corrugated warehouse connects to the west elevation of the primary building. Two large freight entrances on the south the elevation provide access to the building. The property is devoid of landscaping and located in an industrial area. It exhibits a moderate to high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP08 Industrial building

\* 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: (View, date, etc.)  
Looking northeast



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1959 Tax Assessor

\* P7. Owner and Address:  
JHK FAMILY HOLDINGS LLC  
15 OAKTREE LANE  
ROLLING HILLS ESTATES, CA

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/12/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 120 East Central Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Industrial B4. Present Use: Industrial

\* B5. Architectural Style: Utilitarian

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Not listed b. Builder: Pascoe Steel Corp.

\* B10. Significance: Theme Industrial development Area San Bernardino  
Period of Significance 1959 Property Type Industrial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

As part of unincorporated San Bernardino County when the building was constructed, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Rancho San Bernardino tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate that the primary warehouse has a construction date of 1959. City of San Bernardino Permit #12274 states that the corrugated warehouse was constructed on the property in 1963 for \$26,000.

The primary building is a vernacular modern warehouse, which is common among buildings constructed during the years 1945 to 1970 in California and San Bernardino County. It has unexceptional window treatments, a prosaic entrance, and is not the work of a master architect. In addition, the corrugated warehouse that connects to the west elevation of the primary building is utilitarian and lacks architectural detail. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 132 East Cluster Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 132 East Cluster Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013623126

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

132 East Cluster Street contains a one story, single-family, Vernacular Modern duplex that is rectangular in plan. A low pitched, front gabled roof with moderately overhanging eaves tops the residence. Non-original rough textured stucco finishes exterior surfaces and fenestration includes replacement vinyl slider windows set within altered window openings. A short walkway leads to a centered main entrance on the west elevation. Landscaping includes a small front lawn with mature trees and shrubs surrounded by a chain link fence. The property is located in a neighborhood of both single family homes and light industrial parcels. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low to moderate level of integrity. This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking northeast



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1959 Tax Assessor

\* P7. Owner and Address:  
JURY, AL B  
132 E CLUSTER ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\* Resource Name or #: 337 North Cook Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 337 North Cook Street City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 017020130

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

337 Cook Street contains a one-and-one-half story single-family Transitional Craftsman style residence capped by a high-pitched side-gabled roof with two front-facing gabled dormers. The house is sheathed in narrow clapboard siding; fenestration consists of a mixture of casement windows with transoms and double hung sashes. The sloped roof with exposed rafter tails that shelters the recessed full-width front porch is supported by battered wood porch posts set on stone porch piers. The entrance is accessed via the front porch and is composed of a multi-light front door flanked by casement sidelight windows. Landscaping consists of a grass lawn and several small shrubs. A low retaining wall fronts the property, which is situated near two large multi-family complexes. The lots directly adjacent to the property are vacant. The dwelling exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking northwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1910 Circa

\* P7. Owner and Address:  
REDLANDS PROP MGMNT TR 7-13-90  
P O BOX 3080  
REDLANDS CA

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature 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 3S

\* Resource Name or #: 337 North Cook Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name Transitional Craftsman Residence

B3. Original Use: Single family residential B4. Present Use: Single family residential

\* B5. Architectural Style: Transitional Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Transitional Craftsman architecture Area Redlands

Period of Significance 1910 Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

An original building permit was not available for the subject property. A permit was issued in 1982 for a bathroom addition and to add beams at the first floor and remove the walls, presumably interior walls. There was no listing for the subject property in available city directories. Historic aerial photography shows that as recently as 1980, the residence was centered within a small orange grove which may have been the remaining extent of the farm's holdings, based on different patterns in surrounding orchards. Current examination shows fewer than twenty citrus trees remain on the property. Sanborn maps were not available for the subject property, as it is located beyond the eastern boundary of all maps through 1949, the latest available online.

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Peter Moruzzi

Date of Evaluation: 10/16/2013

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4 \* Resource Name or #: (Assigned by recorder 337 North Cook Street)  
\* Recorded by: Meghan Potter \* Date: 6/5/2012  
 Continuation  Update

### B10. Significance (continued)

The subject property embodies the distinctive characteristics of the Transitional Craftsman style. These characteristics include the sloping gabled roof form; exposed rafter tails; gabled dormers; full-width recessed front porch supported by battered wood posts set atop battered river rock piers; the river rock balustrade; and wood framed casement windows with multilight transoms. Together, the property contains enough of these distinctive characteristics to be considered a true representative of the Transitional Craftsman style. Due to few visible alterations, the house exhibits integrity of design, materials, and workmanship. It also retains intergrity of location, setting, association and feeling. As relates to architectural history, the Transitional Craftsman style enjoyed a shorter period of popularity than the more pure Craftsman style and is consequently rarer. As such, the subject property is a rare example of the Transitional Craftsman style in the City of Redlands. Due to its significance as a true representative of the Transitional Craftsman style that retains integrity, the subject property achieves a level of architectural merit necessary for listing in the National Register under Criterion C at the local level of significance and the California Register under Criterion 3 (a 3S status code). However, because no known persons or events of local, state or national significance appear to be associated with the resource, the property does not merit National Register listing under Criteria A or B, or California Register listing under Criteria 1 or 2.



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 110 South D Street

P1. Other Identifier: U-Haul

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 110 S D Street City San Bernardino Zip 92401

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 0136-032-22-0000.

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

110 South D Street contains a large, single-story, commercial building. Rectangular in plan, it is of concrete block construction and has a flat roof with metal coping. The primary (north) elevation is asymmetrically divided and multiple bays wide. This elevation includes three large, full-height window bays with tinted glass and metal framing. To the south is a pedestrian entrance with a metal and glass door, and it is adjacent to a band of metal and glass windows. The building appears to have had numerous alterations, including the concrete infilling of what formerly were numerous loading docks at the east and south elevations. Next to the building is an asphalt parking lot, and no landscaping is visible. The chain link security fencing at the property appears to be a recent addition. The property exhibits a low level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
North elevation, southwest view



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1926 TRW/Experian

\* P7. Owner and Address:  
27 SAC Self-Storage LP  
1250 E Missouri Avenue  
Phoenix, AZ 85014

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/19/2012

\* P10. Survey Type: (Describe)  
Intensive

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Downtown San Bernardino Passenger Rail Project, 07/2011, Section 106 Project Review

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 110 South D Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Commercial

B4. Present Use: Commercial

\* B5. Architectural Style: Utilitarian

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

This building was constructed in 1926. Alterations include new primary entrance doors, enclosed glass and metal garage bays, and cyclone fence.

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Commercial Architecture Area San Bernardino

Period of Significance 1926 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the building was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Rancho San Bernardino tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1926.

The primary building is a utilitarian commercial warehouse building, which is common among buildings constructed during the years 1900 to 1945 in California and San Bernardino County. The property has unexceptional window treatments, a bland primary elevation, and is not the work of a master architect. In addition, the building has experienced modifications including concrete infilling of what formerly were numerous loading docks at the east and south elevations that have altered the property's original materials and workmanship. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

TRW/Experian; McAlester, Virginia & Lee. A Field Guide to American Houses.

San Bernardino City Directories: 1930, 1940, 1951, 1959.

San Bernardino County Assessor

B13. Remarks:

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 225 South Dorothy Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 225 South Dorothy Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013624126

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

225 South Dorothy Street contains a one-story, single-family, Ranch style residence that is rectangular in plan. A hipped roof with a projecting front gable and moderately overhanging eaves tops the dwelling. Non-original rough textured stucco finishes exterior surfaces. Fenestration consists of replacement vinyl slider windows within altered window openings on the primary west elevation and metal casement windows on secondary elevations. The main roof shelters the primary entrance doorway. Landscaping includes a small front lawn with mature trees and shrubs, surrounded by a chain link fence. The property is located in a neighborhood of both single family homes and light industrial parcels. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low to moderate level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking southeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1960 Tax Assessor

\* P7. Owner and Address:  
WILLIAMS, THEODORE  
225 DOROTHY ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 5/1/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 255 South Dorothy Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 255 South Dorothy Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013624125

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

255 South Dorothy Street contains a one-story, single-family, Ranch style house with a rectangular plan. A hipped roof with a projecting front gable and carved bargeboards tops the dwelling. Textured stucco finishes exterior walls. Fenestration includes aluminum vinyl sliders located on multiple elevations. The main roof shelters the centered primary entrance located on the primary west elevation. Landscaping includes a small front lawn with mature shrubs, surrounded by a chain link fence. The property is located in a neighborhood of both single family homes and light industrial parcels, and exhibits a moderate to high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking southeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1960 Tax Assessor

\* P7. Owner and Address:  
ORTIZ, DAVID L  
255 DOROTHY STREET  
SAN BERNARDINO CA

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 5/1/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 255 South Dorothy Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino  
Period of Significance 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Shay's Half Acres No. 2 tract according to the County Assessor map, original tract maps were unavailable. The property has a circa date of 1960.

The residence is a modest example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as board and batten siding, diamond pane windows, brick veneer, and dovecotes. The building has experienced modifications including non-original rough textured stucco that has altered the original materials and workmanship of the property. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:  
McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf.  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan  
Date of Evaluation: 8/6/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 267 South Dorothy Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 267 South Dorothy Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013624123

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

267 South Dorothy Street contains a one-story, single-family, vernacular house topped by a low pitched, front gabled roof. Rectangular in plan, the house incorporates a carport addition extending from the south elevation. Shiplap siding and a replacement textured stucco veneer finish exterior surfaces and fenestration includes non-original vinyl slider windows on multiple elevations. A circular wood vent sits in the primary west elevation gable face. Supported by square wood posts, the main roof shelters a centered main entrance on the primary elevation. Landscaping includes a small front lawn with recent tree plantings, surrounded by a combination wrought iron and masonry fence. The property is located in a neighborhood of both single family homes and light industrial parcels. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low to moderate level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking northeast



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1920 Tax Assessor

\* P7. Owner and Address:  
DIAZ, ARTURO  
267 DOROTHY ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 24060 East Dumas Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 24060 East Dumas Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013643102

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

24060 Dumas Street contains a one-story, single-family, vernacular dwelling that is rectangular in plan. A moderately pitched, side-gabled roof with a projecting front gable, exposed beam ends, and overhanging eaves caps the residence. A triangular wood vent punctuates the primary south elevation gable face. Non-original rough textured stucco finishes exterior surfaces. Fenestration consists of replacement aluminum slider windows within altered window openings on multiple elevations. Concrete steps lead to a primary entrance on the east elevation of the front gabled section of the house. An exterior brick chimney rises from the west elevation. Landscaping on the property includes a grass lawn and mature trees, which are enclosed by a chain link fence. The parcel is located in a neighborhood of single-family dwellings. It exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking northwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1926 Tax Assessor

\* P7. Owner and Address:  
WELLS FARGO BANK N A  
405 SW 5TH ST HOME CAMPUS  
DES MOINES IA SC

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 5/24/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 246 East Dumas Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 246 East Dumas Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013643105

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
246 Dumas Street contains a one-story, single-family, Minimal Traditional style dwelling that is irregular in plan. A moderately pitched, hipped roof with overhanging eaves surmounts the residence. Stucco finishes exterior surfaces although vertical board siding clads the west end of the primary south elevation. Fenestration includes double-hung wood frame windows on multiple elevations. The house appears to have a partial width porch and room addition on the primary elevation. Three concrete steps lead to a centered primary entrance sheltered by the main roof with square wood post supports. Landscaping includes a grass lawn, mature trees and shrubs, which are enclosed by a chain link fence. The property is located in a neighborhood of single-family dwellings and exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1939 Tax Assessor

\* P7. Owner and Address:  
JOHNSON, BONNIE S  
115 S WATERMAN AVE  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/21/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 246 East Dumas Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Minimal Traditional

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino  
Period of Significance 1939 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Valley Truck Farms tract according to a County Assessor map, original tract maps were unavailable. The property has a construction date of 1939.

The residence is a common example of a Minimal Traditional style dwelling, which is common among residences constructed during the years 1935 to 1950 in California and San Bernardino County. It is undifferentiated in its design in comparison with similar properties and its window treatment is unexceptional. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register Criteria 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf.  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 254 East Dumas Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 254 East Dumas Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013643104

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

254 Dumas Street contains a one-story, single-family, Ranch style dwelling that is L-shaped in plan. A low pitched hipped roof with moderately overhanging eaves tops the residence. Stucco finishes exterior surfaces. Fenestration consists of what appear to be metal casement windows on multiple elevations. The main entrance appears to be accessed from the south projecting elevation. A front gabled, detached garage appears to be located just north of the house, but is not visible from the street. Landscaping on the property includes a grass lawn, mature trees and shrubs, which are enclosed by a chain link fence. The parcel is located in a neighborhood of single-family dwellings. It exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking northwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1958 Tax Assessor

\* P7. Owner and Address:  
FEDERAL NATIONAL MORTGAGE ASSOC  
3476 STATEVIEW BLVD, MAC#X7801-0  
FT MILL, SC

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/13/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 254 East Dumas Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino  
Period of Significance 1958 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Valley Truck farms tract according to the County Assessor map, original tract maps were unavailable. The property has a construction date of 1958.

The residence is a modest example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as board and batten siding, diamond pane windows, brick veneer, and dovecotes. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 111 South E Street

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 111 South E Street City San Bernardino Zip 92401  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013603127

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

111 South E Street contains a two-story motel that is L-shaped in plan. A flat roof with parapet tops the building, although the office section of the motel features a folded plate roof with overhanging eaves. Fenestration consists of aluminum slider windows for units throughout the building, and floor to ceiling anodized aluminum trimmed windows on the north elevation of the office. Stucco finishes exterior surfaces with an office section of concrete block construction. A flat roof with a sundrop shelters metal frame entrance doors on the north elevation of the office. Metal support posts span the north and west elevations and also support the stairwells on the same facades. Two large metal poles support the entrance shelter while providing signage for the motel. Landscaping includes small tree plantings which are enclosed by a concrete block and wrought iron fence. The parcel is located in an area of commercial and industrial properties and exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP05 Hotel/motel

\* 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: (View, date, etc.)  
West elevation, southeast view



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1964 Tax Assessor

\* P7. Owner and Address:  
VANSWALA, TEJASH B  
111 S "E" ST  
SAN BERNARDINO CA 92401

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/4/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 111 South E Street

B1. Historic Name: Astro Motel

B2. Common Name: Astro Motel

B3. Original Use: Motel B4. Present Use: Motel

\* B5. Architectural Style: Vernacular modern

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Not listed b. Builder: Not listed

\* B10. Significance: Theme Economic development Area San Bernardino

Period of Significance 1964 Property Type Motel Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property was part of unincorporated San Bernardino County when the building was constructed and was beyond the boundaries of available Sanborn maps. Although the property is part of the Rancho San Bernardino tract according to an Assessor Map, original tract maps were unavailable. City of San Bernardino building permit #12328 dated 11/23/1964 states that the motel was built for \$145,600.

The subject motel is a vernacular modern building, which is common among buildings constructed during the years 1945 to 1970 in California and San Bernardino County. It lacks the deft hand of a master architect, has a prosaic overall design that is common for the style, and an uninspired primary elevation. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. A 1968 San Bernardino City directory lists Walter J. Carnes, husband of Carol Carnes, as manager of the motel; however, it does not appear that the Carnes' are personages important to the history of the city under National Register Criterion B or California Register Criterion 2. In addition, this building does not appear to be associated with any events important to the history of the city, state, or nation under National Register Criterion A, or California Register Criterion 1.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

- McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf.
- San Bernardino County Assessor
- Ancestrylibrary.com

B13. Remarks:

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 194 East Ennis Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 194 East Ennis Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013645203

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story Minimal Traditional style single-family house features unusual (non-original) multi-colored brick cladding on its primary elevation. Other surfaces are sheathed with wide horizontal boards. A cross hipped roof caps the dwelling. Fenestration consists of non-original vinyl sliders in resized openings. Curved steps lead to the inset entrance that is shaded by a curved canopy. Landscaping consists primarily of gravel and a few shrubs. A chain link fence surrounds the property. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1942 Tax Assessor

\* P7. Owner and Address:  
BROCE, IRINEA  
18456 CHICKORY DR  
RIVERSIDE CA 92504

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/16/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 201 East Ennis Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 2019 East Ennis Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013644201

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

201 East Ennis Street contains a one-story, single-family, Storybook Ranch style dwelling that is L-shaped in plan. A side gabled roof with an asymmetrical diminutive front gable, carved support brackets, exposed rafter tails, and a gabled dovecote tops the residence. Board and batten and wide clapboard siding sheathe exterior surfaces. Fenestration consists of diamond pane metal framed casement windows on the primary north elevation, and includes two tripartite diamond pane windows within the front gable. Double hung wood sash windows appear to punctuate secondary elevations. Three concrete steps lead to a centered, recessed main entrance on the primary façade. A small addition to the south elevation connects the house to a formerly detached garage. Landscaping includes a grass lawn, mature trees and shrubs, which are enclosed by a wrought iron and masonry fence. The property is located in an area of single-family dwellings and exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking southwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1955 Tax Assessor

\* P7. Owner and Address:  
DAVIS, ARTHUR L  
20303 TRAILS END RD  
WALNUT CA 91789

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/13/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 201 East Ennis Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino  
Period of Significance 1955 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Valley Truck farms tract according to the County Assessor map, original tract maps were unavailable. The property has a construction date of 1955.

The residence is an example of the Storybook Ranch style, which is fairly common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. While the dwelling is a good example of the Storybook style, it lacks truly unique, high-style architectural elements for individual listing. In addition, neighboring properties lack integrity to warrant eligibility for a Ranch themed district. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under NRHP Criteria A or B, or CRHR 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf.  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 204 East Ennis Street

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 204 East Ennis Street City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013645202

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
204 East Ennis Street contains a narrow, rectangular property containing two single-family dwellings. The vernacular street facing dwelling is one-story, single-family, and rectangular in plan. Non-original rough textured stucco finishes exterior surfaces of the house, which is topped by a low pitched, side gabled roof. A fixed pane wood framed window and a double hung wood sash window punctuate the primary elevation, while views of secondary elevations are obscured. Also on the primary façade, a shed roof shelters the full width front porch with non-original support posts, railing, and main entrance door. To the north of the main dwelling is a one-story, single-family, Craftsman style dwelling that is rectangular in plan. Non-original textured stucco finishes exterior surfaces and fenestration consists of one non-original wood framed fixed pane window on the north elevation, double-hung wood sash windows on multiple elevations, and a wood vent in the gable face. Three steps lead to a primary entrance topped by a front gabled roof supported by narrow wood posts. An auto shelter addition projects from the east elevation. Landscaping on the property includes a grass lawn, small trees, and mature shrubs which are enclosed by a chain link fence. The parcel is located in an area of single-family dwellings. Its buildings exhibit a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1942 Tax Assessor

\* P7. Owner and Address:  
DO, NGOC D  
13811 BEWLEY ST  
GARDEN GROVE CA 92863

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/6/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5S3

\* Resource Name or #: 204 East Ennis Street

B1. Historic Name: \_\_\_\_\_  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: \_\_\_\_\_ B4. Present Use: \_\_\_\_\_

\* B5. Architectural Style: Vernacular

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino  
Period of Significance 1942 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property. The property was part of unincorporated San Bernardino County when the dwelling was constructed and is beyond the boundaries of available Sanborn maps and city directories.

The primary dwelling represents an undistinguished example of vernacular architecture as applied to single-family residences from the middle of the twentieth century. It lacks association with a particular style, has an unremarkable facade, minimal ornamentation, and is not the work of a master architect. As a result of non-original textured stucco, porch support posts, railing, and main entrance door, the house lacks integrity of design and materials. Additionally, the Craftsman style dwelling on the property lacks integrity of design and materials due to non-original stucco and a replacement wood frame window. As a result, the property does not appear eligible for listing in the National Register under Criterion C, or under Criterion 3 of the California Register. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or Criteria 1 or 2 of the California Register.

Despite the subject property's lack of integrity, it is considered a historical resource pursuant to CEQA guidelines section 15064.5(a) because it is included in the tabular listing of the City's surveyed historic resources found in the "Historic Resources Reconnaissance Survey San Bernardino, California" dated April 30, 1991 prepared by Milford Wayne Donaldson A.I.A., Inc. (a 5S3 CHRC status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf., Win2Data  
San Bernardino County Assessor

B13. Remarks:

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 210 East Ennis Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 210 East Ennis Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013645201

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story Minimal Traditional style dwelling is capped by a hipped roof with a side gabled portion on its secondary (north) elevation. Non-original stucco finishes exterior surfaces. Vinyl windows replace original fenestration. A metal security screen obscures a view of the primary (west-facing) entrance. A non-original shed roof area extends from the north elevation. Landscaping consists of a grass lawn and several palm trees. A concrete and metal wall surrounds the property. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking northeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1954 Tax Assessor

\* P7. Owner and Address:  
GARCIA, JOSE J  
210 E ENNIS ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/9/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 241 East Ennis Street

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 241 East Ennis Street City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013643115

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
241 East Ennis Street contains a one-story, single-family, Minimal Traditional style residence that is rectangular in plan. A moderately pitched, side-gabled roof with shallow eaves caps the dwelling. Non-original rough textured stucco finishes exterior surfaces and fenestration consists of a number of replacement vinyl slider windows within altered window openings. Sheltered by the main roof, four concrete steps lead to a replacement primary entrance door on the north façade. A detached garage is found at the south end of the parcel. Landscaping includes a grass lawn, a small tree, and mature shrubs which are enclosed by wrought iron and masonry fence. The property is located in an area of single-family dwellings. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1950 Tax Assessor

\* P7. Owner and Address:  
RODRIGUEZ, MARIA TERESA  
241 E ENNIS ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/21/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5S3

\* Resource Name or #: 241 East Ennis Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Minimal Traditional

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1950 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property. The property was part of unincorporated San Bernardino County when the dwelling was constructed and is beyond the boundaries of available Sanborn maps and city directories.

Architecturally, the primary residence is a modest example of the Minimal Traditional style, which is common among residences constructed during the years 1935 to 1950 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks integrity of design, materials, and workmanship due to non-original vinyl slider windows, non-original textured stucco, and a non-original entrance door. Building permit #100824 from 9/21/1995 confirms that original doors were replaced on the dwelling. Consequently the property lacks historic integrity. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or Criteria 1 or 2 of the California Register.

Despite the subject property's lack of integrity, it is considered a historical resource pursuant to CEQA guidelines section 15064.5(a) because it is included in the tabular listing of the City's surveyed historic resources found in the "Historic Resources Reconnaissance Survey San Bernardino, California" dated April 30, 1991 prepared by Milford Wayne Donaldson A.I.A., Inc. (a 5S3 CHRC status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:  
McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf.  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1214-1222 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1214-1222 East Hardt Street City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028111114

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
A modest Ranch style residence capped by a cross gabled roof faces south. Its exterior surfaces are finished with non-original rough textured stucco, and its windows have been replaced with aluminum sliders. Prominent wooden frames surround each window on the building's façade. A metal security door blocks views of its entrance. Apparently, at the rear of the property, are two other small dwellings that are not visible from the public right-of-way. Very little landscaping enlivens the parcel, which is primarily paved with concrete. A chain link fence surrounds the property. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1955 Tax Assessor

\* P7. Owner and Address:  
TO, JOANNE  
1214 1/2 HARDT ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/9/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1224 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1224 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028111113

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1224 East Hardt Street contains a one-story, single-family, Ranch style dwelling that is L-shaped in plan. A low pitched hipped roof with projecting gables on the east and north elevation tops the residence. Non-original rough textured stucco finishes exterior surfaces. Fenestration consists of double hung wood framed windows on multiple elevations. A recessed, centered entrance door on the primary south elevation provides access to the house. Landscaping on the property includes a grass lawn, mature trees and shrubs, which are enclosed by a chain link fence. The parcel is located in an area of single-family dwellings and exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1955 Tax Assessor

\* P7. Owner and Address:  
DAVIES, JOHN  
P O BOX 86582  
LOS ANGELES CA

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1224 East Hardt Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1955 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Loma Linda Ranchos tract according to a County Assessor map, original tract maps were unavailable. The property has a circa date of 1955.

The residence is a modest example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as carved bargeboards, board and batten siding, diamond pane windows, brick veneer, and dovescotes. The building has experienced modifications including non-original rough textured stucco that has altered the original materials and workmanship of the property. Consequently the property lacks historic integrity. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References: \_\_\_\_\_

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf.  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1244 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1244 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028111111

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This vaguely Ranch style house features a cross gabled roof, non-original rough textured stucco finish, and replacement vinyl windows. A shed roof portion, also not original, occupies the inner "L" of the footprint. Metal security doors obscure views of the entrances. Landscaping consists of a grass lawn, shrubs and trees. A chain link fence surrounds the property. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1940 Tax Assessor

\* P7. Owner and Address:  
BOUCH, GENE & SHIRLEE FAM TR 3/8  
1407 BRYANT RD  
LONG BEACH CA 90815

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/9/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1254 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1254 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028111110

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1254 East Hardt Street contains a one-story, single-family, Ranch style dwelling that is rectangular in plan. A low-pitched roof with overhanging eaves surmounts the residence. Non-original textured stucco finishes exterior surfaces along with concrete block veneer. Fenestration includes metal casement windows on multiple elevations. A portion of the main roof shelters an entrance door which is flanked by a concrete block planter on the primary south elevation. Landscaping on the property includes a grass lawn and mature shrubs, which are enclosed by a metal security fence. The parcel is located in a neighborhood of single-family dwellings. It exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1964 Tax Assessor

\* P7. Owner and Address:  
FLORES, ARIEL  
1254 HARDT ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/12/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1254 East Hardt Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1964 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Loma Linda Ranchos tract according to the County Assessor map, original tract maps were unavailable. The property has a construction date of 1964.

The residence is a modest example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as carved bargeboards, board and batten siding, diamond pane windows, brick veneer, and dovescotes. The building has experienced modifications including non-original rough textured stucco that has altered the original materials and workmanship of the property. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf.

San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1264 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1264 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028111109

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1264 East Hardt Street consists of a property with two dwellings. A one-story, single-family, Minimal Traditional style dwelling that is square in plan is located at the south end of the parcel. A low pitched hipped roof with overhanging eaves tops the residence. Stucco finishes exterior surfaces. Fenestration consists of double hung wood frame windows on multiple elevations; windows on the south elevation have non-original awnings. A non-original shed roof shelters the primary entrance on the east elevation. A front gabled dwelling that is square in plan is located just to the north of the main house. Exterior surfaces are brick with vertical wood board cladding in the gable face. Fenestration includes a fixed pane wood frame window and an infilled window on the primary south elevation, while secondary elevations are not visible. The main entrance appears to be located on the west end of the primary elevation. Landscaping on the property includes a grass lawn, which is enclosed by a metal security fence. The parcel is located in an area of single-family dwellings. The buildings exhibit a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1956 Tax Assessor

\* P7. Owner and Address:  
WIRZ, GAYLE E  
1411 S BARTON RD  
COLTON CA 92324

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/14/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1264 East Hardt Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Minimal Traditional

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1956 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Loma Linda Ranchos tract according to a County Assessor map, original tract maps were unavailable. The property has a circa date of 1956.

The residence is an undistinguished example of a Minimal Traditional style dwelling, which is common among residences constructed during the middle of the 20th century in California and San Bernardino County. It is undifferentiated in design in comparison with similar properties, has boxy massing that is commonplace, and the window treatments are unexceptional. The building has experienced modifications including a non-original shed roof above the primary entrance and an infilled window on the primary south elevation that has altered the original materials and workmanship of the property. Consequently the property lacks historic integrity. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register Criteria 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf.

San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1274 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1274 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028111108

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This Ranch Style dwelling is situated far from the street towards the rear of the property and is also difficult to view due to trees and other landscaping. It is capped by low-pitched almost flat roof with deep overhanging eaves. Stucco finishes exterior surfaces. Windows appear to be steel framed casements. A non-original shed roof addition fronts the house. In addition to trees, there is a grass lawn and shrubs. A chain link fence surrounds the property.

An evaluation of the property could not be made on account of its lack of visibility. Therefore, a status code of 7R was appropriate (Identified in Reconnaissance survey, not evaluated).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1955 Tax Assessor

\* P7. Owner and Address:  
DE LUNA, GLORIA  
1274 HARDT ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/9/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1284 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1284 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028111107

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Capped by a combination side gabled and shed roof, this one-story residence is clad in non-original asphalt shingles. It is vernacular in style. The full width recessed front entry porch is sheltered by an extension of the main roof and supported by non-original square wood posts. Fenestration consists on replacement vinyl windows. The front entrance is obscured by a metal security door. Landscaping consists of a grass lawn, shrubs and mature trees. It exhibits a low level of integrity. This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking northeast



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1942 Tax Assessor

\* P7. Owner and Address:  
GARCIA, EDUARDO P  
1284 HARDT ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/9/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1294 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1294 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028111106

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This Minimal Traditional style house, capped by a gable on hip roof, has been extensively altered. Finished with non-original rough-textured stucco, all visible fenestration consists of replacement vinyl windows. Non-original metal posts support the porch roof that shelters what may be the original front door. Landscaping consist of a grass lawn and several citrus trees. A concrete driveway occupies much of the parcel, which is surrounded by a concrete block and metal fence. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1952 Tax Assessor

\* P7. Owner and Address:  
PIEDRA, PASCUALA  
1294 HARDT ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/9/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1342 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1342 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028111102

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This Minimal Traditional style house is capped by a low pitched gable on hip roof with broad eaves. Exterior surfaces are sheathed in a mix of stucco and narrow vertical boards. Windows are non-original aluminum sliders. The primary entrance located on the building's west elevation is fronted by a metal security door. Landscaping consists of some grass and shrubs. Much of the parcel is paved with concrete. A metal fence surround much of the property. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1950 Tax Assessor

\* P7. Owner and Address:  
CASTANEDA, ADAM  
5823 GREEN PINE CT  
RANCHO CUCAMONGA CA 91730

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/9/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1394 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1394 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028112112

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Capped by a cross hipped roof with overhanging eaves, this Minimal Traditional style house has been substantially altered. Non-original rough textured stucco finishes exterior surfaces. Fenestration consists of replacement vinyl windows with non-original surrounds. The entrance is obscured by a metal security door. Landscaping consists of a grass lawn and some trees. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1958 Tax Assessor

\* P7. Owner and Address:  
JAY-GEES, LLC  
11910 HALBROOK LN  
BLOOMINGTON CA 92316

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/9/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1414 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1414 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028112111

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1414 East Hardt Street contains a one-story, single-family, Ranch style house that is rectangular in plan. A low pitched hipped roof with overhanging eaves tops the residence. Non-original rough textured stucco finishes exterior surfaces. Fenestration includes double hung wood framed windows on multiple elevations. A concrete pathway leads to a primary entrance sheltered by the main roof on the south façade. A garage is located on the east end of the house with a carport on the west end. Landscaping on the property includes a grass lawn, small trees, and mature shrubs, which are all enclosed by a chain link fence. The parcel is located in a neighborhood of single-family dwellings, and exhibits a moderate to high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1958 Tax Assessor

\* P7. Owner and Address:  
MCKAY, RONALD  
5973 GARDEN VALLEY RD  
GARDEN VALLEY CA 95633

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1414 East Hardt Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino  
Period of Significance 1958 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Loma Linda Ranchos tract according to the County Assessor map, original tract maps were unavailable. The property has a construction date of 1958.

The residence is a modest example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as carved bargeboards, board and batten siding, diamond pane windows, brick veneer, and dovescotes. The building has experienced modifications including non-original rough textured stucco that has altered the original materials and workmanship of the property. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:  
McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf.  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan  
Date of Evaluation: \_\_\_\_\_

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1434 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1434 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028112110

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This modest dwelling was originally Minimal Traditional in style before it was altered to suggest Spanish Colonial Revival influence. Its non-original roof cladding is red clay tile. Exterior surfaces are finished with non-original rough textured stucco. The front door is not original and fenestration consists of replacement vinyl windows. A grass lawn and shrubs provide landscaping. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking northeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1950 Tax Assessor

\* P7. Owner and Address:  
PARRA, ANGELES S  
1434 HARDT ST  
SAN BERNARDINO CA 92404

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/9/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1444 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1444 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028112109

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

What was once a vernacular cottage has been substantially altered to suggest the Minimal Traditional style. Capped by a front gabled and shed roof, exterior surfaces are finished with non-original rough textured stucco. Fenestration consists of replacement vinyl windows. The front entrance, obscured by a metal security door, is sheltered by a projecting front gabled roof. Landscaping consists of a grass lawn and tall hedges. A concrete block and metal fence surrounds the property. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1935 Tax Assessor

\* P7. Owner and Address:  
CHAVEZ, ALFREDO  
1444 HARDT ST  
SAN BERNARDINO CA 92406

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/9/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1454 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1454 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028112116

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1454 East Hardt Street contains a one-story, single-family, Minimal Traditional style dwelling that is irregular in plan. A medium pitched cross hipped roof with moderately overhanging eaves tops the residence. Non-original rough textured stucco finishes exterior surfaces. Fenestration consists of replacement vinyl windows within altered window openings on multiple elevations and a wood framed octagonal window on the primary south elevation. An addition appears to connect the north elevation of the house to a formerly detached garage. Landscaping on the property includes a grass lawn, mature trees and shrubs, which are enclosed by a chain link fence. The parcel is located in an area of single-family dwellings. The property exhibits a low level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1967 Tax Assessor

\* P7. Owner and Address:  
MARTINEZ, ARTURO B  
17359 HIBISCUS ST  
FONTANA CA 92335

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1454 East Hardt Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1967 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Loma Linda Ranchos tract according to the County Assessor map, original tract maps were unavailable. The property has a construction date of 1967.

The residence is a common example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as carved bargeboards, board and batten siding, diamond pane windows, brick veneer, and dovescotes. The building has experienced modifications including replacement vinyl slider windows within altered window openings on multiple elevations and an addition to the north elevation of the house that have altered the original materials and workmanship of the property. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:  
McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1484 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1484 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028112106

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This Minimal Traditional style duplex is capped by a hipped roof with deep overhanging eaves. Non-original rough textured stucco finishes exterior surfaces. Fenestration consists of replacement vinyl sliders. Entrances are obscured by metal security doors. Landscaping consists of a grass lawn and a few trees. A wide concrete driveway occupies much of the parcel. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP03 Multifamily 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: (View, date, etc.)  
Looking north

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1955 Tax Assessor

\* P7. Owner and Address:  
CHURCH REVOCABLE TRUST 7/17/10  
940 CREEK VIEW LN  
REDLANDS CA 92373

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/9/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1514 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1514 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as app  
Assessor Parcel Number: 028112123

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1514 East Hardt Street contains a one-story, single-family, Ranch style dwelling that is rectangular in plan. A low pitched hipped roof with a projecting front gable caps the house. Stucco finishes exterior surfaces. Fenestration consists of original aluminum slider windows on multiple elevations. The main roof shelters a recessed primary entrance on the south façade. An attached single car garage is situated on the east end of the residence. Landscaping on the property includes a grass lawn, mature trees and shrubs, which are enclosed by a chain link fence. The parcel is located in a neighborhood of single-family dwellings. The property exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking northeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1960 Tax Assessor

\* P7. Owner and Address:  
NGUYEN, DANG VAN  
1514 HARDT ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/13/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1514 East Hardt Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Loma Linda Ranchos tract according to the County Assessor map, original tract maps were unavailable. The property has a construction date of 1960.

The residence is a typical example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as carved bargeboards, board and batten siding, diamond pane windows, brick veneer, and dovescotes. The detached garage is austere and lacking in architectural detail. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:  
McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1526 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1526 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028111115

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Property not visible from public right-of-way because it is located at the rear of 1214 East Hardt Street. Note that its address is 1526, which is not consistent with the 1214 address of the front building. Apparently, the rear dwelling was constructed later when a sequential number in the 1200s was already utilized, thus, the 1526 number.

An evaluation of the property could not be made on account of its lack of visibility. Therefore, a status code of 7R was appropriate (Identified in Reconnaissance survey, not evaluated).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)

Not visible from public right of way

\* P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1945 Tax Assessor

\* P7. Owner and Address:

KATRIB, SAM M  
11513 MANDARIN CT  
LOMA LINDA CA 92354

\* P8. Recorded by: (Name, affiliation, address)

Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)

Intensive level survey

No Image

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1536 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1536 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028112128

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

What was once a typical Ranch style tract house has been transformed into a Spanish Colonial Revival style dwelling. Specifically, its non-original red tiled roof and arched front porch are meant to suggest the latter style. Exterior surfaces are finished in non-original rough textured stucco. Windows have been replaced with vinyl. Landscaping consists of a grass lawn, shrubs, and trees. A brick and metal fence surrounds the property. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1960 Tax Assessor

\* P7. Owner and Address:  
RIVAS TRUST (12-13-06)  
1536 HARDT ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/9/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1548 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1548 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028112127

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
1548 East Hardt Street contains a one-story, single-family, Ranch style dwelling that is rectangular in plan. A hipped roof with a projecting front gable and overhanging eaves tops the residence. Fenestration consists of aluminum slider windows on multiple elevations. The aluminum slider window in the gabled portion of the house appears to be non-original and part of a room conversion from the former garage. A concrete pathway leads to a recessed primary entrance sheltered by the main roof on the south elevation. Landscaping on the property includes a grass lawn and mature shrubs, which are enclosed by a chain link fence. The parcel is located in a neighborhood of single-family dwellings. The property exhibits a low to moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1960 Tax Assessor

\* P7. Owner and Address:  
KORM, CHHAY  
1548 HARDT ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/13/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1548 East Hardt Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Loma Linda Ranchos tract according to the County Assessor map, original tract maps were unavailable. The property has a construction date of 1960.

The residence is a typical example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as carved bargeboards, board and batten siding, diamond pane windows, brick veneer, and dovescotes. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf

San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1560 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1560 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028112126

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1560 East Hardt Street contains a one-story, single-family, Ranch style dwelling that is rectangular in plan. A hipped roof with a projecting front gable, carved bargeboards, and overhanging eaves tops the residence. Non-original rough textured stucco finishes exterior surfaces along with brick veneer. Fenestration consists of aluminum slider windows on multiple elevations. The main roof shelters the primary entrance on the east end of the south façade. Landscaping on the property includes a grass lawn, mature trees and shrubs, which are enclosed by a chain link fence. The parcel is located in a neighborhood of single-family dwellings. The property exhibits a relatively high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1960 Tax Assessor

\* P7. Owner and Address:  
AYALA, JOSEPH J  
P O BOX 12177  
SAN BERNARDINO CA

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/13/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1560 East Hardt Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Loma Linda Ranchos tract according to the County Assessor map, original tract maps were unavailable. The property has a construction date of 1960.

The residence is a typical example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as carved bargeboards, board and batten siding, diamond pane windows, and dovecotes. The building has experienced modifications including non-original rough textured stucco that have altered the original materials and workmanship of the property. Consequently the property lacks historic integrity. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:  
McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1572 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1572 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028112124

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1572 East Hardt Street contains a one-story, single-family, Ranch style dwelling that is rectangular in plan. A hipped roof with a projecting front gable, carved bargeboards, and overhanging eaves tops the residence. Stucco finishes exterior surfaces. Fenestration consists of replacement vinyl slider windows within altered window openings on multiple elevations. The main roof shelters the recessed primary entrance on the east end of the south façade. Landscaping on the property includes a grass lawn, mature trees and shrubs, which are enclosed by a wrought iron and masonry fence. The parcel is located in a neighborhood of single-family dwellings. The property exhibits a low to moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1960 Tax Assessor

\* P7. Owner and Address:  
SALAS, LORENZO  
1572 HARDT ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/14/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1572 East Hardt Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Loma Linda Ranchos tract according to the County Assessor map, original tract maps were unavailable. The property has a construction date of 1960.

The residence is a typical example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as board and batten siding, diamond pane windows, brick veneer, and dovecotes. The building has experienced modifications including replacement vinyl slider windows within altered window openings on multiple elevations that have altered the original materials and workmanship of the property. Consequently the property lacks historic integrity. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1582 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1582 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028112125

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story Ranch style residence has been substantially altered. Capped by a hipped and gabled roof with carved bargeboard and overhanging eaves, exterior surfaces are finished in non-original rough-textured stucco. In addition to replacement vinyl windows, the front entrance has been widened to accommodate double wood doors with narrow sidelights. Landscaping consists of a grass lawn, shrubs, and trees. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1960 Tax Assessor

\* P7. Owner and Address:  
CORDERO, ISABEL REV LIVING TR (1  
1582 HARDT ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/9/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 25234 East Hardt Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 25234 East Hardt Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028112122

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Note: Mailbox in front of residence indicates "1526 Hardt" but that address is associated with a different parcel located to the rear of 1214-1222 Hardt Street.

25234 East Hardt Street contains a one-story, single-family, Ranch style residence that is rectangular in plan. A hipped roof with a projecting front gable and overhanging eaves tops the residence. Stucco finishes exterior surfaces. Fenestration consists of replacement vinyl slider windows within altered window openings on multiple elevations. The main roof shelters the recessed primary entrance on the east end of the south façade. Landscaping on the property includes a grass lawn, mature trees and shrubs, which are enclosed by an iron and masonry fence. The parcel is located in an area of single-family dwellings. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
South elevation, north view



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1960 Tax Assessor

\* P7. Owner and Address:  
FLORES, GEORGE  
1526 HARDT ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/21/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1785 East Industrial Road

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1785 East Industrial Road City Redlands Zip 92374  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 029206331

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
1785 East Industrial Park Avenue contains a large one-story light industrial building that is rectangular in plan and capped by a wood truss roof. The building is composed of tilt-up concrete walls and is punctuated by roll-up garage door bays on the east and west elevation that are large enough to accommodate large freight trucks. Extremely shallow pilasters are the only interruptions to an otherwise blank façade. The building is set in an asphalt parking lot. Landscaping consists of overgrow coniferous shrubs in the strip between the building and sidewalk. The property is located in an area of mixed commercial and industrial lots, directly north of the former Santa Fe railroad tracks. It exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP08 Industrial building  
\* 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: (View, date, etc.)  
Looking southeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1950 Tax Assessor

\* P7. Owner and Address:  
BUOYE & RIORDAN WAREHOUSE  
1665 DWIGHT ST  
REDLANDS CA 92373-7229

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/12/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1785 East Industrial Road

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Industrial B4. Present Use: Industrial

\* B5. Architectural Style: Utilitarian

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

Building permit 11202 was issued to Warren Anderson on 4/4/1966 for industrial warehouse and office

Building permit 22207 issued to Anderson Moving and Storage for industrial warehouse – tilt up concrete siding

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Industrial development Area Redlands

Period of Significance 1950 Property Type Industrial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Building permit information indicates that the property was constructed in 1966 for industrial use. Currently, it is an industrial building. As relates to architectural merit, the subject building represents an unremarkable example of a tilt up concrete utilitarian industrial building. As such, it does not rise to the level of architectural significance to meet Criterion C of the National Register or Criterion 3 of the California Register. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf

San Bernardino County Assessor

B13. Remarks:

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 7/27/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1018 South Lincoln Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1018 South Lincoln Avenue City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013642103

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
1018 South Lincoln Avenue contains a one-story, single-family, Minimal Traditional style dwelling that is L-shaped in plan. A low pitched cross hipped roof with moderately overhanging eaves caps the residence. Stucco finishes exterior surfaces. The Fenestration consists of aluminum slider windows on multiple elevations; however, the window that faced east on the projecting portion has been infilled. The main roof shelters the primary entrance on the north end of the east façade. Landscaping on the property includes a grass lawn, mature trees and shrubs, which are enclosed by a chain link fence. The parcel is located in an area of single-family dwellings. It exhibits a low to moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking west

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1959 Tax Assessor

\* P7. Owner and Address:  
NUSANTARA MUSLIM CALIFORNIA NMC  
5797 BOCA RATON WY  
FONTANA CA 92336

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/20/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1018 South Lincoln Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Minimal Traditional

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1959 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Valley Truck Farms tract according to the County Assessor map, original tract maps were unavailable. The property has a construction date of 1959.

The residence is a common example of a Minimal Traditional style dwelling, which is common among residences constructed during the middle of the 20th century in California and San Bernardino County. It is undifferentiated in its design in comparison with similar properties. Specifically, the entrance is devoid of any attempt to give it unique definition. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register Criteria 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf

San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1038 South Lincoln Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1038 South Lincoln Avenue City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013642106

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
1038 South Lincoln Avenue contains a one-story, single-family, Minimal Traditional style dwelling that is T-shaped in plan. A hipped roof with moderately overhanging eaves tops the residence. Non-original rough textured stucco finishes exterior surfaces. Fenestration consists of aluminum slider windows on multiple elevations. The main roof shelters the primary entrance on the south end of the east façade. Landscaping on the property includes a grass lawn, mature trees and shrubs, which are enclosed by a chain link fence. The parcel is located in an area of single-family dwellings and exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking northwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1959 Tax Assessor

\* P7. Owner and Address:  
LEWIS, ALCE  
1683 W VINE ST  
SAN BERNARDINO CA 92411

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/19/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1038 South Lincoln Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Minimal Traditional

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino  
Period of Significance 1959 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Valley Truck Farms tract according to a County Assessor map, original tract maps were unavailable. The property has a circa date of 1959.

The residence is a typical example of a Minimal Traditional style dwelling, which is common among residences constructed during the middle of the 20th century in California and San Bernardino County. It is undifferentiated in its design in comparison with similar properties. The window treatment is unexceptional and the entrance is particularly bland. The building has experienced modifications including non-original rough textured stucco that has altered the original materials, workmanship, design, and feeling of the property. Consequently the property lacks historic integrity. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register Criteria 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf.

San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1048 South Lincoln Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1048 South Lincoln Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013642107

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1048 South Lincoln Avenue consists of a one-story, single-family, Craftsman style residence that is T-shaped in plan. A moderately pitched, cross-gabled roof with overhanging eaves caps the house. Non-original textured stucco finishes exterior surfaces; fenestration includes infilled windows on the primary east elevation, double hung wood sash windows on multiple elevations, and square wood vents within gables faces. Concrete steps lead to a primary entrance within a projecting partial width porch with its roof supported by non-original wood posts upon a solid railing. Landscaping on the property includes a grass lawn, mature trees, and mature shrubs which are enclosed by a chain link fence. The parcel is located in an area of single-family dwellings. It exhibits a low level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking west



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1925 Circa

\* P7. Owner and Address:  
SARABIA, JUAN  
1048 S LINCOLN AVE  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/12/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5S3

\* Resource Name or #: 1048 South Lincoln Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1942 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property. The property was part of unincorporated San Bernardino County when the dwelling was constructed and is beyond the boundaries of available Sanborn maps and city directories.

The primary dwelling represents an undistinguished example of Craftsman style architecture as applied to single-family residences from the first quarter of the twentieth century. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks integrity of design and materials due to non-original textured stucco, non-original porch posts and railing, and infilled windows. Building permit #B0303143 from the City of San Bernardino on 12/15/2003 confirms that windows were replaced on the dwelling. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register Criteria 1 or 2.

Despite the subject property's lack of integrity, it is considered a historical resource pursuant to CEQA guidelines section 15064.5(a) because it is included in the tabular listing of the City's surveyed historic resources found in the "Historic Resources Reconnaissance Survey San Bernardino, California" dated April 30, 1991 prepared by Milford Wayne Donaldson A.I.A., Inc. (a 5S3 CHRC status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:  
McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1068 South Lincoln Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1068 South Lincoln Avenue City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013642108

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Capped by a cross gabled roof, this one-story single family Minimal Traditional style dwelling has been substantially altered. Non-original stucco finishes exterior surfaces. Fenestration consists of non-original vinyl sliders in resized openings fronted by metal security bars. A pair of entrances are also fronted by security bars. Landscaping consists of some grassy areas. A chain link fence encloses the property. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking west

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1942 Tax Assessor

\* P7. Owner and Address:  
DAVIS, ARTHUR L  
20303 TRAILS END RD  
WALNUT CA 91789

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1117 South Lincoln Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1117 South Lincoln Avenue City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013642201

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This substantially altered single-family dwelling that is capped by a front gabled roof exhibits a highly awkward addition to its north elevation. Non-original stucco sheathes exterior surfaces. Many window openings have been infilled. There are now two entrances on the primary (west) elevation, both of which have been modified. Landscaping consists of a lawn and a few shrubs. A chain link fence encloses the property. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP16 Religious building

\* 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: (View, date, etc.)  
Looking east

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1948 Tax Assessor

\* P7. Owner and Address:  
MASONIC BUILDING AND HOLDING AS  
1034 W 8TH STREET  
SAN BERNARDINO CA 92411

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/16/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 854 South Lincoln Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 854 South Lincoln Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013641115

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This modest one-story single-family dwelling is Minimal Traditional in style. Capped by a low-pitched hipped roof, its exterior surfaces are finished with non-original rough textured stucco. Aluminum framed windows and the entrance are fronted by metal security bars. Landscaping consists of a mix of lawn, potted plants and shrubs. A chain link fence surrounds the property. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low to moderate level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking west



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1957 Tax Assessor

\* P7. Owner and Address:  
MURILLO, CHRISTINA M G  
854 S LINCOLN AVE  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/16/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 862 South Lincoln Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 862 South Lincoln Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013641109

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

862 South Lincoln Avenue contains a one-story, single-family, Ranch style dwelling that is rectangular in plan. A side gabled roof with overhanging eaves tops the house. Stucco finishes exterior surfaces. Fenestration consists of aluminum slider windows on multiple elevations. Metal vents are located in the gable faces. Supported by square wood posts, the main roof shelters the recessed centered primary entrance on the east façade. Landscaping on the property includes a grass lawn and mature shrubs, which are enclosed by a chain link fence. The parcel is located in a neighborhood of single-family dwellings. It exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking southwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1962 Tax Assessor

\* P7. Owner and Address:  
ARROYO, FRANCISCO J  
862 S LINCOLN AVE  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 862 South Lincoln Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino  
Period of Significance 1962 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Valley Truck Farms tract according to the County Assessor map, original tract maps were unavailable. The property has a construction date of 1962.

The residence is a typical example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as board and batten siding, diamond pane windows, brick veneer, and dovecotes. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:  
McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan  
Date of Evaluation: 8/6/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 920 South Lincoln Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 920 South Lincoln Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013641104

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

What was once a two-story front gabled dwelling has been substantially altered. An unusual parapet now tops the original roof, and windows have either been infilled (on the ground floor and portions of the second story) or resized and fitted with aluminum sliders. Landscaping consists of a grass lawn, some citrus trees, and shrubs. The property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking west

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1946 Tax Assessor

\* P7. Owner and Address:  
LYTLE, ANDREA M  
P O BOX 5008  
SAN BERNARDINO CA

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 952 South Lincoln Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 952 South Lincoln Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013641102

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
952 South Lincoln Avenue contains a substantially altered one-story, vernacular church that is rectangular in plan. A moderately pitched, side-gabled roof with overhanging eaves and projecting beam ends surmounts the building. Non-original textured stucco finishes exterior surfaces; fenestration consists of non-original aluminum slider windows within altered window openings on multiple elevations. Two steps lead to a double door main entrance sheltered by a front gabled roof on the east façade. Landscaping on the property includes a grass lawn, palm trees, and mature shrubs which are enclosed by a chain link fence. The parcel is located in an area of single-family dwellings. It exhibits a low level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP16 Religious building

\* 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: (View, date, etc.)  
Looking west

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1936 Tax Assessor

\* P7. Owner and Address:  
LIVING WORD OF GOD MINISTRIES  
952 S LINCOLN AVE  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/20/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5S3

\* Resource Name or #: 952 South Lincoln Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Religious B4. Present Use: Religious

\* B5. Architectural Style: Vernacular

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Religious architecture Area San Bernardino

Period of Significance 1936 Property Type Religious Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this parcel. The property was part of unincorporated San Bernardino County when the dwelling was constructed and is beyond the boundaries of available Sanborn maps and city directories. The property has a circa date of 1936.

The building represents an undistinguished and highly-altered example of a vernacular church as applied to churches in San Bernardino County from the first half of the twentieth century. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks integrity of design, workmanship and materials due to non-original stucco as well as non-original aluminum slider windows within altered window openings on multiple elevations. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. In addition, current research did not uncover any evidence to suggest that this church was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register Criteria 1 or 2.

Despite the subject property's lack of integrity, it is considered a historical resource pursuant to CEQA guidelines section 15064.5(a) because it is included in the tabular listing of the City's surveyed historic resources found in the "Historic Resources Reconnaissance Survey San Bernardino, California" dated April 30, 1991 prepared by Milford Wayne Donaldson A.I.A., Inc. (a 5S3 CHRC status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

The Access Newspaper and California Digital Newspaper Collection  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 964 South Lincoln Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 964 South Lincoln Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013641101

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This dwelling is challenging to see from the public right of way due to the presence of tall shrubs and trees. Nonetheless, aerial views depict a small, two-story house capped by a low-pitched front gabled roof. Stucco finishes exterior surfaces; vinyl sliders serve as windows. The property is full of what appear to be abandoned automobiles and trucks. A solid metal fence fronts much of the dwelling. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking west

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1956 Tax Assessor

\* P7. Owner and Address:  
HARRIS, MAGGIE B  
162 DUMAS ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/16/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 976 South Lincoln Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 976 South Lincoln Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013642101

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

976 South Lincoln Avenue contains a one-story, single-family, Minimal Traditional style dwelling that is rectangular in plan. A moderately pitched hipped roof with overhanging eaves surmounts the residence. Stucco finishes exterior surfaces. Fenestration includes a wood framed bay window and a wood framed octagonal window on the east elevation as well as double hung wood framed windows on multiple elevations. Supported by two narrow wood posts, the main roof shelters a partial width front porch with a primary entrance doorway on the east façade. A brick chimney rises from the south elevation. Landscaping includes a grass lawn, as well as mature trees and shrubs, which are enclosed by a chain link fence. The property is located in a neighborhood of single-family dwellings and exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking west

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1947 Circa

\* P7. Owner and Address:  
WELLINGTON, CLOVIS A  
1790 WASHINGTON ST  
RIVERSIDE CA 92506

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/6/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 976 South Lincoln Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Minimal Traditional

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino  
Period of Significance 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Valley Truck Farms tract according to the County Assessor map, original tract maps were unavailable. The property has a construction date of 1947.

The residence is a common example of a Minimal Traditional style dwelling, which is common among residences constructed during the years 1935 to 1950 in California and San Bernardino County. It is undifferentiated in its design in comparison with similar properties. The massing is especially boxy and its entry porch configuration is typical of the style. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register Criteria 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:  
McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan  
Date of Evaluation: 8/6/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 715 South Lugo Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 715 South Lugo Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013632113

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This property contains a number of industrial buildings and a small office building, the latter of which has been substantially altered. At the rear of the property is a large, rectangular warehouse of concrete tilt up construction capped by a flat roof. A deep canopy shelters its loading dock. A similar but larger building is situated to its south. Projecting west from the rear building is a steel and corrugated metal warehouse with a low-pitched front gabled roof. A flat roofed office building of wood frame construction finished with non-original rough textured stucco faces the street. Its windows having been replaced with metal sliders fronted by metal security bars, and its entry porch shaded by a shed canopy supported by square wood posts. A patch of dirt surrounding the office contains several Mexican Fan Palms and other mature trees. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low to moderate level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking northeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1925 Tax Assessor

\* P7. Owner and Address:  
LIH INVESTMENTS LLC  
100 SINCLAIR ST  
PERRIS CA 92571

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/9/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 725 South Lugo Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 725 South Lugo Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013632112

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Capped by a truss-supported parapet roof, 725 South Lugo Avenue contains a one-story, utilitarian warehouse that is rectangular in plan and of concrete construction. Freight entrances punctuate the west and east elevations of the building. The asymmetrical west façade features a double metal door main entrance flanked anodized aluminum trimmed windows and a Palo Verde stone veneer. A flat cantilevered canopy shelters the entrance. The property has limited landscaping and is located in a neighborhood of industrial parcels. It exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking east

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1964 Tax Assessor

\* P7. Owner and Address:  
LIH INVESTMENTS LLC  
100 SINCLAIR ST  
PERRIS CA 92571

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/20/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 725 South Lugo Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Industrial B4. Present Use: Industrial

\* B5. Architectural Style: Utilitarian

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Not listed b. Builder: Hanson Plumbing

\* B10. Significance: Theme Economic development Area San Bernardino

Period of Significance 1964 Property Type Industrial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

As part of unincorporated San Bernardino County when the building was constructed, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Rancho San Bernardino tract according to an Assessor Map, original tract maps were unavailable. City of San Bernardino building permit #14224 dated 5/5/1964 states that the building was erected for \$68,152.

The property contains a utilitarian commercial warehouse, which is common among buildings constructed during the years 1945 to 1970 in California and San Bernardino County. It has unexceptional window treatments, a prosaic entrance, and is not the work of a master architect. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 731 South Lugo Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 731 South Lugo Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013632111

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

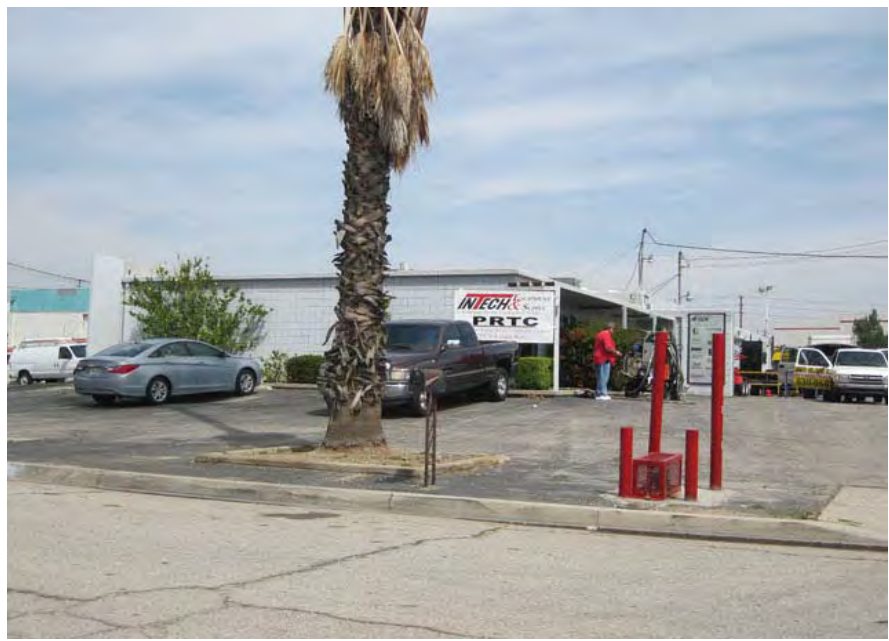
Topped by a flat roof, 731 South Lugo Avenue contains a one-story, Vernacular Modern style commercial building that is rectangular in plan. Exterior surfaces are composed of concrete block construction on the west and south elevations and stucco on the north elevation wall that divides the building from the neighboring parcel. The main roof, supported by metal posts, shelters the main entrance on the western end of the south elevation. Just east of the main entrance is a projecting concrete block wall section with business signage. A freight entrance on the south elevation also provides access to the building. Landscaping includes shrub plantings by the entrance and west elevation and a mature palm tree in the driveway. The property is located in an industrial neighborhood and exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)



Looking east

\* P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1961 Tax Assessor

\* P7. Owner and Address:

INTECH EQUIPMENT & SUPPLY LLC  
1921 W GRANT ST  
PHOENIX AZ 85009

\* P8. Recorded by: (Name, affiliation, address)

Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/13/2012

\* P10. Survey Type: (Describe)

Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 731 South Lugo Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: Commercial B4. Present Use: Commercial

\* B5. Architectural Style: Vernacular modern

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Economic development Area San Bernardino

Period of Significance 1961 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the building was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Rancho San Bernardino tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1961.

The property contains a vernacular modern style building, which is common among commercial properties constructed during the years 1945 to 1970 in California and San Bernardino County. It has unexceptional window treatments, a bland entrance without unique definition, and is not the work of a master architect. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 755 South Lugo Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 755 South Lugo Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013632134

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
755 South Lugo Avenue contains a one-story, utilitarian, reinforced concrete industrial building surmounted by a bow-truss rolled composition sheathed roof. Rectangular in plan, the building has painted concrete exterior walls with little to no fenestration. Centered on the primary west elevation, a cantilevered canopy shelters the main entrance metal double doors, which are flanked by a non-original Palo Verde stone veneer. Additional freight entrances span the south and east elevation of the building. Landscaping includes a small lawn, a mature tree, and mature shrubs along the building's street facing façade. The property is located in an industrial neighborhood and exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP08 Industrial building

\* 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: (View, date, etc.)



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1959 Tax Assessor

\* P7. Owner and Address:  
LIH INVESTMENTS LLC  
100 SINCLAIR ST  
PERRIS CA 92571

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 5/24/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 755 South Lugo Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: Industrial B4. Present Use: Industrial

\* B5. Architectural Style: Utilitarian

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Economic development Area San Bernardino

Period of Significance 1959 Property Type Industrial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the building was constructed. As such, it is beyond the boundaries of available Sanborn maps. Although the property is part of the Rancho San Bernardino tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1959.

The property contains a utilitarian commercial building, which is common among buildings constructed during the years 1945 to 1970 in California and San Bernardino County. It has unexceptional window treatments, a prosaic entrance, and is not the work of a master architect. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. A 1964 San Bernardino City directory lists Jack F. Merrell as manager of Arrowhead Magazine at this address. Current research did not uncover any evidence to suggest that Mr. Merrell is a personage important to the history of the city under National Register Criterion B or California Register Criterion 2. In addition, this building does not appear to be associated with any events important to the history of the city, state, or nation under National Register Criterion A, or California Register Criterion 1.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf  
San Bernardino County Assessor  
Ancestrylibrary.com

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 777 South Lugo Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 777 South Lugo Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013632106

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

777 South Lugo Avenue contains a tall, one-story, reinforced concrete utilitarian industrial building topped by a bow-trussed parapet roof. A rectangular, flat roof office wing projects from the west elevation of the building. This wing includes a cantilevered canopy atop a metal main entrance door with a secondary metal entrance door on the northern elevation of the office. A ribbon of anodized aluminum trimmed windows span the office and connect the two entrances. Two symmetrical freight entrances punctuate the industrial portion of the building, which is also rectangular in plan. The property is devoid of landscaping and located in an industrial area. It exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP08 Industrial building

\* 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: (View, date, etc.)  
Looking east

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1963 Tax Assessor

\* P7. Owner and Address:  
VILLAGRANA, GONZALO  
26250 WATER AVE  
PERRIS CA 92571

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 777 South Lugo Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: Industrial

B4. Present Use: Industrial

\* B5. Architectural Style: Utilitarian

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Economic development Area San Bernardino

Period of Significance 1963 Property Type Industrial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the building was constructed. As such, it is beyond the boundaries of available Sanborn maps. Although the property is part of the Rancho San Bernardino tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1963.

The property contains a utilitarian industrial building, which is common among buildings constructed during the years 1945 to 1970 in California and San Bernardino County. It has unexceptional window treatments, a prosaic entrance, and is not the work of a master architect. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. The 1964 San Bernardino City directory lists Imperial Glass Company of San Bernardino Inc. as the business at this location. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 785 South Lugo Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 785 South Lugo Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor Parcel Number: 013632105

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

785 South Lugo Avenue contains a one-story, L-shaped, utilitarian industrial building with an office wing projecting from the west elevation. A truss-supported parapet roof caps the industrial section of the building. The flat roof, rectangular office wing provides a west elevation main entrance metal door which is sheltered by a cantilevered canopy. Other than the aluminum slider window on the south elevation of the office wing, the building exhibits little fenestration. Three large freight entrances punctuate the west elevation of the industrial portion. The property is devoid of landscaping and located in an industrial neighborhood. It exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP08 Industrial building

\* 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: (View, date, etc.)

Looking east



\* P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1963 Tax Assessor

\* P7. Owner and Address:

KNAPP, LEONARD C  
408 S STODDARD AVE  
SAN BERNARDINO CA 92401

\* P8. Recorded by: (Name, affiliation, address)

Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/12/2012

\* P10. Survey Type: (Describe)

Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record

Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 785 South Lugo Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: Industrial

B4. Present Use: Industrial

\* B5. Architectural Style: Utilitarian

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Economic development Area San Bernardino

Period of Significance 1963 Property Type Industrial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the building was constructed. As such, it is beyond the boundaries of available Sanborn maps. Although the property is part of the Rancho San Bernardino tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1963.

The property contains a utilitarian industrial building, which is common among buildings constructed during the years 1945 to 1970 in California and San Bernardino County. It has unexceptional window treatments, a prosaic entrance, and is not the work of a master architect. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. The 1964 San Bernardino City directory lists Mrs. Rita Rayfield as president of Inland Distributors at this address. Current research did not uncover any evidence to suggest that Mrs. Rayfield is a personage important to the history of the city under National Register Criterion B or California Register Criterion 2. In addition, this building does not appear to be associated with any events important to the history of the city, state, or nation under National Register Criterion A, or California Register Criterion 1.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor  
Ancestrylibrary.com

B13. Remarks:

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 795 South Lugo Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 795 South Lugo Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013632104

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

795 South Lugo Avenue contains a one-story, Vernacular Modern industrial building that is rectangular in plan and surmounted by a flat roof. Exterior walls are of concrete block construction and fenestration is limited to three windows on the west elevation that are largely obscured by security bars. Sheltered by an overhanging flat roof, the asymmetrical main entrance on the south elevation features a metal door flanked by anodized aluminum trimmed windows and a Palo Verde stone veneer. A concrete block wall with business signage projects from the south elevation. Landscaping consists of shrub plantings near the main entrance and a small lawn along the street-facing elevation. The property is located in an industrial neighborhood and exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP08 Industrial building

\* 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: (View, date, etc.)  
Looking northeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1958 Tax Assessor

\* P7. Owner and Address:  
ANAYA, SALVADOR  
795 S LUGO AVE  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/13/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 795 South Lugo Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: Industrial B4. Present Use: Industrial

\* B5. Architectural Style: Vernacular modern

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Economic development Area San Bernardino

Period of Significance 1958 Property Type Industrial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the building was constructed. As such, it is beyond the boundaries of available Sanborn maps. Although the property is part of the Rancho San Bernardino tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1958.

The property contains a vernacular modern style building, which is common among buildings constructed during the years 1945 to 1970 in California and San Bernardino County. It has unexceptional window treatments, a bland entrance without unique definition, and is not the work of a master architect. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. A 1961 San Bernardino City directory lists C.L. Hansen as president of Hansen Plumbing and Heating Company at this address. Current research did not uncover any evidence to suggest that Mr. Hansen is a personage important to the history of the city under National Register Criterion B or California Register Criterion 2. In addition, this building does not appear to be associated with any events important to the history of the city, state, or nation under National Register Criterion A, or California Register Criterion 1.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:  
McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor  
Ancestrylibrary.com

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 2411 West Lugonia Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 2411 West Lugonia Avenue City Redlands Zip 92374  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 029203203

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
2411 West Lugonia Avenue contains a one-story, single-family vernacular residence, capped by a medium-pitched side-gabled roof. The front-gabled porch roof is supported by porch posts forming a flattened arch that is centered in the primary façade. Two non-original windows flank the primary entrance in resized openings. The house is sheathed in non-original rough-textured stucco and all windows are non-original vinyl replacements. A chimney emerges from the east wall of the residence. Landscaping consists of a grass lawn and several trees, including palms. The property is bounded by a wrought iron fence. It is located in an area of light industrial and commercial spaces, and is bounded on the east by a large empty lot. It is directly north of the former Santa Fe railroad tracks. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1936 Tax Assessor

\* P7. Owner and Address:  
LAWSON, MICHAEL K  
2411 W LUGONIA AVE  
REDLANDS CA 92374

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/10/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 2415 West Lugonia Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 2415 West Lugonia Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 029203202

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story Craftsman style single family house is capped by a cross gabled roof with deep eaves. Dominating the primary (north) elevation is a projecting front porch sheltered by a front gabled roof. Tapered posts support the porch roof, which features clapboard siding and vertical vents in the gable face. Similar vents punctuate the residence's other gables. An almost identical porch configuration is located on the dwelling's west elevation. Narrow clapboard siding sheathes remaining exterior surfaces. Replacement sliding windows within original openings populate the house. A non-original exterior stucco-sheathed chimney rises from the west elevation. Landscaping consists fo a grass lawn, shrubs, and trees. A metal fence encloses the property, which exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1922 Tax Assessor

\* P7. Owner and Address:  
ALFARO, CARLOS  
2415 W LUGONIA AVE  
REDLANDS CA 92374

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/10/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 2415 West Lugonia Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.)  
Original building permit not available

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area Redlands

Period of Significance 1922 Property Type Residential 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 property is not eligible for either the National Register or California Register under any criteria. The subject property is a typical example of a Craftsman style residence from the early years of the twentieth century. Although the building retains integrity of location, design, setting, materials, workmanship, and feeling, as a commonly built Craftsman style residence it lacks quality of significance in architecture. In addition, several original windows have been replaced and the house does not embody characteristics of a method of construction that warrants special recognition. Building permits were unavailable for this property and no information has been uncovered to suggest that it is associated with a significant designer or craftsman. Within the context of architectural merit, the subject property does not rise to the level of architectural significance to meet Criterion C of the National Register or Criterion 3 of the California Register.

The property is located outside the boundaries of available Sanborn maps and does not appear in early city directories. Current research did not uncover any evidence to suggest that this building was associated with any events or persons important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:  
McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 8/10/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 2419 West Lugonia Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 2419 West Lugonia Avenue City Redlands Zip 92374  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 029203201

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

2419 West Lugonia Avenue contains a one-story, single-family vernacular residence that is irregular in plan and capped by a medium-pitched side-gabled roof. Sheathing consists of non-original stucco siding; non-original vinyl sliding sash windows with false muntins within resized openings punctuate its elevations. A shallow front gable roof that shelters the slightly inset front porch is supported by two thin wood posts, also not original. The house is surrounded by asphalt paving and dirt. There are several mature trees on the property. There is a rear house and carport set among mature trees and separated from the front house by a wooden fence. The property is bounded by a row of stones one block in height. It is located in an area of light industrial and commercial spaces, and is directly north of the former Santa Fe railroad tracks. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

The exceptionally low probability of this property meeting National Register or California Register eligibility criteria due to its poor level of physical integrity does not justify the research and evaluation necessary for completing an accompanying DPR 523B BSO Record. Therefore, this property is being documented solely on a DPR 532A Primary Record.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking southwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1938 Tax Assessor

\* P7. Owner and Address:  
LOPEZ, ROSA MARIA  
457 GOLDEN WEST DR  
REDLANDS CA 92373

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/12/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 165 East Mill Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 165 East Mill Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013632140

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

165 East Mill Street contains a two story utilitarian industrial warehouse with an office and equipment shelter addition. A low pitched, front gabled roof tops all portions of the building. The warehouse has a storage shelter section projecting from the east elevation and is supported by a number of metal posts. Corrugated metal clads exterior surfaces of the main warehouse with almost no fenestration. A one-story, office addition projects from the north elevation. Board and batten siding clads the exterior of the office which contains a centered main entrance doorway. Views of windows are largely obscured by metal security bars. The property has limited landscaping and is located in a neighborhood of industrial parcels. It exhibits a moderate to high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP08 Industrial building

\* 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: (View, date, etc.)  
Looking southeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1960 Tax Assessor

\* P7. Owner and Address:  
ONG, TED Y  
575 MAPLE ST  
SAN MATEO CA 94402

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 165 East Mill Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: Industrial B4. Present Use: Industrial

\* B5. Architectural Style: Utilitarian

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Economic development Area San Bernardino

Period of Significance 1960 Property Type Industrial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the building was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Rancho San Bernardino tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1960.

The building is a utilitarian industrial warehouse, which is common among buildings constructed during the years 1945 to 1970 in California and San Bernardino County. It has unexceptional window treatments, a prosaic entrance, and is not the work of a master architect. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1548 South Mountain View Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1548 South Mountain View Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 028121141

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Despite the building's indicated 1922 date of construction, this utilitarian warehouse appears to be more recent. Clad with corrugated metal on all elevations, the building is capped by a moderately pitched front gabled roof. Metal framed windows face the street. A large freight opening occupies the south elevation. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking west

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1922 Tax Assessor

\* P7. Owner and Address:  
TIGLIO FAMILY TRUST 02-05-98  
5805 KEARNY VILLA RD  
SAN DIEGO CA 92123

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/10/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1564 South Mountain View Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1564 South Mountain View Avenue City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as app  
Assessor Parcel Number: 028121118

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
1564 South Mountain View Avenue contains a rectangular property with a dwelling, barn, and shed. The primary residence is a one-story, single-family, Craftsman style house that is rectangular in plan. A moderately pitched, front gabled roof tops the dwelling. Narrow clapboard siding sheathes exterior surfaces. Fenestration consists of double hung wood sash windows on multiple elevations as well as a ten light fixed pane wood frame window on the north elevation. A full width, front gabled porch roof shelters the centered main entrance. An exterior brick chimney rises from the dwelling's north elevation. A utilitarian shed that is rectangular in plan is located just west of the main residence. A front gabled roof of corrugated metal and exposed rafter tails tops the structure. It is clad with vertical wood board siding and corrugated metal. A sliding wood equipment door provides access to the shed. Topped by a front gabled roof with a flared eave on the west elevation and projecting beam ends, a barn is located at the west end of the property. Vertical wood board siding clads some exterior surfaces, exposed concrete veneer sheathes others. The main roof shelters a wood fence corral on the west elevation, which also appears to serve as the primary entrance. Landscaping on the property includes a grass lawn, and mature trees and shrubs, which are enclosed by a chain link fence. The parcel is located in a neighborhood of light industrial properties and single-family dwellings.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking southwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1922 Tax Assessor

\* P7. Owner and Address:  
R & R INVESTMENTS  
1510 S MT VIEW AVE  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/21/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1564 South Mountain View Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1922 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this dwelling. The property was part of unincorporated San Bernardino County when the dwelling was constructed and is beyond the boundaries of available Sanborn maps and city directories. Although the property is part of the Victoria Farms tract according to the County Assessor map, original tract maps were unavailable. The property has a circa date of 1922 for the primary residence as well as the barn and shed.

Architecturally, the main residence is a modest example of a Craftsman influenced house, which is common among residences constructed during the years 1905 to 1930 in California and San Bernardino County. It lacks key elements of more elaborate examples of the Craftsman style including exposed rafter tails, porch columns, tripartite windows, and multiple roof planes. Both the shed and barn on the property are utilitarian structures with few architectural details. The barn has experienced modifications including non-original vertical wood board siding that have altered the original materials and workmanship of the structure. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1578 South Mountain View Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1578 South Mountain View Avenue City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028121119

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story dwelling has been substantially altered. Capped by a combination low pitched side gabled roof, the house is finished in non-original rough textured stucco. Replacement sliding windows in resized openings are common throughout the residence. What appears to be a former two-car garage appears to have been converted into a living space. The double front doors are not original. Behind the dwelling is a tall front gabled warehouse or barn clad in what appears to be board and batten siding. Landscaping consists of a few mature trees. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking west

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1954 Tax Assessor

\* P7. Owner and Address:  
GARCIA, CARLOS  
1578 S MTN VIEW AVE  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/10/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: San Bernardino Corporation Yard

P1. Other Identifier: San Bernardino Corporation Yard

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 234 South Mountain View Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Numbers: 013605114

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This large parcel known as the San Bernardino Corporating Yard contains numerous industrial-looking buildings of various sizes scattered about the property. Many are of steel construction with corrugated metal surfaces and roof cladding. Large sliding metal doors open to reveal warehouse-like spaces. There are few windows. Asphalt driveways and surface parking areas occupy the remaining portions of the property. The buildings exhibit a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP09 Public utilities building

\* 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: (View, date, etc.)  
South elevation, northeast view

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1950 Circa

\* P7. Owner and Address:  
SANBAG

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/9/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: San Bernardino Corporation Yard

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: Industrial B4. Present Use: Industrial

\* B5. Architectural Style: Utilitarian

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance \_\_\_\_\_ Property Type \_\_\_\_\_ Applicable Criteria \_\_\_\_\_

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the building was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the J.W. Water's tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1950.

The property contains a number of utilitarian industrial buildings, which are common among buildings constructed during the years 1945 to 1970 in California and San Bernardino County. It has unexceptional window treatments, a prosaic entrance, and is not the work of a master architect. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:  
McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan  
Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\* Resource Name or #: 620 New York Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 620 New York Street City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 016926124

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

620 New York Street contains a one-and-one-half story restrained Queen Anne residence with an irregular plan capped by a steeply pitched cross gabled roof with multiple gables and dormers. Cladding is composed of narrow horizontal wood clapboard. Fenestration consists of what appear to be original wood framed sash and casement windows. The front gable contains a shallow bay window, and the peak is ornamented by fish scale shingles and a single window. The house's entrance is set in the partial-width recessed front porch, which appears to have been enclosed early in the dwelling's occupancy. Landscaping consists of mature trees grouped around the residence. The house is situated at the edge of a large undeveloped parcel. The neighboring parcel is a sprawling self-storage facility. The property exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking southeast



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1904 Tax Assessor

\* P7. Owner and Address:  
PROPERTY ONE, LLC  
P O BOX 7538  
REDLANDS CA

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\* NRHP Status Code 3S

\* Resource Name or #: 620 New York Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name Queen Anne Residence

B3. Original Use: SF Residential/Farm B4. Present Use: SF Residential/Farm

\* B5. Architectural Style: Turn of the 20th century cottage

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Agricultural development Area Redlands

Period of Significance 1904 Property Type Agricultural/SFR Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not located. The property appears in the 1929 Redlands City Directory, when it was occupied by Sidney A. Young and his wife Lennie. Sidney Young was a rancher. Historic aerial photography shows that as recently as 1968, the residence was surrounded by large orange groves and was likely the farmhouse associated with many of them. By 1980, the groves directly north of the subject property were replaced by a shopping complex with parking lot, and a storage facility. Sanborn maps were not available for the subject property, as it is located beyond the northern boundary of maps through 1949, the latest available online.

Architecturally, the farmhouse residence is an excellent example of the Queen Anne style, which was popular around the turn of the twentieth century in Southern California. Character-defining features of the style include the irregular plan with steeply pitched roofs and occasionally towers; a mix of clapboard and variously shaped shingle siding; recessed front porch; and bay window. The subject property embodies the building and roof shape, cladding, and fenestration associated with the style. As such, it represents a rare remaining example of the Queen Anne style within the City of Redlands.

Therefore, it appears that the subject property achieves a level of architectural merit necessary for listing in the National Register under Criterion C at the local level of significance (3S status code). However, because no known persons or events of local, state or national significance appear to be associated with the resource, the property does not merit National Register listing under Criteria A or B.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
www.historicaerials.com, city directories

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 8/16/2012

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 3 \* Resource Name or #: (Assigned by recorder 620 New York Street)  
\* Recorded by: Andrew Bursan \* Date: 6/5/2012  
 Continuation  Update



North and west elevations, looking southeast



South elevation, looking north



West elevation, looking east



South and east elevations, looking northwest



East elevation, looking west



Detail



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 304 Ninth Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 304 Ninth Street City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 016932102

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

304 Ninth Street is a sprawling complex, anchored around a large one-story light industrial building that is irregular in plan. The two portions of the building are individually capped by wood truss roofs. The building is of concrete block construction and punctuated by a series of loading bays and small steel fixed pane windows. The concrete block building is connected by a large awning and shed to a second building that is rectangular in plan and sheathed with vertical siding. Several other buildings are located at the rear of the lot. The complex is paved and has its own small parking lot. The property is located in an area of mixed commercial, residential, and industrial lots, directly south of the former Santa Fe railroad tracks.

\* P3b. Resource Attributes: (List attributes and codes) HP08 Industrial building

\* 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: (View, date, etc.)  
Looking northeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1940 circa

\* P7. Owner and Address:  
REDLANDS FOOTHILL GROVES  
304 9TH ST  
REDLANDS CA 92374

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 304 Ninth Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name Redlands Foothill Groves

B3. Original Use: Industrial

B4. Present Use: Industrial

\* B5. Architectural Style: Vernacular

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

Building alterations permit issued to Redlands Foothill Groves on 1/6/1955 for alterations to refrigerating machinery room

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Industrial development Area Redlands

Period of Significance c. 1950 Property Type Packing house Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Original building permits were not available. The subject property was listed in the 1952 Redlands city directory as the Redlands Foothill Groves, referencing the large citrus industry in the City of Redlands and the building's role as a citrus packing house. As relates to architectural merit, the subject building represents an unremarkable example of a utilitarian industrial building complex. As such, it does not rise to the level of architectural significance to meet Criterion C of the National Register or Criterion 3 of the California Register. The subject property is one of many light industrial buildings remaining in the City of Redlands that were engaged at some point in the citrus industry. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

Historic aerial photo shows this property in 1959, but not 1938.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor  
Historic aerial photographs provided by [www.historicaerials.com](http://www.historicaerials.com)

B13. Remarks:

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 7/27/2012

(This space reserved for official comments.)





## CONTINUATION SHEET

Page 1 of 2 \* Resource Name or #: (Assigned by recorder 337 North Orange Street)  
\* Recorded by: Peter Moruzzi \* Date: 8/9/2012  
 Continuation  Update

This property known as the Board of Trade/Chamber of Commerce Building is located on the same parcel as the Atchison, Topeka & Santa Fe Railway - Redlands Station. The Board of Trade Building is listed in the National Register as a contributor to the Redlands Santa Fe Depot Historic District (a 1D California Historical Resource Status Code). It has a 337 North Orange Street address and was initially surveyed in 1988. The district was designated in 1991 (NRHP Reference No. 91001535) and comprehensively photographed at that time as part of the nomination. According to the San Bernardino County Tax Assessor, the property's official address is 347 North Orange Street.

A comparison with contemporary photographs confirms that the subject property has not been substantially altered since it was designated and, therefore, continues to convey its historic significance. As a result, the property remains a viable contributor to the district.

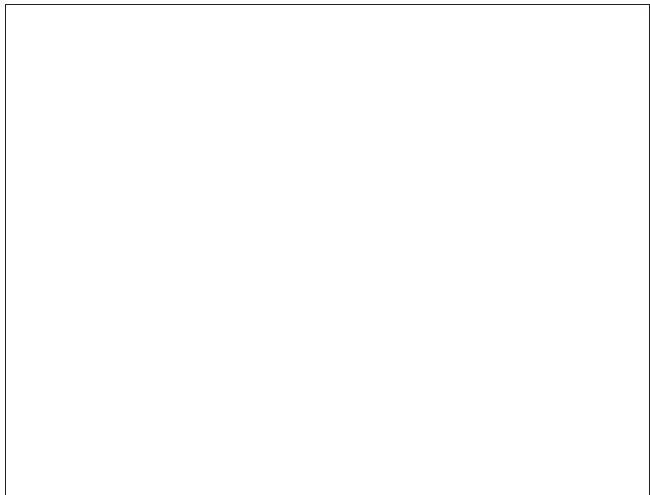
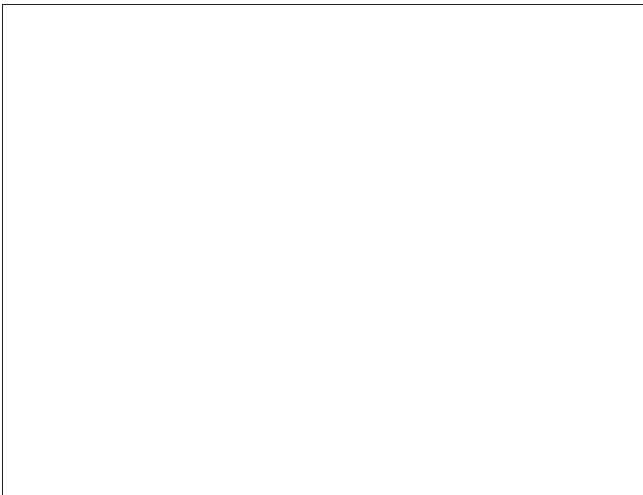
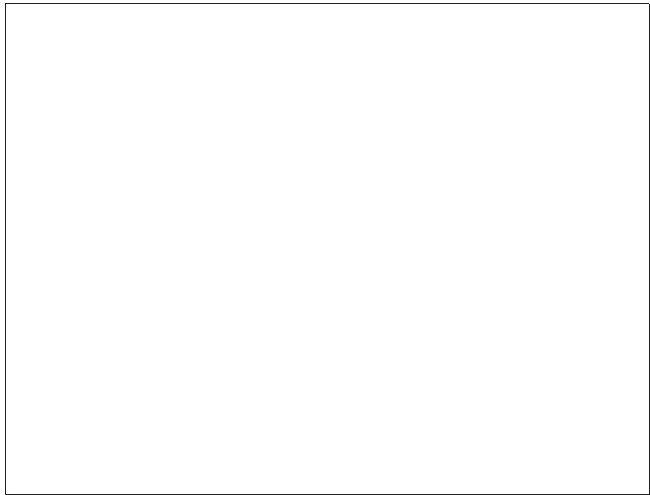
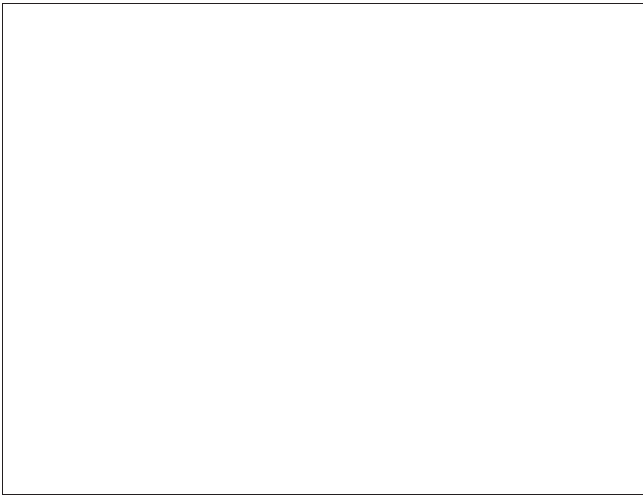
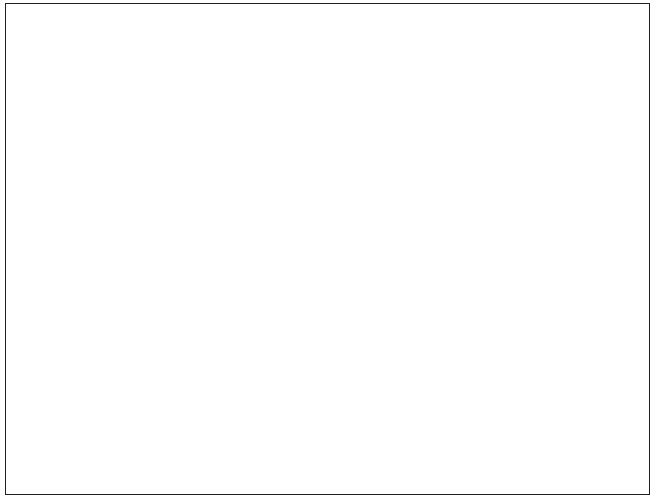
As a result, the subject property is considered a historic property under Section 106 of the National Historic Preservation Act [36 CFR Section 800.16(1)], and a historic resource pursuant to CEQA guidelines section 15064.5(a).

# CONTINUATION SHEET

Page 2 of 2 \* Resource Name or #: (Assigned by recorder 337 North Orange Street)  
\* Recorded by: Peter Moruzzi \* Date: 8/9/2012  
 Continuation  Update



East elevation, looking northwest



## CONTINUATION SHEET

Page 1 of 2 \* Resource Name or #: (Assigned by recorder 346 North Orange Street)  
\* Recorded by: Peter Moruzzi \* Date: 5/7/2012  
 Continuation  Update

This property is listed in the National Register as a contributor to the Redlands Santa Fe Depot Historic District (a 1D California Historical Resource Status Code). It was initially surveyed in 1988. The district was designated in 1991 (NRHP Reference No. 91001535). The property, originally the Palace Livery Stable erected in 1908, was photographed in 1991 as part of the district nomination submittal. A comparison with contemporary photographs confirms the building's adaptive reuse, which continues to convey its historic significance. As a result, the property remains a viable contributor to the historic district.

Therefore, the subject property is considered a historic property under Section 106 of the National Historic Preservation Act [36 CFR Section 800.16(1)], and a historic resource pursuant to CEQA guidelines section 15064.5(a).



# CONTINUATION SHEET

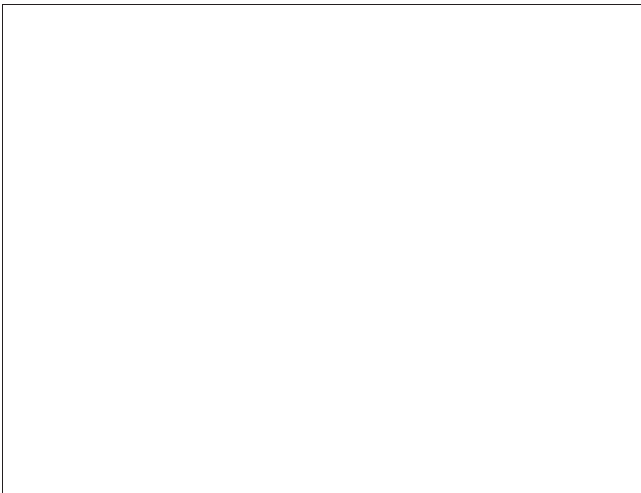
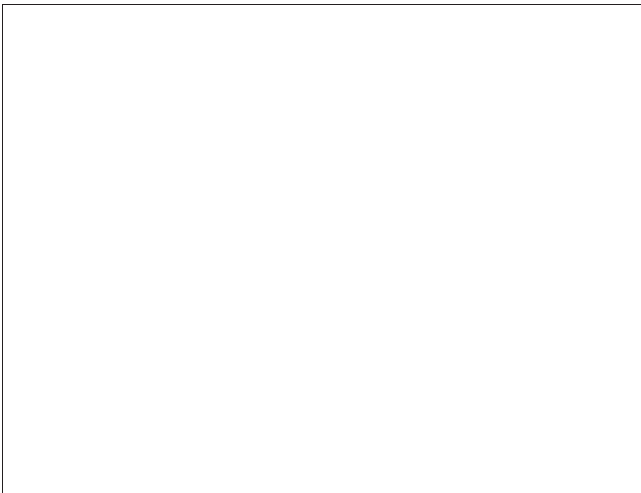
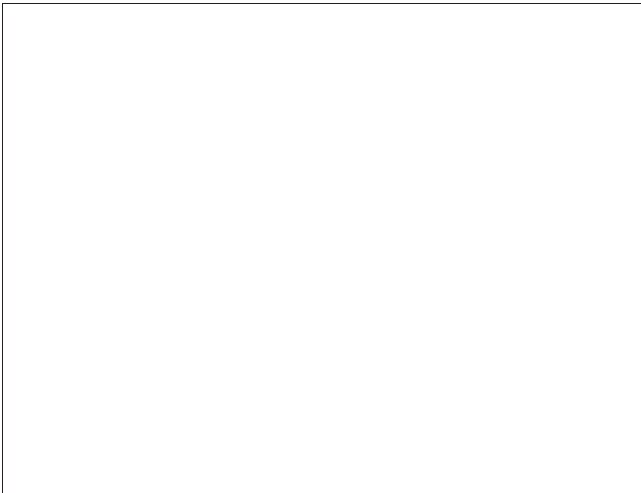
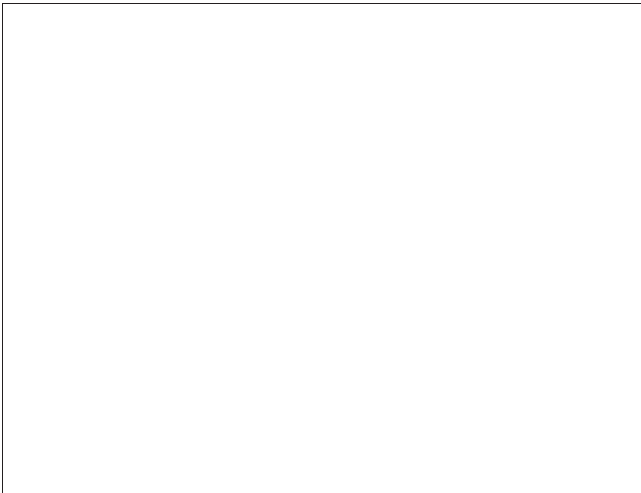
Page 2 of 2 \* Resource Name or #: (Assigned by recorder 346 North Orange Street)  
\* Recorded by: Peter Moruzzi \* Date: 5/7/2012  
 Continuation  Update



West elevation looking east



1991 photo. West elevation looking northeast



## CONTINUATION SHEET

Page 1 of 2 \* Resource Name or #: (Assigned by recorder 348 North Orange Street)  
\* Recorded by: Peter Moruzzi \* Date: 5/7/2012  
 Continuation  Update

This property is listed in the National Register as a contributor to the Redlands Santa Fe Depot Historic District (a 1D California Historical Resource Status Code). It was initially surveyed in 1988. The district was designated in 1991 (NRHP Reference No. 91001535). The property, originally Pioneer Transfer erected in 1897, was photographed in 1991 as part of the district nomination submittal. A comparison with contemporary photographs confirms that fenestration has been revealed and/or replaced; nonetheless, the building continues to convey its historic significance. As a result, the property remains a viable contributor to the historic district.

Therefore, the subject property is considered a historic property under Section 106 of the National Historic Preservation Act [36 CFR Section 800.16(1)], and a historic resource pursuant to CEQA guidelines section 15064.5(a).

# CONTINUATION SHEET

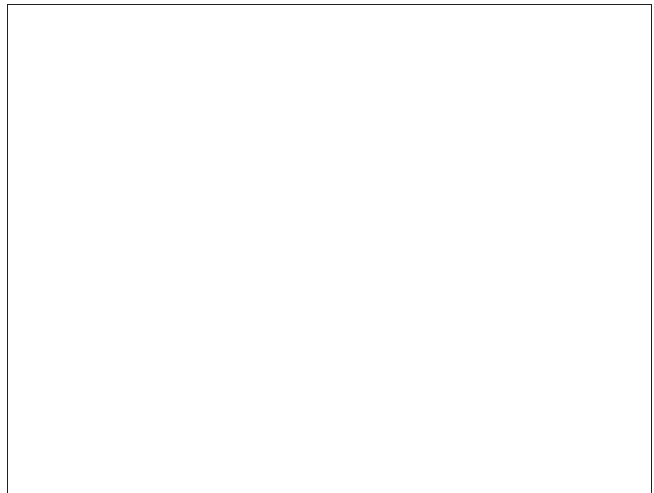
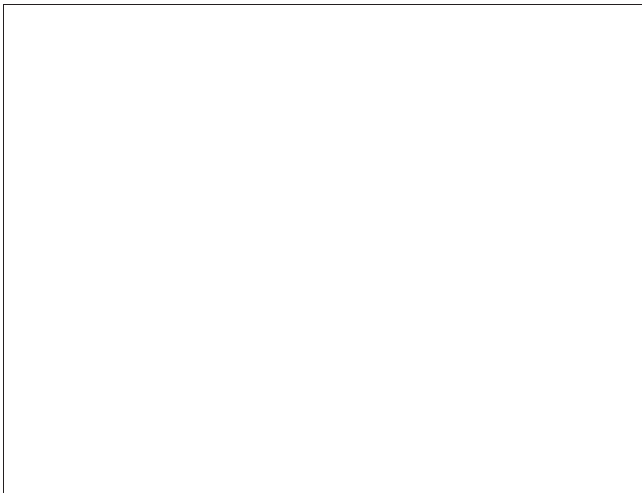
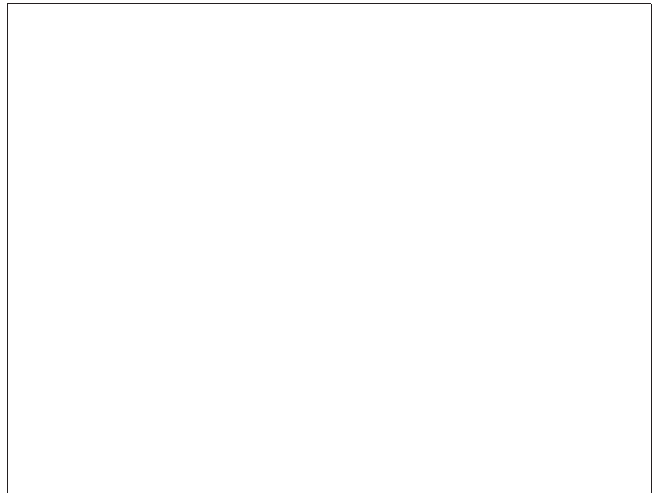
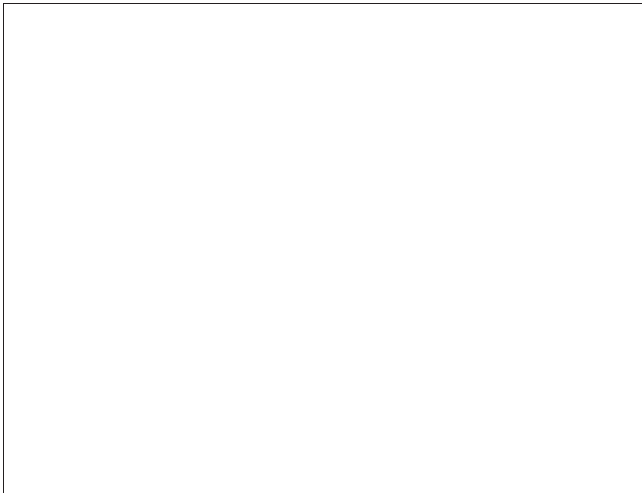
Page 2 of 2 \* Resource Name or #: (Assigned by recorder 348 North Orange Street)  
\* Recorded by: Peter Moruzzi \* Date: 5/7/2012  
 Continuation  Update



West elevation looking east



1991 photo. West elevation looking northeast





## CONTINUATION SHEET

Page 1 of 3 \* Resource Name or #: (Assigned by recorder 351 North Orange Street  
\* Recorded by: Peter Moruzzi \* Date: 5/7/2012  
 Continuation  Update

This property known as the Atchison, Topeka & Santa Fe Railway - Redlands Station is listed in the National Register as a contributor to the Redlands Santa Fe Depot Historic District (a 1D California Historical Resource Status Code). It has a 351 North Orange Street address and was initially surveyed in 1988. The district was designated in 1991 (NRHP Reference No. 91001535) and comprehensively photographed at that time as part of the nomination. The property also includes a separate building erected in 1912 originally known as the Board of Trade/Chamber of Commerce Building with an address of 337 North Orange Street. It was initially surveyed in 1988. According to the San Bernardino County Tax Assessor, the property's official address is 347 North Orange Street.

A comparison with contemporary photographs confirms that the subject property has not been substantially altered since it was designated and, therefore, continues to convey its historic significance. As a result, the property remains a viable contributor to the district.

As a result, the subject property is considered a historic property under Section 106 of the National Historic Preservation Act [36 CFR Section 800.16(1)], and a historic resource pursuant to CEQA guidelines section 15064.5(a).

# CONTINUATION SHEET

Page 2 of 3 \* Resource Name or #: (Assigned by recorder 351 North Orange Street)  
\* Recorded by: Peter Moruzzi \* Date: 5/7/2012  
 Continuation  Update



West elevation looking east



1991 photo. West and south elevations lkg northeast



North elevation looking southeast



1991 photo. Looking east



North elevation looking southeast



1991 photo. South elevation looking northeast

# CONTINUATION SHEET

Page 3 of 3 \* Resource Name or #: (Assigned by recorder 351 North Orange Street)  
\* Recorded by: Peter Moruzzi \* Date: 5/7/2012  
 Continuation  Update



South elevation looking northwest



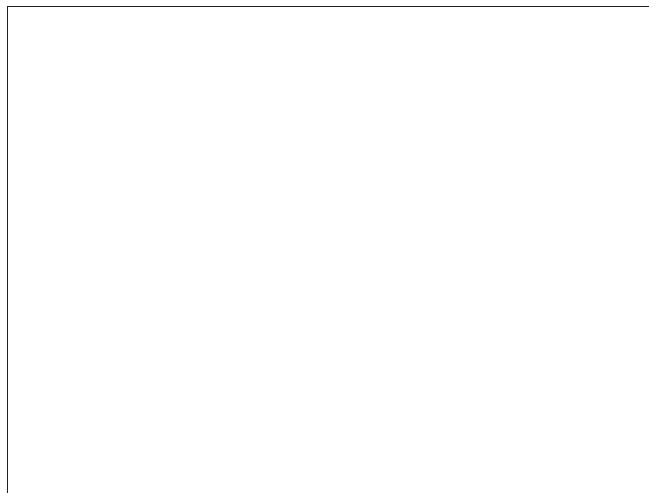
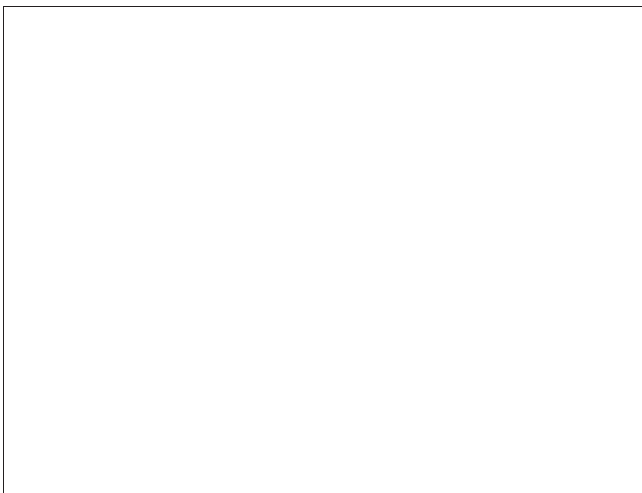
1991 photo. South elevation looking north



East elevation looking southwest



1991 photo. East elevation looking southwest





## CONTINUATION SHEET

Page 1 of 2 \* Resource Name or #: (Assigned by recorder 360 North Orange Street)  
\* Recorded by: Peter Moruzzi \* Date: 5/7/2012  
 Continuation  Update

This property known as the Redlands City Transfer Building is listed in the National Register as a contributor to the Redlands Santa Fe Depot Historic District (a 1D California Historical Resource Status Code). It was initially surveyed in 1988. The district was designated in 1991 (NRHP Reference No. 91001535). The building suffered substantial fire damage that destroyed its second story such that it is now a one-story shell. A photograph taken of the building as part of the district nomination in 1991 depicts the two-story building that existed at that time. A contemporary photograph confirms that the damage negatively effected the building's integrity of design, materials, workmanship and feeling such that it no longer exhibits the characteristics that originally qualified it for the NRHP. Nonetheless, until a formal delisting process is undertaken to remove the building as a contributor to the historic district it remains a historic property under Section 106 of the National Historic Preservation Act [36 CFR Section 800.16(1)], and a historic resource pursuant to CEQA guidelines section 15064.5(a).

# CONTINUATION SHEET

Page 2 of 2 \* Resource Name or #: (Assigned by recorder 360 North Orange Street)  
\* Recorded by: Peter Moruzzi \* Date: 5/7/2012  
 Continuation  Update



Looking east. 2012



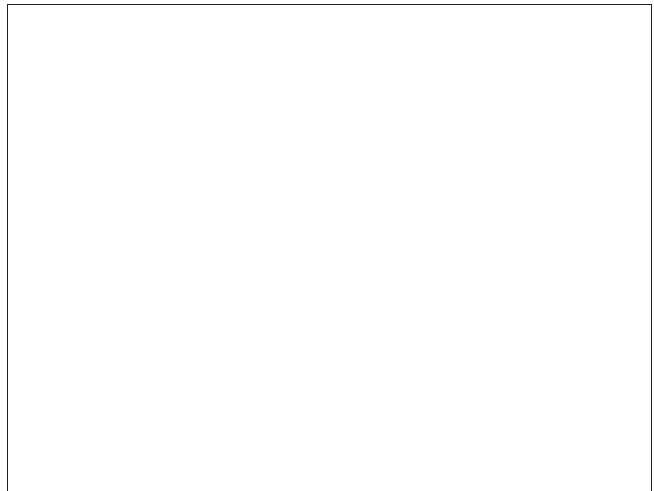
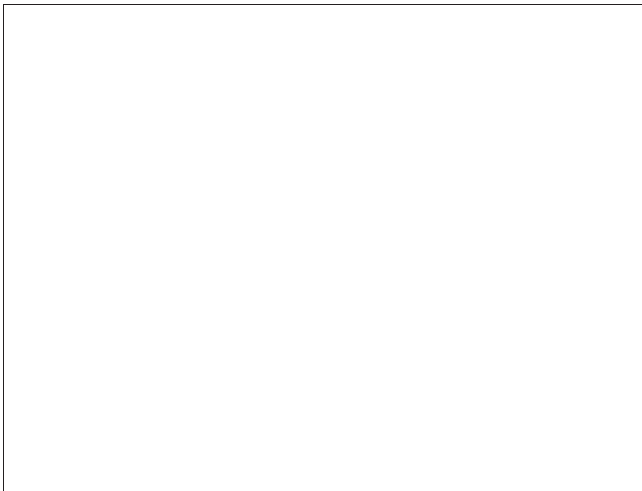
Looking southeast, subject property on right. 2012



Looking southeast. 1991



Looking southeast, subject property on right. 1991



## CONTINUATION SHEET

Page 1 of 2 \* Resource Name or #: (Assigned by recorder 409-415 North Orange Street)  
\* Recorded by: Peter Moruzzi \* Date: 5/7/2012  
 Continuation  Update

This property, known as the Packard Motor Company Sales Office erected in 1923, is listed in the National Register as a contributor to the Redlands Santa Fe Depot Historic District (a 1D California Historical Resource Status Code). It was initially surveyed in 1988. The district was designated in 1991 (NRHP Reference No. 91001535) and photographed at that time as part of the district nomination submittal. A comparison with contemporary photographs confirms that an awning along the subject building's east elevation has since been attached. This appears to be the only obvious alteration since the property was designated. Therefore, the building continues to convey its historic significance. As a result, the property remains a viable contributor to the historic district.

In conclusion, the subject property is considered a historic property under Section 106 of the National Historic Preservation Act [36 CFR Section 800.16(1)], and a historic resource pursuant to CEQA guidelines section 15064.5(a).



# CONTINUATION SHEET

Page 2 of 2 \* Resource Name or #: (Assigned by recorder 409-415 North Orange Street)  
\* Recorded by: Peter Moruzzi \* Date: 5/7/2012  
 Continuation  Update



East and north elevations lkg southwest



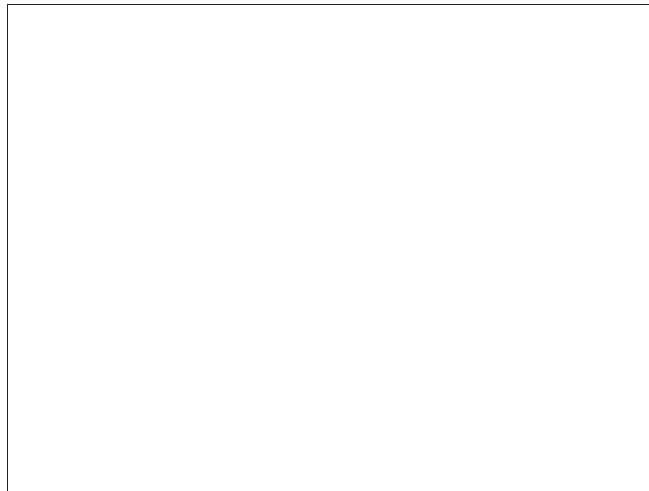
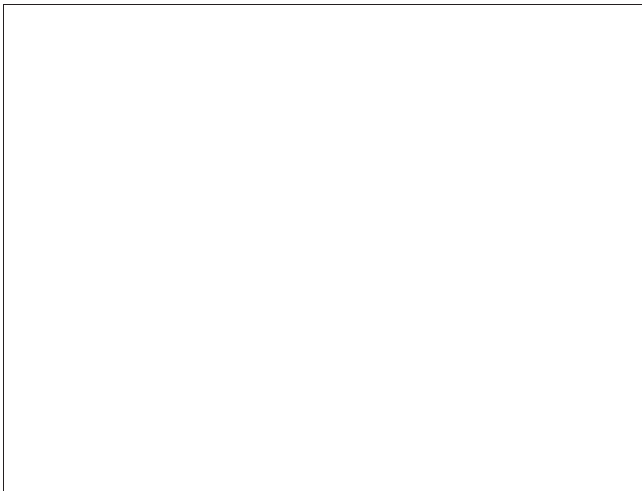
1991 photo. East and north elevations lkg southwest



Looking south at west end of north elevation



Looking southeast at north elevation



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 420 Oriental Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 420 Oriental Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app)  
Assessor Parcel Number: 016927138

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

420 Oriental Avenue contains a one-story vernacular commercial building that is rectangular in plan and capped by a medium-pitched shed roof with small awning that shields the primary, east-facing façade. The building is sheathed in unpainted horizontal wood siding, with wood veneer on the primary façade. Fenestration consists of original wood frame double hung sash windows. Aside from space taken by the building and a small parking area, the lot is dedicated to processing lumber. Several mature trees are located along the rear property line. The property is bounded by a chain-link fence and located in a commercial area, directly south of the former Santa Fe railroad tracks. It exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking northwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1920 Tax Assessor

\* P7. Owner and Address:  
FORD, FRED A  
P O BOX 22  
REDLANDS CA

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 420 Oriental Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Commercial B4. Present Use: Commercial

\* B5. Architectural Style: Vernacular

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

N/A

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Commercial development Area Redlands

Period of Significance 1920 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Original building permits were not available. In 1929, the Redlands city directory identifies Shell Co. of California as the occupant of the property. J.W. Hughes was the agent. Currently, the building houses the offices for a lumber yard. As relates to architectural merit, the subject building represents an unremarkable example of a vernacular commercial building. As such, it does not rise to the level of architectural significance to meet Criterion C of the National Register or Criterion 3 of the California Register. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 7/27/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\* Resource Name or #: 440 Oriental Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 440 Oriental Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 016927139

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

440 Oriental Avenue contains a large rectangular brick building capped by a corrugated steel front-gabled roof. An oversized round arched entrance opens onto Oriental Avenue. Two round arched freight entrances open to the railroad tracks, which are directly to the north (behind) the building. The large entrance may be closed by a sliding metal door. Two arched windows to the right (east) of the main entrance have been filled in by brick. The building is set directly on the street and there is no landscaping. It is located in an area of commercial properties, parking lots, and undeveloped land. It exhibits a remarkably high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking east

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1900 circa

\* P7. Owner and Address:  
GROSZ, RONALD A  
440 ORIENTAL ST  
REDLANDS CA 92374

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature 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 3S

\* Resource Name or #: 440 Oriental Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name Brick Warehouse

B3. Original Use: Warehouse

B4. Present Use: Repair facility

\* B5. Architectural Style: Vernacular

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Not listed b. Builder: A.E. Taylor

\* B10. Significance: Theme Commercial development Area Redlands

Period of Significance c. 1900 Property Type Commercial Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not located. The property appears in the 1946 Redlands City Directory, but directories for the years 1919, 1929, and 1933 were not available. By 1946, however, the subject property appears in the city directory as California Water and Telephone, under District Manager E.R. Fisher. In 1986, the building was evaluated by Judy Wright, who located a building permit dates 11/27/1906, one dates 1955, and one dated 1/4/1983 for a \$3,000 roof. She determined that A.E. Taylor was commissioned by John Fisher and his father Henry to design the warehouse. Their goal was to construct a new electric trolley line from Redlands to Riverside, which would compete with the San Bernardino Valley Traction Company. While the subject property was designed as a car barn for the new venture, it never held any electric cars because the Fishers built another car barn on Citrus Avenue in 1907. It was instead occupied by a variety of commercial shops, including a laundry, California Water and Telephone, Redlands Pest Control, and Rondor Audi Porsche.

See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf  
Historic Aerial photography provided by [historicaerials.com](http://historicaerials.com)  
DPR 523 for 440 Oriental (Rondor Audi-Porsche repair). Judy Wright, AEGIS. May 1986

B13. Remarks:

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 7/31/2012

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4 \* Resource Name or #: (Assigned by recorder 440 Oriental Avenue  
\* Recorded by: Andrew Bursan \* Date: 6/5/2012  
 Continuation  Update

B10. Significance, continued

The warehouse building is a highly representative of industrial warehouse buildings constructed around the turn of the twentieth century. Specifically, character-defining features of the building include the brick construction material and large structural openings at the center of each gable end. The openings radiate brick at their tops. Alterations consist of two arched windows east of the main entrance that appear to have been infilled. Nonetheless, the overall integrity of the design, materials, feeling and workmanship remains relatively high. The integrity of location and setting is also high because it has been located next to the former Santa Fe railroad tracks since it was constructed. A windshield survey of the City of Redlands indicates that many of the brick trackside buildings constructed around the turn of the twentieth century are being lost to alteration and demolition. As such, the subject property represents a rare example of industrial warehouse in the City of Redlands.

Therefore, it appears that the subject property achieves a level of architectural merit necessary for listing in the National Register under Criterion C at the local level of significance (3S status code). However, because no known persons or events of state or national significance appear to be associated with the resource, and because its association with the Fishers' Redlands trolley company does not appear to be long-lasting or noteworthy, the property does not merit National Register listing under Criteria A or B.



# CONTINUATION SHEET

Page 4 of 4 \* Resource Name or #: (Assigned by recorder 440 Oriental Avenue)  
\* Recorded by: Andrew Bursan \* Date: 6/5/2012  
 Continuation  Update



North elevation, looking south



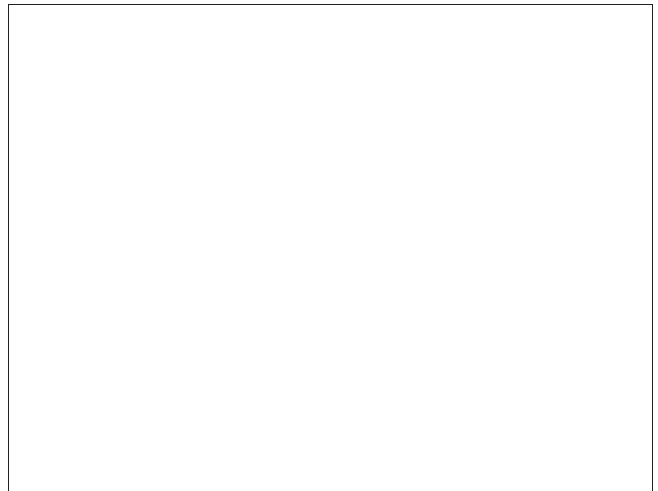
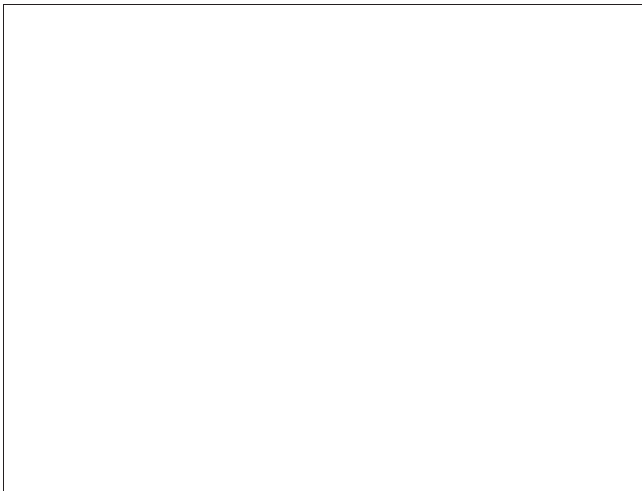
East elevation, looking northwest



Interior view, looking north



West elevation, looking east



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1075 West Redlands Boulevard

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1075 West Redlands Boulevard City Redlands Zip 92373

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 016925210

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
1075 West Redlands Boulevard contains a one story commercial building designed in the Minimal Traditional style. It is irregular in plan and capped by a low-pitched hipped roof. Symmetrical in composition, the building is accessed via a recessed front porch centered in the primary façade. Fenestration consists of two bands of horizontally oriented glass block and steel casement windows that flank the center entrance. A temporary cloth awning shelters the front porch area. The property is located in a commercial area, across the street from a large vacant lot. It is directly to the south of the former Santa Fe railroad tracks and exhibits a moderate to high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking southwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1950 Circa

\* P7. Owner and Address:  
PROPERTY ONE LLC  
PO BOX 7538  
REDLANDS CA

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1075 West Redlands Boulevard

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Commercial B4. Present Use: Commercial

\* B5. Architectural Style: Minimal Traditional

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

N/A

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Commercial development Area Redlands

Period of Significance 1960 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Original building permits were not available. City directory research shows that in 1952 the property was occupied by the Vernon P. Hunt Company. As relates to architectural merit, the subject building represents an unremarkable example of a Minimal Traditional commercial building. As such, it does not rise to the level of architectural significance to meet Criterion C of the National Register or Criterion 3 of the California Register. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

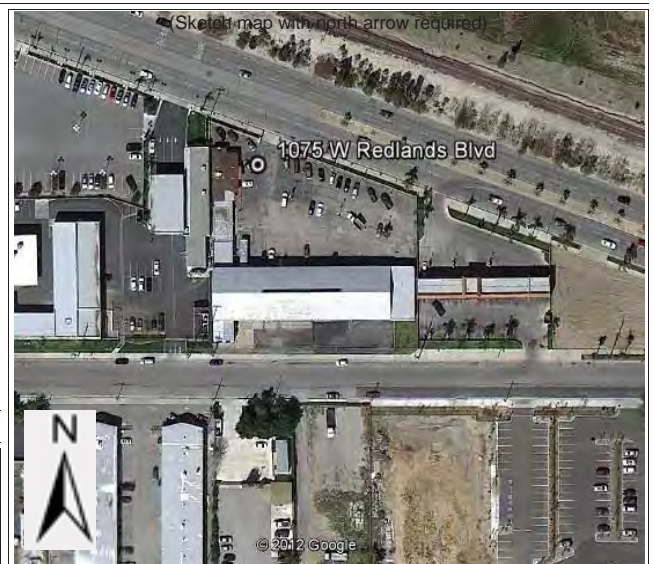
McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 7/27/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1105 West Redlands Boulevard

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1105 West Redlands Boulevard City Redlands Zip 92373  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 016925218

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
1105 West Redlands Boulevard contains a one-story Vernacular Modern automobile repair building that is rectangular in plan and capped by a flat roof. It is constructed of concrete block. The building is oriented towards the parking lot on the west side of the building rather than the street. A shallow covered porch is supported by square posts. In the center of parking lot and directly adjacent to the building, a large awning raised up on poles accommodates three rows of cars. Fenestration consists of fixed pane vinyl windows. The property is located in a commercial area, across the street from a large vacant lot. It is directly to the south of the former Santa Fe railroad tracks and exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking southeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1962 Tax Assessor

\* P7. Owner and Address:  
REDLANDS BODY SHOP PROPERTY LLC  
800 ALABAMA ST  
REDLANDS CA 92373

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1105 West Redlands Boulevard

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Commercial B4. Present Use: Commercial

\* B5. Architectural Style: Vernacular modern

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

Building alterations permit 8622 issued to Milton H. Hill on 8/6/1964 for addition to existing building

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Commercial development Area Redlands

Period of Significance 1962 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Building permit information indicates that the property was constructed in 1962 and enlarged by Milton H. Hill in 1964. City directory research shows that the subject property was occupied by the Trojan Plating Company with Lawrence E. McConnehey, directory, in 1965. Currently, the building houses the Tom Bell Collision Center. As relates to architectural merit, the subject building represents an unremarkable example of a vernacular modern automobile repair building. As such, it does not rise to the level of architectural significance necessary to meet Criterion C of the National Register or Criterion 3 of the California Register. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

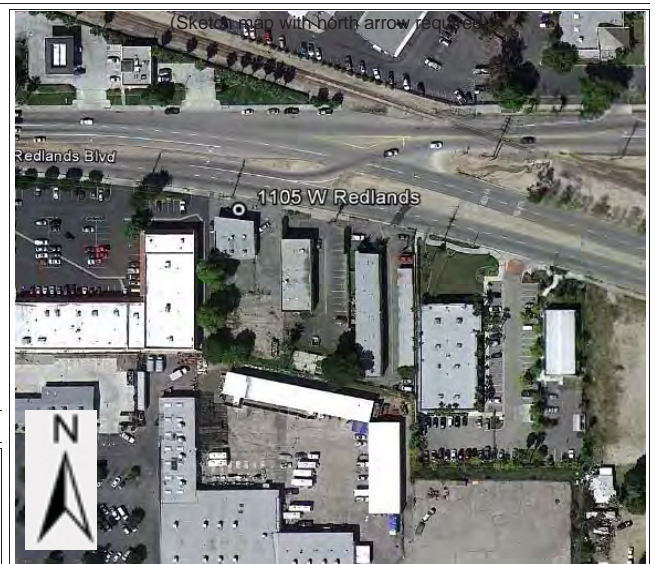
McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks:

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 7/27/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\* Resource Name or #: 1267 West Redlands Boulevard

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1267 West Redlands Boulevard City Redlands Zip 92373  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 016935104

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1267 W. Redlands Boulevard contains a commercial property with two buildings. The primary one-story, commercial, Modern style building is rectangular in plan. A flat roof tops the building with an overhanging cantilevered section that projects over the north elevation and metal posts supporting the west and east elevation roof sections. In addition, the roof features sundrops with signage on the same three elevations. A concrete block screen wall extends from the far west end of the building. Floor to ceiling anodized aluminum trimmed windows span the entire primary north façade and a portion of the east and west elevations. Additional fenestration includes jalousie windows. A metal frame door provides access on the west elevation with a secondary metal framed sliding glass entrance door just to the south. A long, rectangular, front gabled warehouse building connects to the south elevation of the main building but is not visible from the street. A one-story, utilitarian style building that is rectangular in plan is located at the south end of the property. A flat roof, with a raised garage section on the east end, surmounts the building. Exterior surfaces are of concrete block construction and there is almost no fenestration. A door on the west end of the north elevation provides access along with two auto entrances on the same elevation. A flat, corrugated metal roof shelters an additional auto entrance on the west elevation. The property is devoid of landscaping and located in an industrial area. It exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking southeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1960 Tax Assessor

\* P7. Owner and Address:  
NELSON, CHERYL A  
1267 W REDLANDS BLVD  
REDLANDS CA 92373

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature 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 3S

\* Resource Name or #: 1267 West Redlands Boulevard

B1. Historic Name: Van Dorin Motor Company

B2. Common Name: Aamco

B3. Original Use: Auto Sales and Service

B4. Present Use: Automotive repair

\* B5. Architectural Style: Modern

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

Constructed in 1960 for then-owner R.H. Van Dorin with Clare H. Day serving as architect and Gordon Donald as contractor/builder.

1967: Electrical permit for Van Dorin Motors.

1977: Application for sign permit from Don Snavelly, Inc.

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Clare H. Day

b. Builder: Gordon Donald

\* B10. Significance: Theme Mid-century Modern Architecture Area Redlands

Period of Significance 1960

Property Type Commercial

Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 1960, Van Dorin Motor Company relocated from their original 621 Orange Street in Redlands to their newly designed facility at 1617 West Central Avenue (now 1267 Redlands Avenue). The company was established in 1950 by Ron Van Dorin whose family had been in the car business in Marshall, Minnesota for many years prior. From 1933 until opening his Dodge-Plymouth dealership in Redlands, California in 1950, Mr. Van Dorin owned and operated two Dodge-Plymouth dealerships in Minnesota.

Local newspaper articles and display advertisements announced the Van Dorin Motor Company's 10th anniversary and the simultaneous grand opening of its new location. The company's display advertisement in the May 20, 1960 edition of the Redlands Daily Facts (page 7) stated that its new facility was "Redlands most modern automotive center" with an "air conditioned show room" and "fast, efficient shop service." The dealership continued to operate at that location until 1969 when an August 6, 1969 article in the Redlands Daily Facts announces the sale of Van Dorin Motors to Don Snavelly Dodge. The property is now an Aamco transmission repair facility.

Redlands architect Clare Henry Day was the architect of the new Van Dorin Motor Company showroom and repair facility. He is identified as such in the aforementioned article in the Redlands Daily Facts. Gordon Donald served as the general contractor. Clare H. Day FAIA (1921 - ) was acknowledged by his peers for his talent as an architect when he was inducted as a Fellow in the American Institute of Architects in 1996 for his extensive body of work. Day began his career in 1939, establishing an office in Redlands in 1952. (continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf

Building permits

Redlands Daily Facts, Redlands Historical Society newsletter, Tax Assessor,

Sanborn maps,

B13. Remarks:

\* B14. Evaluator: Peter Moruzzi

Date of Evaluation: 7/17/2012

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4 \* Resource Name or #: (Assigned by recorder 1267 West Redlands Boulevard  
\* Recorded by: Andrew Bursan \* Date: 6/5/2012  
 Continuation  Update

B10. Significance, continued.

Over a long career lasting decades, Day designed buildings throughout the Inland Empire.

As noted in an October 27th, 2008 article about Day published in the Redlands Area Historical Society newsletter, "His stylish contemporary modern homes of the 1950s and 1960s are everywhere in the city. Demand for the 'Clare Day' approach extended to public buildings such as Terrier Gym, Clement Middle School, Cram Elementary School, Mentone Elementary School, and the Smiley Park facilities." Day's commercial projects include Hatfield Buick Agency, the Chevrolet offices of Lange and Runkel, Van Dorin Motor Company (the subject property), and the Fairfield Scientific Corporation facility in Mentone. Other commercial commissions that remain extant are the Assistance League building, Wilcoxson office building, Sawyer-Cook Insurance offices, Emmerson Mortuary, Oak-Ford Shopping Center, Beaver Medical Clinic, McEwan Carpet and Furniture, Rexall Drug Store, Redlands Swim Club and Dee and Walt's service station. The most productive period of Day's career was the 1950s and 1960s.

According to the historical society's newsletter, Day credits famed modernists R.M. Schindler and Richard Neutra as influences on his work. Clare Henry Day joins other Redlands architects noted for their work, including T.R. Griffith (Smiley Library), Elmer Gray (Lincoln Shrine), Dennis and Farwell (Kimberly Crest), Arthur Brown, Jr. (Santa Fe Depot), C.H. Jones, Daniel W. Willard, and Hugh Todd and Son. Given the many talented architects working in Redlands, Day does not necessarily rise above them to be considered a master architect. Nonetheless, the subject Van Dorin Motor Company falls squarely in the middle of his most productive working years, fully expressing the modernist phase of his career.

As a Modern building the subject property exhibits the style's key character defining features including a flat roof with deep overhanging eaves, aluminum framed floor-to-ceiling plate glass windows on three elevations, slender steel support posts for the western-facing sun flap, and a perforated concrete block screen at the rear corner of the building. In keeping with Modernist tenets, the design was accomplished without the use of applied ornamentation or references to previous revival styles. As relates to integrity, the main former showroom building appears to have suffered few alterations since its original construction in 1960. To summarize, the subject property is an exceptional example of the mid-century Modern style of architecture as applied to a relatively modest commercial building that exhibits a high level of integrity. Therefore, it appears to qualify for listing in the National Register under Criterion C for architectural merit.

Although associated with a recognized automobile retail and repair business – Van Dorin Motor Company – neither the business nor its original owner, Ron Van Dorin, appear to have achieved a level of recognition or importance for the property to qualify for the National Register under Criteria A or B.



# CONTINUATION SHEET

Page 4 of 4 \* Resource Name or #: (Assigned by recorder 1267 West Redlands Boulevard)  
\* Recorded by: Andrew Bursan \* Date: 6/5/2012  
 Continuation  Update



West elevation



West and rear (south) elevations



East elevation



Looking east, rear elevation and attached building



Looking north, rear elevation and attached building



Looking northeast, detail



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1371 West Redlands Boulevard

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1371 West Redlands Boulevard City Redlands Zip 92373

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 029218403

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1371 West Redlands Boulevard contains a one-story neo-Spanish Colonial Revival style motel that consists of a narrow L-shaped building and a narrow rectangular building on either side of a central parking lot. The medium-pitched front gabled roofs are clad in non-original clay tile. Stucco sheathes exterior surfaces. Both buildings feature covered walkways that span the length of the facades. The walkways are shaded by tiled pent roofs supported by large square posts. At the far end of the L-shaped building, a slightly projecting front-gable marks the entrance to the motel lobby. Fenestration throughout the complex consists of aluminum sliding sash windows. Small palm trees line the perimeter of the parking area. The property is surrounded on all sides by vacant lots. The property is located in a commercial area. It is directly to the south of the former Santa Fe railroad tracks. Due to its conversion to the Spanish Colonial Revival style it exhibits a low level of integrity of design, workmanship, materials, and feeling.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)

Looking southeast

\* P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1965 Tax Assessor

\* P7. Owner and Address:

PATEL, SURENDRA  
1371 W REDLANDS BLVD  
REDLANDS CA 92373

\* P8. Recorded by: (Name, affiliation, address)

Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)

Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record

Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1371 West Redlands Boulevard

B1. Historic Name: \_\_\_\_\_  
B2. Common Name \_\_\_\_\_  
B3. Original Use: Motel B4. Present Use: Motel

\* B5. Architectural Style: Vernacular

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

Building alterations permit 13313 issued to Dudley Owen on 7/28/1967 for additional work on remodeling and reframing.

Building permit RD\*73108\* issued to Sam Patel 9/11/2001 for addition of caretaker rooms, two story addition to motel.

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Commercial development Area Redlands  
Period of Significance 1965 Property Type Motel Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Building permit information indicates that the property was constructed prior to 1967 when it was enlarged. It was again enlarged in 2001. City directory research shows that in 1965 the subject property was occupied by the Thrifty Traveler Motel under manager Dewitt Dillard. Currently, the subject property is known as the Starlite Motel. As relates to architectural merit, the subject property represents an unexceptional example of a neo-Spanish Colonial Revival style motel. As such, it does not rise to the level of architectural significance necessary to meet Criterion C of the National Register or Criterion 3 of the California Register. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

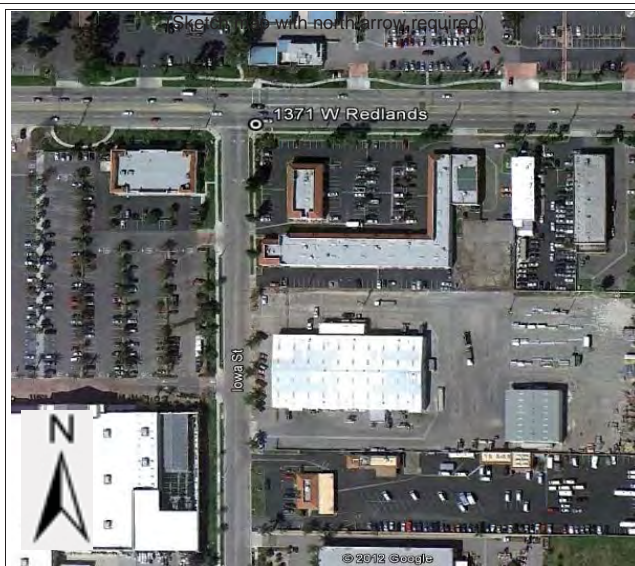
McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks:

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 7/27/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1391 West Redlands Boulevard

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1391 West Redlands Boulevard City Redlands Zip 92373  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 029218401

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1391 West Redlands Boulevard is a one story vernacular motel composed of an office building, four conjoined buildings containing the motel units, and a small residence at the rear of the lot. The office building on the west side of the lot is irregular in plan and capped by a front-gabled roof. The motel buildings on the east side of the lot are conjoined and capped by front-gabled roofs. Their primary elevation faces west, towards the central driveway and parking area. The southernmost building at the rear of the lot is one story in height and capped while the middle and south building are one-storied. Fenestration consists of vinyl sliding sash windows with false muntins. A wrought iron fence encloses the patio directly north of the office building. There are several palms on the property but little other landscaping. The property is located in a commercial area. It is directly south of the former Santa Fe railroad tracks. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking southeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1955 Tax Assessor

\* P7. Owner and Address:  
GAYATHRI OF REDLANDS INC  
1391 W REDLANDS BLVD  
REDLANDS CA 92373

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1401 West Redlands Boulevard

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1401 West Redlands Boulevard City Redlands Zip 92373  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 029218220

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
1401 West Redlands Boulevard contains a one- to two-storied vernacular motel composed of a front building and three conjoined buildings at the rear. The primary structure facing the street is capped by a side gabled roof and has a slightly recessed side gable portion. It lacks doors and windows, although its roofline suggests that at one time it was a vernacular residence with such fenestration. The three rear buildings are conjoined and capped by front-gabled roofs. Their primary elevation faces east, towards the parking area. The northernmost building is two storied while the middle and south building are one-storied. Fenestration consists of vinyl sliding sash windows with false muntins. A wrought iron railing acts as a false balustrade and is fixed below the second floor windows. The one story buildings feature pent roof awning supported by decorative metal posts. There are several palms on the property but little other landscaping. The property is located in a commercial area. It is directly south of the former Santa Fe railroad tracks. The buildings exhibit a low to moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking southwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1942 Tax Assessor

\* P7. Owner and Address:  
PATEL, BHARATKUMA K  
1401 W REDLANDS BLVD  
REDLANDS CA 92373

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1401 West Redlands Boulevard

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Motel B4. Present Use: Motel

\* B5. Architectural Style: Vernacular

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

N/A

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Commercial development Area Redlands

Period of Significance 1942 Property Type Motel Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Original building permits were not available. As relates to architectural merit, the subject building represents an unremarkable example of a vernacular motel building. As such, it does not rise to the level of architectural significance to meet Criterion C of the National Register or Criterion 3 of the California Register. City directory research shows that as far back as 1965, the property was known as the Sunrise Motel, managed by Anthony and Mary Colombi. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 7/27/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1409 West Redlands Boulevard

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1409 West Redlands Boulevard City Redlands Zip 92373  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 029218201

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
A modest trailer park containing approximately 35 trailers of varying designs and dates of manufacture and condition faces West Redlands Boulevard. Each sits on a concrete pad with hookups to electricity sewage and water. An asphalt driveway provided access to each unit. Overall, the property exhibits a low to moderate level of integrity. This property would not be eligible for the National Register of Historic Places under any criteria due to its loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP39 Other

\* 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: (View, date, etc.)  
Looking southwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1952 Tax Assessor

\* P7. Owner and Address:  
FEDOR, LORRAINE TR  
1046 PESCADOR DR  
NEWPORT BEACH CA 92660

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/16/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1417 West Redlands Boulevard

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1417 West Redlands Boulevard City Redlands Zip 92373  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 029218208

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This cluster of four modest single-family dwellings sit on a large parcel with the houses situated far from the street. Minimal Traditional in style, most have been substantially altered. For example, the most visible dwelling from the public right-of-way features non-original aluminum sliders and an enclosed porch was apparently added at a later date. The parcel is sparsely landscaped with some grass, but it's mostly covered with sand and gravel. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1946 Tax Assessor

\* P7. Owner and Address:  
1417 REDLANDS LLC  
263 WESTWOOD BLVD. #200  
LOS ANGELES, CA

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/16/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1511 West Redlands Boulevard

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1511 West Redlands Boulevard City Redlands Zip 92373

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 029218227

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
1511 Redlands Boulevard contains a two-story multifamily vernacular modern apartment building with a rectangular plan, capped by a flat roof with shallow overhanging eaves. Fenestration consists of fixed and sliding sash aluminum framed windows. Windows, but no doors or porch, are visible on the primary elevation, which is obscured by overgrown trees. Running parallel to the apartment building on its west side is a one story covered parking area, separated from the apartment by a driveway. The area in front of the building is paved. A grass lawn runs along the west side of the building. There is no other landscaping. The property exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP03 Multifamily 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: (View, date, etc.)  
Looking southwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1963 Tax Assessor

\* P7. Owner and Address:  
DICKERSON, JAMES L  
605 VIA VISTA DR  
REDLANDS CA 92373

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/11/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1511 West Redlands Boulevard

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Multi-Family Residential B4. Present Use: Multi-Family Residential

\* B5. Architectural Style: Vernacular modern

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

N/A

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area Redlands

Period of Significance 1963 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Original building permits were not available. As relates to architectural merit, the subject building represents an unremarkable example of a vernacular motel building and therefore does not rise to the level of architectural significance to meet Criterion C of the National Register or Criterion 3 of the California Register. City directory research shows that in 1965 the property was managed by Virgil R and Shirley Oakleaf. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf

San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 7/27/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1549 West Redlands Boulevard

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1549 West Redlands Boulevard City Redlands Zip 92373  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 029218215

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1549 West Redlands Boulevard contains a one story vernacular modern commercial building that is rectangular in plan and capped by a flat roof. Sheathing is rough textured stucco. The building is dominated by an oversized parapet that is angled outward over the entryway and storefront windows to form an awning. Fenestration consists of fixed aluminum framed floor to ceiling windows. The façade surface flanking the windows is sheathed in flagstone. The building is surrounded by an asphalt parking lot. The property is located in a commercial area. It is directly south of the former Santa Fe railroad tracks and exhibits a relatively high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)

Looking southeast

\* P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1960 Tax Assessor

\* P7. Owner and Address:

DICKERSON, JAMES L  
605 VIA VISTA DR  
REDLANDS CA 92373

\* P8. Recorded by: (Name, affiliation, address)

Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/13/2012

\* P10. Survey Type: (Describe)

Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1549 West Redlands Boulevard

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Commercial B4. Present Use: Commercial

\* B5. Architectural Style: Vernacular modern

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

N/A

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Commercial development Area Redlands

Period of Significance 1960 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Original building permits were not available. As relates to architectural merit, the subject building represents an unremarkable example of a vernacular modern commercial building and does not rise to the level of architectural significance to meet Criterion C of the National Register or Criterion 3 of the California Register. The property was not listed in available city directories and current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf

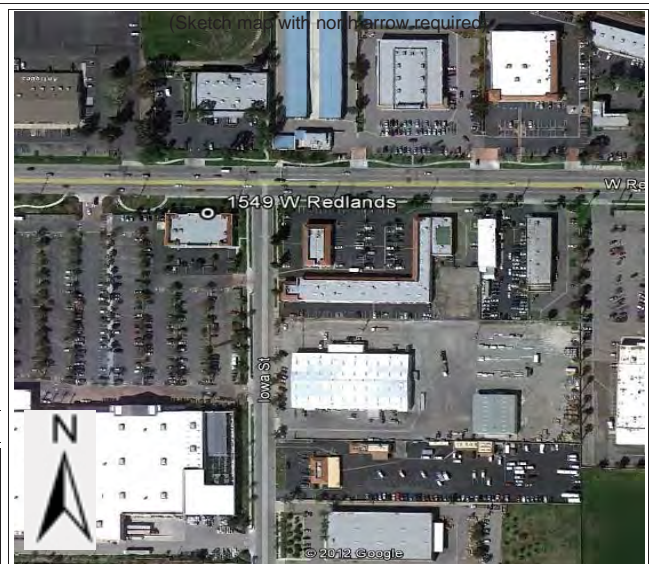
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 7/27/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1504 Richardson Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1504 Richardson Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 028112129

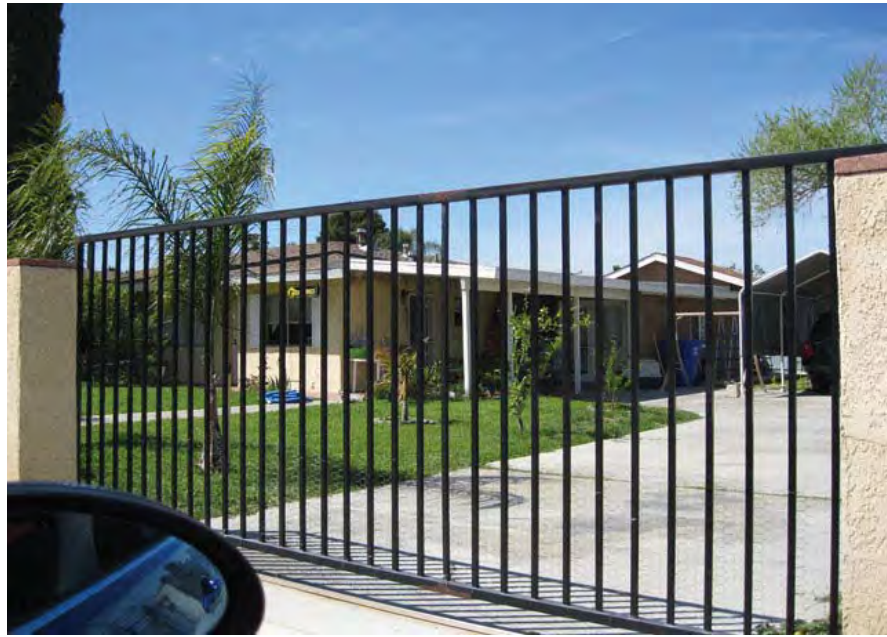
**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
1504 Richardson Street contains a one-story, single-family, Ranch style residence that is rectangular in plan. A low pitched hipped roof with overhanging eaves top the residence. Stucco finishes exterior surfaces. Fenestration consists of aluminum slider windows on multiple elevations. Supported by square wood posts, a shed roof addition shelters the main entrance on the north elevation. A detached garage appears to be located just north of the main dwelling. Landscaping includes a grass lawn, mature trees and shrubs, which are enclosed by an iron and masonry fence. The property is located in a neighborhood of single-family dwellings and exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking southwest



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1960 Tax Assessor

\* P7. Owner and Address:  
MEDINA, MARIA GUADALUPE  
1504 RICHARDSON  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/6/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1504 Richardson Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: SF Residential

B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Loma Linda Ranchos tract according to the County Assessor map, original tract maps were unavailable. The property has a construction date of 1960.

The residence is a typical example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as board and batten siding, diamond pane windows, brick veneer, and dovescotes. Additionally, the detached garage is austere and lacks architectural detail. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3

\* Resource Name or #: 1505 Richardson Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1505 Richardson Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 028122101

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story elementary school is comprised of a number of elements: administration building, library, four classroom wings, cafeteria and gym. It is Modern in style, exhibiting many of the style's character defining features. These include multiple rectangular volumes, flat roofs, deep canopies, generous use of plate glass windows, round steel support posts, and a lack of applied ornamentation. A wide concrete path leads to the center entrance sheltered by a projecting flat roof. The administration building, also flat roofed, appears to be north of the entrance and is characterized by pairs of multi-paned wood-framed windows facing west. A large, high-ceilinged volume that is south of the entrance projects towards the street. Here, a grid of wood-framed windows faces north, and an upper band of opaque, mutli-pane steel casements punctuates the west elevation. Each of the four classroom wings that extend east from the main building is capped by a low-pitched gabled roof. Classroom entrances and windows along the south elevation are sheltered by deep, shed-roof canopies. Additional windows are located on the north elevation of each classroom building. Grass lawns, mature trees, clipped hedges and other foliage soften the building's sharp edges throughout the campus, especially along the front facing the street. Many are contained within low flagstone planters. Large paved areas, sandbox jungle gyms, and grass lawns behind the building serve as playgrounds. An oval track field is located near the east side of the property. Several temporary classroom buildings have been placed on the south side of the main building. Overall, the property exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP15 Educational building

\* 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: (View, date, etc.)  
View east

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1949 School website

\* P7. Owner and Address:  
Redlands Unified School Dist

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 8/3/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\* NRHP Status Code 3S

\* Resource Name or #: 1505 Richardson Street

B1. Historic Name: Victoria School

B2. Common Name: Victoria Elementary School

B3. Original Use: School B4. Present Use: School

\* B5. Architectural Style: Modern

\* B6. Construction History: (Construction date, alterations, and date of alterations.)  
Erected in 1949

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Architecture Area San Bernardino  
Period of Significance 1949 Property Type School Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Although original building permits were not located, the property dates from 1949 according to the Victoria Elementary School website. According to building permits from 1967, an addition to the property was designed by architect C. Paul Ulmer, of whom no other information was found. Sanborn maps were unavailable because the property falls outside of map boundaries (the site was in an unincorporated area in 1949 that was on the outskirts of nearby cities). This property, originally known as Victoria School, is located just south of the former Santa Fe railroad tracks. It was erected at a time when much of the surrounding neighborhoods were yet unimproved with dwellings based upon a review of Tax Assessor records. Architecturally, the original building represents an excellent example of the Modern style as applied to an educational building from the early postwar years. This was a time when school districts were rejecting traditional revival style buildings in favor of "contemporary," and much less expensive, modern designs. Many modernist architects of the period were involved with postwar school planning and design in Southern California, including some of "Arts & Architecture's" Case Study House Program architects such as Los Angeles' Richard Neutra. Victoria Elementary School is an especially fine expression of modernist ideals from that era exhibiting a very high level of integrity of design, materials, workmanship, location, setting, feeling and association. Unlike many other schools from the late 1940s, Victoria Elementary School retains its original character, including fenestration, roof form, flat canopies, rounded steel support posts, deep overhangs, and rectangular volumes of different sizes juxtaposed against each other. As such the property appears eligible for National Register (NR) and California Register (CR) listing under Criterion C and 3, respectively, for architectural merit. However, no evidence was uncovered during the current survey indicating that the property qualifies for designation under NR and CR criteria related to historic associations or personages (Criteria A and 1, B and 2).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

Tax assessor records, Los Angeles Times Proquest, Redlands Daily Facts  
Redlands Unified School District, Facilities Planning Services  
<http://victoria.groupfusion.net/>

B13. Remarks:

\* B14. Evaluator: Peter Moruzzi

Date of Evaluation: 8/3/2012

(This space reserved for official comments.)





# CONTINUATION SHEET

Page 3 of 3 \* Resource Name or #: (Assigned by recorder 1505 Richardson Street)  
\* Recorded by: Peter Moruzzi \* Date: 8/3/2012  
 Continuation  Update



West elevation, looking east



Street view, west elevation, looking southeast



South elevation, looking north



West elevation, looking east



North elevation, looking southeast



North and west elevations, looking southeast

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 169 South Sierra Way

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 169 South Sierra Way City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013606117

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

169 South Sierra Way consists of an industrial parcel with two buildings and two equipment shelters. The main building is a one-story Craftsman style dwelling that is rectangular in plan. It most likely originally was a single-family residence. A side gabled roof with widely flared roof sections and support brackets on the south elevation tops the building. Wide clapboard siding and non-original brick veneer sheathes exterior surfaces. Fenestration consists of non-original aluminum slider windows on multiple elevations. The main roof shelters the primary entrance on the south end of the west elevation. A front gabled addition appears to project from the rear of the house. A one-story, front gabled warehouse that is located just east of the main building is rectangular in plan. Vertical board siding clads exterior surfaces. A flared roof section on the south end of the warehouse shelters the primary entrance and serves as a garage. Two metal equipment shelters are located on the property, but they are not clearly visible from the street. Landscaping on the property includes mature trees and shrubs, which are enclosed by a masonry and iron fence. It exhibits a low to moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking east

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1921 Tax Assessor

\* P7. Owner and Address:  
CLARK FAMILY TRUST (6-28-99)  
169 SIERRA WY  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/14/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 169 South Sierra Way

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Commercial B4. Present Use: Commercial

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Commercial development Area San Bernardino

Period of Significance 1921 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the building was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Rancho San Bernardino tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1921 for the primary building.

Architecturally, the main building is a modest example of a Craftsman influenced house, which is common among residences constructed during the years 1905 to 1930 in California and San Bernardino County. It lacks key elements of more elaborate examples of the Craftsman style including exposed rafter tails, porch columns, tripartite windows, and multiple roof planes. In addition, the building has experienced modifications including non-original aluminum slider windows on multiple elevations and an addition to the rear elevation that have altered the original materials and workmanship of the property. Both the warehouse and two equipment shelters are utilitarian structures that lack architectural detail. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 177 South Sierra Way

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 177 South Sierra Way City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013606116

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story single-family Minimal Traditional style house has been substantially altered. Capped by a front-gabled roof, its exterior surfaces are finished with non-original rough textured stucco. Original windows have either been infilled (east of the front entrance) or resized and given aluminum frames. A shed roofed addition extends from the east elevation. Landscaping consists of a grass lawn and a few trees. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking east

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1923 Tax Assessor

\* P7. Owner and Address:  
ROJAS, NAZARIO  
177 S SIERRA WY  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/16/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 255 South Sierra Way

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 255 South Sierra Way City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013622146

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

255 South Sierra Way contains a one-story utilitarian industrial building that is rectangular in plan and of concrete block construction. A flat truss-supported roof with parapet tops the building. Fenestration consists of what appears to be three metal framed windows on the west elevation, but they are largely obscured by security bars. Two entrance doors on the south elevation, along with two freight entrances further to the east on the same elevation, provide access to the building. The property is devoid of landscaping and located in an industrial area. It exhibits a moderate to high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP08 Industrial building

\* 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: (View, date, etc.)  
Looking northeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1954 Building Permit

\* P7. Owner and Address:  
COVEY, ROLAND  
16561 BOLSA CHICA RD STE 202  
HUNTINGTON BEACH CA 92649

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/12/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 255 South Sierra Way

B1. Historic Name: Home Ice & Storage Co.

B2. Common Name: Brink's Inc.

B3. Original Use: Industrial B4. Present Use: Industrial

\* B5. Architectural Style: Utilitarian

\* B6. Construction History: (Construction date, alterations, and date of alterations.)  
Warehouse erected in 1954 for owner/contractor Home Ice & Storage Company with an estimated value of \$65,000.

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Not listed b. Builder: Home Ice & Storage Co.

\* B10. Significance: Theme Economic development Area San Bernardino  
Period of Significance 1954 Property Type Industrial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

As part of unincorporated San Bernardino County when the building was constructed, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Rancho San Bernardino tract according to an Assessor Map, original tract maps were unavailable. City of San Bernardino building permit #255 dated 12/29/1954 states that the building was built for \$65,000.

The property contains a utilitarian industrial building, which is common among buildings constructed during the years 1945 to 1970 in California and San Bernardino County. It has unexceptional window treatments, a prosaic entrance, and is not the work of a master architect. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:  
San Bernardino building permits, city directories, tax assessor records, Sanborn maps  
McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf

B13. Remarks:

\* B14. Evaluator: Andrew Bursan  
Date of Evaluation: 8/14/2012

(This space reserved for official comments.)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 311 South Sierra Way

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 311 South Sierra Way City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013622118

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

311 South Sierra Way contains a one story, Colonial Revival influenced single family house that is rectangular in plan. A moderately pitched, cross gabled roof with a side gable on the primary west façade and exposed rafter tails caps the residence. A two step entrance leads to a full width front porch that spans the primary elevation. Narrow square wood porch posts with non-original lattice railings support the porch roof, which is an extension of the main roof. Shiplap siding clads exterior surfaces. Fenestration appears to consist of double hung wood sash windows on the primary elevation, although windows are largely obscured by security bars. Landscaping includes a small front lawn with a mature tree and shrubs, surrounded by a chain link fence. The property is located in a neighborhood of both single family homes and light industrial parcels, and exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking east

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1936 Tax Assessor

\* P7. Owner and Address:  
BRIDUESCU, VOICHITA  
1159 RAYMOND AVE  
GLENDALE CA 91201

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5S3

\* Resource Name or #: 311 South Sierra Way

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Vernacular

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1936 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property. The property was part of unincorporated San Bernardino County when the dwelling was constructed and is beyond the boundaries of available Sanborn maps and city directories. City directory research indicates that the original owner was Harry S. Seymour who worked as a painter. It does not appear that this individual made historically important contributions to history at the local, state, or national level. Therefore, the property does not appear associated with any individual's important historic work and therefore does not appear eligible for the NRHP under Criterion B or the California Register under Criterion 2. Architecturally, the residence is a modest Colonial Revival-influenced single-family house, which is common among residences constructed during the years 1880 to 1940 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. The house lacks more elaborate elements of the style such as paired windows, an entrance with a decorative crown, and fanlights or sidelights. As a result, the property does not appear eligible for listing in the National Register Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A, or Criteria 1 of the California Register.

Despite the subject property's lack of exceptional style and design, it is considered a historical resource pursuant to CEQA guidelines section 15064.5(a) because it is included in the tabular listing of the City's surveyed historic resources found in the "Historic Resources Reconnaissance Survey San Bernardino, California" dated April 30, 1991 prepared by Milford Wayne Donaldson A.I.A., Inc. (a 5S3 CHRC status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:  
McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 313 South Sierra Way

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 313 South Sierra Way City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013622117

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
313 South Sierra Way contains a one-story, single-family, vernacular house with an irregular plan. The house has experienced substantial alterations but appears to retain its original foundation and basic configuration. A hipped roof with a projecting front gable on the primary west elevation and overhanging eaves surmounts the residence. Non-original textured stucco finishes exterior surfaces; fenestration consists of non-original vinyl slider windows on multiple elevations. A concrete pathway leads to a non-original front door on the west facing elevation. Landscaping includes a small front lawn with mature shrubs and is bounded by a chain link fence. The property is located in a neighborhood of both single family homes and light industrial parcels, exhibiting a low level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking east



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1932 Tax Assessor

\* P7. Owner and Address:  
BRINDUSESCU, VOICHITA  
1159 RAYMOND AVE  
GLENDALE CA 91201

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/20/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5S3

\* Resource Name or #: 313 South Sierra Way

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential

B4. Present Use: SF Residential

\* B5. Architectural Style: Minimal Traditional

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Residential architecture Area San Bernardino

Period of Significance 1932 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property. The property was part of unincorporated San Bernardino County when the dwelling was constructed and is beyond the boundaries of available Sanborn maps and city directories.

The primary dwelling represents a highly altered and undistinguished example of vernacular architecture as applied to single-family residences from the first half of the twentieth century. It lacks integrity of design, materials, and workmanship due to non-original exterior surfaces, non-original doors, and non-original doors. Permit #5731 from 7/8/1940 confirms that an addition was made to a preexisting porch, which appears to have been removed. No information has been uncovered to suggest that it is associated with a significant designer or craftsman. As a result, the property does not appear eligible for listing in the National Register Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or Criteria 1 or 2 of the California Register.

Despite the subject property's lack of integrity, it is considered a historical resource pursuant to CEQA guidelines section 15064.5(a) because it is included in the tabular listing of the City's surveyed historic resources found in the "Historic Resources Reconnaissance Survey San Bernardino, California" dated April 30, 1991 prepared by Milford Wayne Donaldson A.I.A., Inc. (a 5S3 CHRC status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 411 South Sierra Way

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 411 South Sierra Way City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013622109

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

411 South Sierra Way contains a one-story, utilitarian style building that is rectangular in plan. A flat roof with parapet, overhanging eaves, and a raised garage section on the east end surmounts the building. Non-original rough textured stucco finishes exterior surfaces. Fenestration consists of aluminum slider windows on the primary and secondary elevations. The main roof shelters the primary entrance on the west end of south elevation. Just east of the primary entrance, a series of auto entrances also span the same elevation. The property is devoid of landscaping and is enclosed by an iron fence. The parcel is located in a neighborhood of light industrial properties and single-family dwellings. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

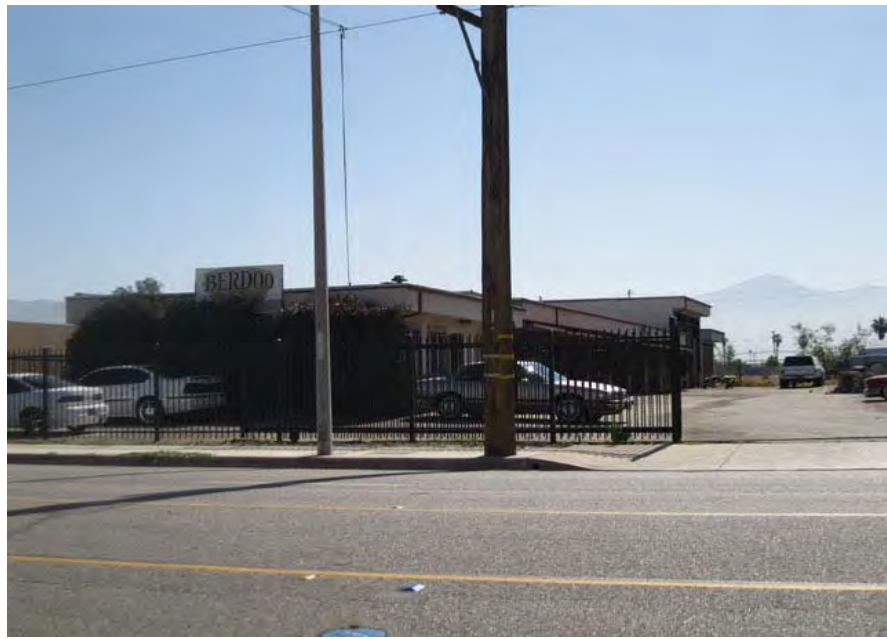
This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1920 Tax Assessor

\* P7. Owner and Address:  
MC WREATH, JOSEPH W  
9277 44TH ST  
RIVERSIDE CA 92509

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 411 South Sierra Way

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Motel B4. Present Use: Motel

\* B5. Architectural Style: Vernacular

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Commercial development Area San Bernardino

Period of Significance 1920 Property Type Motel Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the building was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Rancho San Bernardino tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1920.

The building is a utilitarian commercial building, which is common among buildings constructed during the years 1945 to 1970 in California and San Bernardino County. It has unexceptional window treatments, a prosaic entrance, and is not the work of a master architect. There appears to have been an expansion to the original 1920 building that has altered the original materials and workmanship. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 423 South Sierra Way

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 423 South Sierra Way City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013622108

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
423 South Sierra Way contains a one-story, single-family, Craftsman style residence that is rectangular in plan. Capping the house is a front gabled roof with projecting beam ends and a smaller projecting front gabled portion on the north end of the primary (west) elevation. Rectangular wood vents are located in the gable peaks. Clapboard siding sheathes exterior surfaces. Fenestration on the west elevation consists of two wood framed six-over-six double hung windows and a replacement vinyl slider window. A mix of double hung wood frame windows and replacement vinyl slider windows span secondary elevations. The main roof shelters the entrance door on the south end of the west elevation. Landscaping on the property includes a grass lawn and mature shrubs, which are enclosed by a chain link fence. The parcel is located in a neighborhood of light industrial properties and single-family dwellings. The property exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1920 Tax Assessor

\* P7. Owner and Address:  
GARCIA, MANUEL  
423 S SIERRA WY  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 423 South Sierra Way

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1920 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Valley Truck Farms tract according to the County Assessor map, original tract maps were unavailable. The property has a construction date of 1920.

Architecturally, the residence is a modest example of the Craftsman style, which is common among residences constructed during the years 1905 to 1930 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks elements found in more outstanding examples of the Craftsman style including wood frame tripartite windows, multiple roof planes, and an elaborate porch entrance. In addition, the building has experienced modifications including non-original replacement vinyl slider window that have altered the original materials and workmanship of the property.

Consequently the property lacks historic integrity. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf

San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 447 South Sierra Way

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 447 South Sierra Way City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013622106

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Capped by a flat roof, 447 South Sierra Way contains a one-story, utilitarian warehouse building that is rectangular in plan. The primary west elevation has an exterior surface of concrete block construction while stucco finishes secondary elevations. Fenestration includes aluminum slider windows on the primary and north elevations. The main entrance door provides access on the western end of the north elevation while multiple freight entrances also provide entrance along the same elevation. The property has limited landscaping and is located in a neighborhood of industrial parcels. It exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)

Looking southeast

\* P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1966 Tax Assessor

\* P7. Owner and Address:

2610 LYCHEE LLC  
7950 CHERRY AVE STE 105  
FONTANA CA 92336

\* P8. Recorded by: (Name, affiliation, address)

Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/19/2012

\* P10. Survey Type: (Describe)

Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record

Photograph Record  Other: (List) \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 447 South Sierra Way

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Commercial

B4. Present Use: Commercial

\* B5. Architectural Style: Utilitarian

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Economic development Area San Bernardino

Period of Significance 1966 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the building was constructed. As such, it is beyond the boundaries of available Sanborn maps. Although the property is part of the Rancho San Bernardino tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1966.

The building is a utilitarian commercial building, which is common among buildings constructed during the years 1945 to 1970 in California and San Bernardino County. It has unexceptional window treatments, a prosaic entrance, and is not the work of a master architect. In addition, the building has experienced modifications including non-original rough textured stucco that have altered original materials and workmanship. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. A 1968 San Bernardino City directory lists Eric Lundeen as manager of Coating Corp. at this address. Current research did not uncover any evidence to suggest that Mr. Lundeen is a personage important to the history of the city under National Register Criterion B or California Register Criterion 2. In addition, this building does not appear to be associated with any events important to the history of the city, state, or nation under National Register Criterion A, or California Register Criterion 1.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor  
Ancestrylibrary.com

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 455 South Sierra Way

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 455 South Sierra Way City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app)  
Assessor Parcel Number: 013622105

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

455 South Sierra Way contains a one-story, utilitarian warehouse building that is narrow and rectangular in plan. A flat roof tops the building and includes a non-original clay tile mansard roof section on the primary west elevation. Exterior walls are constructed of concrete block and fenestration consists of aluminum slider with security bars on multiple elevations. A centered metal door provides access on the primary west elevation along with a number of freight/storage entrances on the north elevation. The property has limited landscaping and is located in a neighborhood of industrial parcels. It exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking east



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1965 Tax Assessor

\* P7. Owner and Address:  
SHK MORENO LLC  
611 W LINCOLN AVE #1  
ANAHEIM CA 92805

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/21/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 455 South Sierra Way

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: Commercial

B4. Present Use: Commercial

\* B5. Architectural Style: Vernacular

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Economic development Area San Bernardino

Period of Significance 1965 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the building was constructed. As such, it is beyond the boundaries of available Sanborn maps. Although the property is part of the Rancho San Bernardino tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1965.

The building is a utilitarian warehouse, which is common among buildings constructed during the years 1945 to 1970 in California and San Bernardino County. It has unexceptional window treatments, a prosaic entrance, and is not the work of a master architect. In addition, the building has experienced modifications including non-original rough textured stucco that have altered the original materials and workmanship of the property. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. A 1968 San Bernardino City directory lists John Brunson as manager of Lancer Co. at this address. Current research did not uncover any evidence to suggest that Mr. Brunson is a personage important to the history of the city under National Register Criterion B or California Register Criterion 2. In addition, this building does not appear to be associated with any events important to the history of the city, state, or nation under National Register Criterion A, or California Register Criterion 1.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf

San Bernardino County Assessor

Ancestrylibrary.com

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 116 South Stoddard Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 116 South Stoddard Street City San Bernardino Zip 92401

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013603114

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

116 South Stoddard Avenue contains a one-story, utilitarian warehouse that is square in plan and topped by a flat roof. Non-original textured stucco finishes exterior surfaces with limited fenestration. A simple cornice and decorative band extend along the east elevation. A non-original main entry door on the north elevation provides access to the building along with freight entrances on the east and north elevations. A small, rectangular addition projects from the north elevation and is surmounted by a flat roof with widely overhanging eaves and exposed beam ends. There is no landscaping surrounding the building and it is located in an area of industrial properties. Due to the loss of integrity of design, materials, workmanship, and feeling it exhibits a low to moderate level of integrity.

The exceptionally low probability of this property meeting National Register or California Register eligibility criteria due to its poor level of physical integrity does not justify the research and evaluation necessary for completing an accompanying DPR 523B BSO Record. Therefore, this property is being documented solely on a DPR 532A Primary Record

\* P3b. Resource Attributes: (List attributes and codes) HP08 Industrial building

\* 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: (View, date, etc.)  
North elevation, southwest view



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1940 Tax Assessor

\* P7. Owner and Address:  
CONTRERAS, MICHAEL  
116 S STODDARD AVE  
SAN BERNARDINO CA 92401

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 4/30/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 410 East Stuart Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 410 East Stuart Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 016924204

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

410 East Stuart Avenue is a one-story, single family Folk Victorian residence that is rectangular in plan and capped by a medium pitched hipped roof. Sheathing consists of non-original rough-textured stucco; fenestration consists of non-original vinyl sliding sashes in resized window openings. The primary façade is symmetrically composed and features a projecting full-width front porch roof supported by square wood porch posts. The porch posts and balustrade appear to be replacements. The primary entrance is flanked by two windows. Landscaping consists of several shrubs along the sides of the residence, and paving in front of it. The property is bounded by a picket fence. It is located in a mixed residential and commercial area. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1901 Tax Assessor

\* P7. Owner and Address:  
Private

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 412 East Stuart Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 412 East Stuart Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 016924205

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

412 East Stuart Avenue contains a one-story, single family Folk Victorian residence that is rectangular in plan and capped by a medium pitched front-gabled roof. There is a thick, unadorned cornice line that travels horizontally near the gable peak, creating a triangular area separate from the rest of the façade. The building is sheathed in non-original rough-textured stucco that most likely covers wood clapboard siding. Fenestration consists of original wood framed double hung sash windows. The primary façade is symmetrically composed and features a projecting full-width front porch that appears to be non-original including its four support posts. The primary entrance is flanked by two narrow wood sash windows. Landscaping consists of a grass lawn and stone pavers. The property is surrounded by a chain link fence. It is located in a mixed residential and commercial area and exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)



Looking southwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1901 Tax Assessor

\* P7. Owner and Address:  
ONTIVEROS, JESUS JR  
412 E STUART AVE  
REDLANDS CA 92374

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 412 East Stuart Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Folk Victorian

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

Building alterations permit 16275 issued to J. Ontiveros on 4/8/1969 for screened patio and cement slab also 18" block wall

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Folk Victorian Architecture Area Redlands

Period of Significance 1901 Property Type Residential 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 property is not eligible for either the National Register or California Register under any criteria.

The subject building is an example of a Folk Victorian dwelling that embodies many of the distinctive characteristics of the style including its roof form, rectangular plan, fenestration, and porch configuration. However, the application of incompatible rough-textured stucco over what was most likely wood clapboard siding and the rebuilt porch with non-original turned posts have compromised the dwelling's integrity of design, materials and workmanship. Although the building retains integrity of location, setting, association, and feeling these aspects do not overcome its compromised physical integrity to be considered a true representative of its style. As a result, the house does not rise to a level of architectural merit to meet Criterion C of the National Register or Criterion 3 of the California Register.

Original building permits were not available. The only permit on file dates to 1969 and concerns a screened patio. A 1988 historic survey evaluation by Mary Stoddard of the Redlands Historical Inventory Project found that the residence was constructed in 1903 by builder John E. Light. The architect is not known. In 1904, Light became the principal supporter and financial capitalist for the Nordina Street Hospital. City directory research shows that in 1921 the property was occupied by Frank Arguello. Current research did not uncover any evidence to suggest that this building was associated with any events or persons important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf

San Bernardino County Assessor

Historical Inventory Form prepared by Redlands Historical Inventory

Project. 1988.

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Peter Moruzzi

Date of Evaluation: 10/16/2013

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 414 East Stuart Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 414 East Stuart Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 016924206

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
414 E Stuart Avenue contains a one-story, single family Hipped Roof Cottage that is rectangular in plan and capped by a hipped roof enhanced by a small extended front gabled portion at its peak. Fenestration consists of wood frame double hung sash windows. The partial-width recessed front porch is supported by a thin square wood post that appears to be a replacement. The entrance is accessed via a central flight of non-original concrete steps to the porch that abut a modified porch foundation. The non-original porch balustrade is composed of composition trellis material. Landscaping consists of a grass lawn. It is located in a mixed residential and commercial area and exhibits a moderate to high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking southwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1903 Circa

\* P7. Owner and Address:  
STEFFEN, ZONA  
P O BOX 31700  
LOS ANGELES, CA

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 414 East Stuart Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Hipped Roof Cottage

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

N/A

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: Joseph K. Williamson

\* B10. Significance: Theme Residential development Area Redlands

Period of Significance 1940 Property Type Residential 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 property is not eligible for listing in either the National Register or California Register under any criteria.

The subject building is an example of a Hipped Roof Cottage that embodies many of the distinctive characteristics of the type and style. These characteristics include its flared hipped roof with shallow eaves, rectangular floor plan, clapboard siding, wood frame double-hung sash windows, recessed corner entry porch, and interior chimney. Nonetheless, the alterations to the front entry porch - non-original steps, modified foundation, porch post replacement - have compromised the dwelling's integrity of design, materials and workmanship. Although the building retains integrity of location, setting, association, and feeling these aspects do not overcome its compromised physical integrity to be considered a true representative of its style. As a result, the house does not rise to a level of architectural merit to meet Criterion C of the National Register or Criterion 3 of the California Register.

Original building permits were not available. An evaluation of the subject property was made in 1988 by Mary Stoddard of the Redlands Historical Inventory Project. She found the date of construction to be approximately 1903. The builder was Joseph K. Williamson, the homeowner and a carpenter by trade. He worked for the Seymour Brothers Planing Mill at Stuart and Fifth in Redlands. Additional city directory research shows that in 1921 the property was occupied by R. Lee and Nettie Jones. R. Lee Jones was a porter. Current research did not uncover any evidence to suggest that this building was associated with any events or persons important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code) B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor  
Redlands Historical Inventory Project. 1988

B13. Remarks:

\* B14. Evaluator: Peter Moruzzi

Date of Evaluation: 10/16/2013

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\* Resource Name or #: 420 East Stuart Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 420 East Stuart Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 016924207

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

420 East Stuart Avenue contains a one-story Spanish Colonial Revival style that is I-shaped in plan. It is constructed of poured concrete and capped by two cross gabled roofs clad with clay tiles. The primary elevation features a centered front gabled portion flanked by two smaller side gables. A shallow, decorative front gable with clay tile coping extends from the center of the front gable and contains the recessed main entrance with its round arched opening. A small arched vent with decorative iron grill is situated in the gable peak. Fenestration consists of single and paired wood casement windows. The property is landscaped with a grass lawn and small shrubs along the perimeter of the building. The church is located in an area of mixed commercial and residential lots, directly north of the former Santa Fe railroad tracks.

\* P3b. Resource Attributes: (List attributes and codes) HP16 Religious building

\* 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: (View, date, etc.)



\* P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1929 Building permit?

\* P7. Owner and Address:

SECOND BAPTIST CHURCH OF REDLAND  
420 E STUART ST  
REDLANDS CA 92374

\* P8. Recorded by: (Name, affiliation, address)

Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)

Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature 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 3S

\* Resource Name or #: 420 East Stuart Avenue

B1. Historic Name: Second Baptist Church

B2. Common Name: Second Baptist Church

B3. Original Use: Church

B4. Present Use: Church

\* B5. Architectural Style: Spanish Colonial Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Religious architecture Area Redlands

Period of Significance 1940 Property Type Church Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property; however a historical inventory form from the 1988 Redlands Historical Inventory Project indicates that the church was constructed in 1928. This property represents a good but not stellar example of 1920s era Spanish Colonial style architecture lacking features associated with more outstanding examples of the style including arched windows, elaborate door surrounds, tower features, and multi-level roofs. It exhibits a high level of physical integrity. Both 1928 and 1949 Sanborn maps reveal that the building footprint of the church has not markedly changed, although there were two small dwellings on the property located just south of the church on the 1928 Sanborn with the southernmost dwelling being demolished by 1949. Today, neither dwelling remains. Visual inspection confirms that such features as the wood frame windows and smooth textured stucco are original. Although the property retains integrity of design and materials, it is not an exceptional example of Spanish Colonial Revival architecture, and therefore, the property does not embody distinctive characteristics that would merit listing under Criterion C or 3 of the National Register or California Register, respectively.

A 1929 Redlands Directory indicates Second Baptist Church was a “colored” congregation with Reverend F.W. Cooper as its pastor. According to the 1988 Redlands Historical Inventory Project, the Second Baptist Church served the African-American community in Redlands, which had existed since 1892. While the congregation was first organized on Orange Street, and later on East State Street in Redlands, the location at 420 East Stuart served as their most longstanding site for worship.

(Continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

The Access Newspaper and California Digital Newspaper Collection  
Win2Data, Sanborn Maps; McAlester, Virginia & Lee. A Field Guide to  
American Houses.  
1988 Redlands Historical Inventory Project

B13. Remarks:

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 7/27/2012

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4 \* Resource Name or #: (Assigned by recorder 420 East Stuart Avenue)  
\* Recorded by: Meghan Potter \* Date: 6/5/2012  
 Continuation  Update

B10. Significance (continued)

Members of the church often played active roles in the civic affairs of Redlands. Reverend R.L. Amos, pastor of the church from 1941 to 1946, became the first African-American to serve on the Redlands Chamber of Commerce. In addition, church founders such as Sebron Lee and Israel Beal are regarded as notable community figures during Redlands early growth stages in the last quarter of the 19th Century. The church's association with the first African-American congregation in Redlands and the Redlands African-American community at large, as well as the deeds of its membership in the City, has made a significant contribution to the broad pattern of history in Redlands. Therefore, the property achieves a level of significance for listing in the National Register under Criterion A and under California Register Criterion 1 (a 3S Status Code). Although some individuals associated with the church made important contributions to the local community, no single individual appears to rise to a level of significance to contribute to the broad pattern of history necessary for listing under National Criterion B or California Register Criterion 2.



# CONTINUATION SHEET

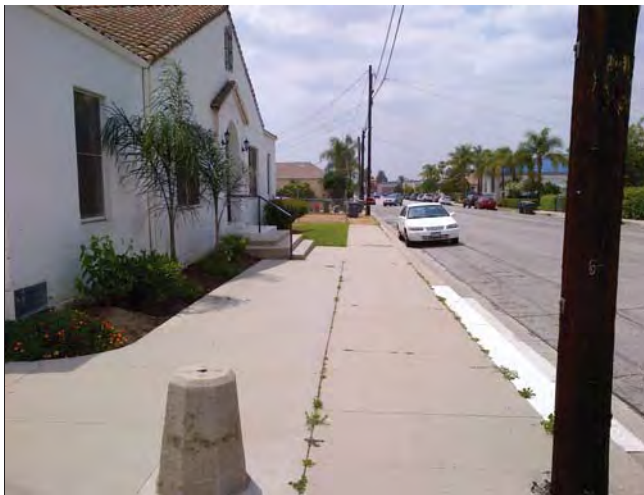
Page 4 of 4 \* Resource Name or #: (Assigned by recorder 420 East Stuart Avenue)  
\* Recorded by: Meghan Potter \* Date: 6/5/2012  
 Continuation  Update



East and north elevations, looking southwest



South and east elevations, looking northwest



Primary (north) elevation, looking west



East elevation, looking southwest



Rear (south) elevation, looking north



Rear parking area and rail tracks, looking southwest

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 504 East Stuart Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 504 East Stuart Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 016924401

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

504 East Stuart Avenue is a one-story, single family Folk Victorian residence that is rectangular in plan and capped by a medium pitched hipped roof with one front facing gabled dormer vent. Sheathing consists of non-original rough-textured stucco; fenestration consists of non-original vinyl windows in resized window openings. It appears that several window openings may have been infilled. The inset front porch contains the primary entrance and appears to have been partially enclosed. Landscaping consists of a grass lawn and several shrubs. The property is bounded by a low concrete block fence. It is located in a mixed residential and commercial area. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1900 Tax Assessor

\* P7. Owner and Address:  
LU, SOPHIA  
6117 RESEDA BLVD STE E  
RESEDA CA 91335

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 508 East Stuart Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 508 East Stuart Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 016924402

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This utilitarian warehouse is of concrete block construction with a front gabled roof. It features a large center freight (or boat) opening and an entrance on the west end of the primary (north) elevation. The visible window has been replaced with an aluminum or vinyl slider. It exhibits a moderate level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)



\* P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1940 Tax Assessor

\* P7. Owner and Address:

CHAVES, RAYMOND T TR  
951 S WABASH AVE  
REDLANDS CA 92374

\* P8. Recorded by: (Name, affiliation, address)

Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)

Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record

Photograph Record  Other: (List) \_\_\_\_\_



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\* Resource Name or #: 510 East Stuart Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 510 East Stuart Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 016924403

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

510 East Stuart Avenue contains a one-story, single family turn-of-the-twentieth-century cottage that is irregular in plan and capped by steeply pitched cross-hipped roof with shallow eaves. It is sheathed in narrow wood clapboard siding. Fenestration consists of wood framed, double-hung sash. The entrance is accessed via the front porch located at the northwest corner of the building. The porch roof is hipped and supported at the corner by a turned wood post. Landscaping consists of mature bushes and shrubs that obscure the house from the street. It is located in a mixed residential and commercial area and appears to have a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)

Looking southeast



\* P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1907 historic study

\* P7. Owner and Address:

CHAVES, RAYMOND T TR  
951 S WABASH AVE  
REDLANDS CA 92374

\* P8. Recorded by: (Name, affiliation, address)

Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)

Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature 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 3S

\* Resource Name or #: 510 East Stuart Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Hipped Roof Cottage

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Home Investment Association

\* B10. Significance: Theme Hipped Roof Cottage architecture Area Redlands

Period of Significance 1907 Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Original building permits were unavailable for the subject property and no information has been uncovered to suggest that it is associated with a significant designer or craftsman. In 1988 the property was evaluated by Mary Stoddard of the Redlands Historical Inventory Project. She found that the builder was the Home Investment Association, which constructed the home for C.M. Bailey in 1907.

The subject property embodies the distinctive characteristics of a Hipped Roof Cottage constructed in Redlands around the turn of the twentieth century. These characteristics include its hipped roof with shallow eaves, rectangular floor plan, narrow clapboard siding, wood-framed double-hung sash windows, corner front entry porch, turned porch support, and interior chimney. Together, the property contains enough of these distinctive characteristics for it to be considered a true representative of the Hipped Roof Cottage type and style. The house appears to have experienced few visible exterior alterations such that its integrity of design, materials, workmanship and feeling are high. In addition, it retains integrity of location, setting and association. Due to its significance as a true representative of the Hipped Roof Cottage type and style that retains integrity, the subject property achieves a level of architectural merit necessary to meet Criterion C of the National Register at the local level of significance, and Criterion 3 of the California Register.

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

- McAlester, Virginia & Lee. A Field Guide to American Houses. New York:
- Alfred A. Knopf
- San Bernardino County Assessor
- Redlands Historical Inventory Project. 1988.

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Peter Moruzzi

Date of Evaluation: 10/16/2013

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4 \* Resource Name or #: (Assigned by recorder 510 East Stuart Avenue)  
\* Recorded by: Andrew Bursan \* Date: 6/5/2012  
 Continuation  Update

Significance, continued.

Available city directories show that in 1931 the property was occupied by William and Jessie Taylor. Research by Mary Stoddard reveals that the Home Investment Association later went on to build several subdivisions in Redlands, including the Linda Place addition. While the company was a builder of some volume in the City of Redlands, it does not appear to rise above other builders in Redlands in terms of relative significance. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).



# CONTINUATION SHEET

Page 4 of 4 \* Resource Name or #: (Assigned by recorder 510 East Stuart Avenue)  
\* Recorded by: Andrew Bursan \* Date: 6/5/2012  
 Continuation  Update



North and west elevations, looking southeast



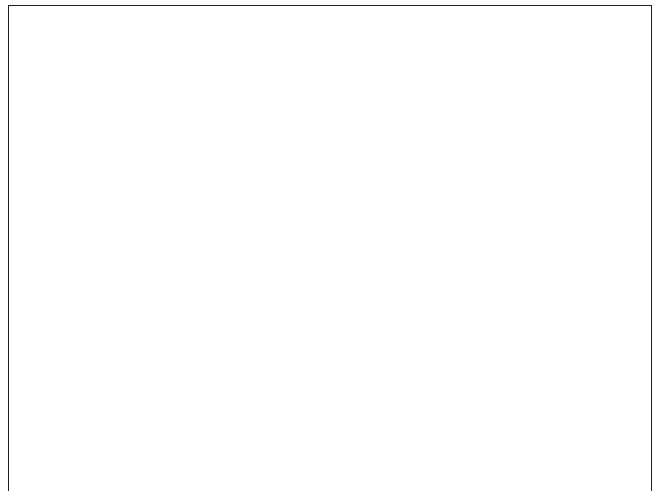
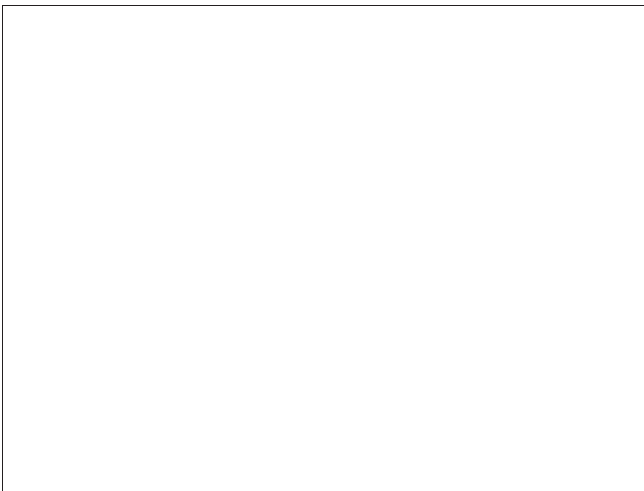
West elevation, looking southeast



Street view, looking southeast



North elevation, looking south



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 520 East Stuart Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 520 East Stuart Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 016924406

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one-story commercial building was substantially altered in the 1970s when a Mansard roof was attached to the original roof. Non-original rough-textured stucco sheathes exterior surfaces. Fenestration consists of fixed aluminum windows flanking a center entrance on the primary (north) elevation. A low concrete planter fronting the building contains a few shrubs. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1963 Tax Assessor

\* P7. Owner and Address:  
2010 HYLKEMA FAMILY TRUST 9/28/1  
225 FORD ST  
REDLANDS CA 92373

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\* Resource Name or #: 610 East Stuart Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 610 East Stuart Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 016924413

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

610 East Stuart Avenue contains a one-story, single-family Folk Victorian residence with a rectangular plan that is capped by a medium pitched front gabled roof. A pent roof that shelters the full-width projecting front porch is supported by thin wood posts. The house is sheathed primarily in drop-wood siding with wood shingles cladding the front gable. The porch shelters the primary entrance and two tall, narrow wood framed windows. A small vent is situated at the gable peak. Although not especially visible from the public right-of-way, there may have been an addition to the rear of the building. Landscaping consists of a small grassy lawn in front of the residence and several shrubs. The rest of the property is asphalt. The property is bounded by a wooden picket fence. It is located in a mixed residential and commercial area with several large open lots. It is directly north of the former Santa Fe railroad tracks and exhibits a moderate to high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking southwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1890 Tax Assessor

\* P7. Owner and Address:  
ROCK, JAMES WILLIAM & J M R AB L  
1216 W HIGHLAND AVE  
REDLANDS CA 92373

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature 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 3S

\* Resource Name or #: 610 East Stuart Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name Folk Victorian Residence

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Folk Victorian

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Folk Victorian Architecture Area Redlands

Period of Significance 1890 Property Type Residential Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

610 East Stuart Avenue is eligible for the National Register of Historic Places under Criterion C at the local level of significance. The original building permit was not located. The property appeared in the 1919 Redlands City Directory when it was occupied by Annie M. Daniels, the widow of J.M. Daniels, an orange packer. Directories for the years 1929, 1933, and 1946, however, were not available. In 1987 the subject property was evaluated by Marcia Pifer of the Redlands Historical Inventory Project. She determined that the first owner of the house was G.W. Wheeler, an employee of the Redlands Orange Growers Association packing house. As was previously stated, in 1919 Annie M. Daniels was the resident. Therefore, it stands to reason that from the time of construction to at least 1919, it was home to individuals connected with the citrus industry, the driving economic force in San Bernardino County. In conducting research, Marcia Pifer also interviewed the resident of the house who stated that the house was occupied by great-grandfather P.H. Owens from 1933 to 1949.

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

Historical Inventory From: 610 Stuart Avenue. Prepared by Marcia Pifer.  
7/1/1987  
McAlester, Virginia & Lee. A Field Guide to American Houses. City directories.

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Peter Moruzzi

Date of Evaluation: 10/16/2013

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4 \* Resource Name or #: (Assigned by recorder 610 East Stuart Avenue)  
\* Recorded by: Meghan Potter \* Date: 6/5/2012  
 Continuation  Update

B10. Significance, continued

The subject property embodies the distinctive characteristics of Folk Victorian residences constructed in Redlands in the late 19th century. These characteristics include the horizontal wood siding and shingles in the gable peak, narrow double hung wood sash windows, and front porch supported by thin wood posts. Together, the property contains enough of these characteristics for it to be considered a true representative of the Folk Victorian style. A windshield survey of the City of Redlands indicates that many of the city's 19th century Folk Victorian residences have been lost to demolition and alteration. As such, it is a rare example of a Folk Victorian residence in Redlands. Alterations include the removal of the front porch enclosure noted on the 1987 survey form, an alteration that likely brings the façade of the subject property closer to its original appearance. There may also have been a modest addition to the rear of the dwelling. Nonetheless, the overall integrity of the design, materials, feeling, and workmanship remains relatively high. The integrity of location and setting is also high because it has been located next to the former Santa Fe railroad and used as a residence continually since its construction.

Due to its significance as a true representative of the Folk Victorian style that retains integrity, the subject property achieves a level of architectural merit necessary for listing in the National Register under Criterion C at the local level of significance (3S status code). However, because no known persons or events of local, state or national significance appear to be associated with the resource, the property does not merit National Register listing under Criteria A or B.

# CONTINUATION SHEET

Page 4 of 4 \* Resource Name or #: 610 East Stuart Avenue  
\* Recorded by: Meghan Potter \* Date: 6/5/2012  
 Continuation  Update



North elevation, looking south



North and west elevations, looking southeast



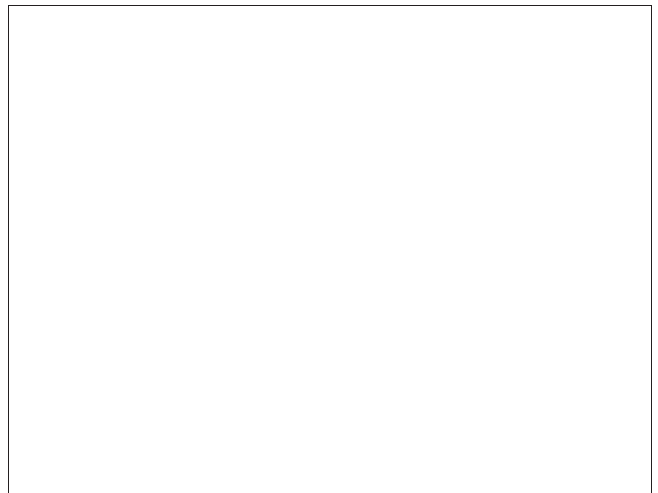
North and east elevations, looking southwest



North and west elevations, looking southeast



North and west elevations, looking southeast





## CONTINUATION SHEET

Page 1 of 2 \* Resource Name or #: (Assigned by recorder 21 West Stuart Avenue)  
\* Recorded by: Peter Moruzzi \* Date: 5/7/2012  
 Continuation  Update

This property known as the Cope Commercial Company Warehouse (Grigsby Brothers) is listed in the National Register as a contributor to the Redlands Santa Fe Depot Historic District (a 1D California Historical Resource Status Code). It was initially surveyed in 1988. The district was designated in 1991 (NRHP Reference No. 91001535). Photographs submitted as part of the district nomination in 1991 depict the subject buildings. A comparison with contemporary photographs confirms the adaptive reuse of the buildings, which continue to convey their historic significance. As a result, the property remains a viable contributor to the historic district.

Therefore, the subject property is considered a historic property under Section 106 of the National Historic Preservation Act [36 CFR Section 800.16(1)], and a historic resource pursuant to CEQA guidelines section 15064.5(a).

# CONTINUATION SHEET

Page 2 of 2 \* Resource Name or #: (Assigned by recorder 21 West Stuart Avenue)  
\* Recorded by: Peter Moruzzi \* Date: 5/7/2012  
 Continuation  Update



North elevation looking southeast



1991 photograph. North elevation looking southwest



West and north elevations looking southeast



1991 photo. West and north elevations lkg southeast



East elevation looking west



1991 photo. East and south elevations lkg northwest

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 31 West Stuart Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 31 West Stuart Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 016928119

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This utilitarian building is of concrete construction and capped by a flat roof with parapet. It is devoid of windows except for the entrance area located on the west end of the primary (north) elevation. There, a row of three metal windows punctuates the façade. The entrance area consists of red brick cladding and a flat canopy supported by a projecting brick wall. It exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)



\* P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1958 Tax Assessor

\* P7. Owner and Address:

REDEVELOPMENT AGENCY OF CITY OF  
P O BOX 3005  
REDLANDS CA

\* P8. Recorded by: (Name, affiliation, address)

Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/16/2012

\* P10. Survey Type: (Describe)

Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record

Photograph Record  Other: (List) \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 31 West Stuart Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Commercial B4. Present Use: Commercial

\* B5. Architectural Style: Utilitarian

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: \_\_\_\_\_ b. Builder: \_\_\_\_\_

\* B10. Significance: Theme Commercial development Area Redlands

Period of Significance 1958 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property and Sanborn maps predate the construction of this property. It was also not listed in available city directories. A 1959 aerial map shows the building in its current configuration. Although original tract maps were unavailable, it is part of the Rancho San Bernardino tract according to an Assessor Map. The property has a construction date of 1960.

The property contains a utilitarian commercial warehouse, which is common among buildings constructed during the years 1945 to 1970 in California and San Bernardino County. It has unexceptional window treatments, a prosaic entrance, and is not the work of a master architect. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register Criteria 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf;

<http://www.historicaerials.com/>

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 8/8/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 525 West Stuart Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 525 West Stuart Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 016927152

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This property containing several commercial buildings that have been substantially altered. Although erected in 1940, each was modified in the 1970s by the addition of a Mansard roof, application of rough-textured stucco, and installation of aluminum windows of which several have been infilled. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)

Looking southeast



\* P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1940 Tax Assessor

\* P7. Owner and Address:

MC GRATH, ELEANOR L  
302 FELISA CT  
REDLANDS CA 92373

\* P8. Recorded by: (Name, affiliation, address)

Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)

Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 533 West Stuart Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 533 West Stuart Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 016927121

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

533 West Stuart Avenue is a one story light industrial building that is rectangular in plan and capped by a flat roof. Sheathing appears to be metal, and a narrow band runs along the parapet. There does not appear to be any fenestration given that several window openings have been infilled. A large metal sliding door is centered in the primary elevation. A dirt patch with an overgrown bush is set in front of the building. The property is bounded by a chain link fence. The property is located in a commercial and industrial area, directly north of the former Santa Fe railroad tracks. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1959 Tax Assessor

\* P7. Owner and Address:  
REDLANDS LAND HOLDING LLC  
P O BOX 833  
COLUMBIA MD

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 535 West Stuart Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 535 West Stuart Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 016927120

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
535 West Stuart Avenue contains a one-story vernacular commercial building. Rectangular in plan and capped by a hipped roof, the building appears to be constructed of concrete block, and fenestration consists of aluminum sliding sashes. A brick wall mostly obscures the façade from the street. The property is accessed via a concrete driveway, which is blocked off by a wrought iron security fence. There is no landscaping present. The property is located in a mixed residential and commercial area, and is adjacent to and across the street from vacant parcels. It exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking southwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1960 Tax Assessor

\* P7. Owner and Address:  
WENZEL, LEOPOLD E  
1460 EDGEHILL DR  
REDLANDS CA 92373

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 535 West Stuart Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: Commercial B4. Present Use: Commercial

\* B5. Architectural Style: Vernacular modern

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

Building permit 976 issued to Heyward Peters on 4/8/1960 for a commercial building of frame-stucco construction

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Commercial architecture Area Redlands

Period of Significance 1960 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Building permit information indicates that the subject property was constructed in 1960 of stucco on wood frame. City directory research shows that in 1965 the property was occupied by the Electric Service Corporation which serviced electrical equipment. In 1967 it was occupied by Alice Spencer. As relates to architectural merit, the subject building represents an unremarkable example of a vernacular commercial building. As such, it does not rise to the level of architectural significance to meet Criterion C of the National Register or Criterion 3 of the California Register. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks:

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 7/27/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 607 West Stuart Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 607 West Stuart Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 016927113

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

607 West Stuart Avenue contains a one story Folk Victorian style single family residence that features the gable front and wing plan capped by a medium-pitched cross-gabled roof. Sheathing consists of wide clapboard wood siding; fenestration most likely consists of wood framed double hung sash windows. All windows are boarded shut, but in some instances the frames around the edges of the plywood suggest the window type. A shallow pent-roof that shelters the inset front porch is supported by thin square wood posts that most likely replaced turned posts. The entrance is accessed via the porch, although at the time of this evaluation the doors were also boarded shut with plywood. A large shed roofed addition with vertical board cladding exists at the rear of the property that is visible from the public right-of-way. The foundation of the house is rock. It is surrounded by a grassy lawn and the property is surrounded by a chain-link fence. There are several mature trees on the property. There are many empty lots near the property and several commercial establishments. The property is directly north of the former Santa Fe railroad tracks. The condition of the house is poor. It exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking southeast



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1900 Circa

\* P7. Owner and Address:  
VILCHIS, JULIA & FERNANDO TR 10-  
10809 SILICON AVE  
MONTCLAIR CA 91763

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 7N

\* Resource Name or #: 607 West Stuart Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name Folk Victorian Residence

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Folk Victorian

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Folk Victorian Architecture Area Redlands

Period of Significance 1900 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In determining the property's date of construction, building permits were not available, although the county assessor provides an approximate date of 1900. The property appeared in the Redlands City Directory in 1933, when it was occupied by Domingo and Josephine Morales in addition to Jose and Augustina Morales. It does not appear in the 1919, 1929, or 1946 city directories. The location of the subject property is not covered by available Sanborn maps. It appears in historic aerial photography as early as 1938 in the same configuration.

Architecturally, the subject property exhibits many of the distinctive characteristics of Folk Victorian residences constructed in Redlands around the turn of the 20th century. Its design is basic, influenced by simple folk house forms of the 19th century. Character-defining features include the gable front and wing plan, and the shed roof porch. Originally, there would most likely have been spindlework porch detailing with bracketed or chamfered porch posts. Window details could not be confirmed. There has been an unsympathetic shed roofed addition to the rear of the building that is clearly visible from the street. As such, its integrity of design, materials and workmanship have been compromised although its integrity of local, setting, and association appears high. Yet, due to the inability to observe the fenestration and entry doors that are covered by plywood, it is not possible to come to a formal conclusion regarding the dwelling's architectural significance under NR Criterion C or California Register Criterion 3. Hence the property's 7N status code indicating a need to be reevaluated when the house can be fully observed. Because no known persons or events of local, state or national significance appear to be associated with the resource, the property does not merit National Register listing under Criteria A or B or listing in the California Register under Criteria A or B.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References: \_\_\_\_\_

Redlands City Directories; McAlester, Virginia & Lee. A Field Guide to American Houses.

Historic aerial photographs provided by [historicaerials.com](http://historicaerials.com)

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Peter Moruzzi

Date of Evaluation: 10/16/2013

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 611 West Stuart Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 611 West Stuart Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 016927111

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

611 West Stuart is a narrow one story Minimal Traditional style building. It is rectangular in plan and capped by a medium pitched front gable roof. It apparently was constructed of brick but is finished with non-original rough-textured stucco. Fenestration consists of a mix of original and non-original double hung windows covered by security bars. The inset front porch is supported by a narrow wood beam set on a small porch pier that replaced the original post. A small rear shed sits behind the building, which is set on a large open lot bounded by a chain link fence. The property is located in a commercial and industrial area, directly north of the former Santa Fe railroad tracks. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking southwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1955 Tax Assessor

\* P7. Owner and Address:  
HARKNESS, JENNY M  
296 AGE OLD WY  
ROCK HILL SC 29732

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 701 West Stuart Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 701 West Stuart Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor Parcel Number: 016927107

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

701 West Stuart Avenue contains a one-story industrial building that is rectangular in plan and capped by a low pitched front gabled roof. It is sheathed on all exterior surfaces with corrugated metal. An oversized door on either end allows complete pass-through and each door is mounted at the top and lifts vertically. A small door is set in the primary elevation, and two loading bay doors are set in the west elevation, facing a parking lot. The property is located in a commercial area and exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)

Looking southeast



\* P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1963 Tax Assessor

\* P7. Owner and Address:

GEVING, CAROL A  
P O BOX 3223  
NEWPORT BEACH CA

\* P8. Recorded by: (Name, affiliation, address)

Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)

Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 701 West Stuart Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Commercial

B4. Present Use: Commercial

\* B5. Architectural Style: Utilitarian

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

Building permit 5487 issued to Mosso's Welding Works 1962

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Commercial development Area Redlands

Period of Significance 1963 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Building permit information indicates that the subject property was constructed in 1962 by Mosso's Welding Works. Charles E. Mosso is listed in the 1965 city directory as the owner. The subject building represents an unremarkable example of an industrial building. As such, it does not rise to the level of architectural significance to meet Criterion C of the National Register or Criterion 3 of the California Register. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf

San Bernardino County Assessor

B13. Remarks:

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 7/27/2012

(This space reserved for official comments.)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 715 West Stuart Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 715 West Stuart Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 016927104

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

715 W. Stuart contains a one-story commercial warehouse building that is rectangular in plan and capped by a low-pitched front gabled roof. The building is sheathed in corrugated steel siding and is accessed via a single sliding barn door that is centered in the façade. An entrance door has been fitted with a window air-conditioning unit making the entrance no longer functional. The building is flanked by a parking lot on one side and a lot crowded with shipping containers on the other. It is located in a commercial and industrial area and exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1961 Tax Assessor

\* P7. Owner and Address:  
CAMPBELL, MARY E  
11557 BACK CANYON ROAD  
CALIENTE CA 93518

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 715 West Stuart Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Commercial B4. Present Use: Commercial

\* B5. Architectural Style: Utilitarian

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

Building permit 2183 issued to Harold W. Andersen on 11/22/1960 for a commercial building with slab floor and metal roof

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Commercial development Area Redlands

Period of Significance 1961 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Building permit information indicates that the subject property was constructed in late 1960 or early 1961 by owner Harold W. Andersen. The permit lists the project as a commercial building with slab floor and metal roof. The 1965 city directory shows that the occupant was Andersen Flume Gate Company led by Martin Andersen. As relates to architectural merit, the subject building represents an unremarkable example of commercial warehouse type building. As such, it does not rise to the level of architectural significance to meet Criterion C of the National Register or Criterion 3 of the California Register. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks:

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 7/27/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 817 West Stuart Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 817 West Stuart Avenue City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 017102214

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

817 West Stuart Avenue contains a one-story, single family Ranch style residence that is rectangular in plan and capped by a low-pitched side gabled roof with deep overhanging eaves. The building is sheathed in smooth stucco siding. Fenestration appears to consist of two fixed pane windows flanking the primary entrance. The larger picture window and the front door are shaded by a shallow extension of the front roof. Landscaping consists of a grass lawn and mature trees and shrubs. The property is located in a commercial area and is across the street from a school. It exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking southeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1950 Tax Assessor

\* P7. Owner and Address:  
OWENS, MARLENE  
817 W STUART AVE  
REDLANDS CA 92374-2917

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 817 West Stuart Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

N/A

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area Redlands

Period of Significance 1950 Property Type Residential 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 property is not eligible for either the National Register or California Register under any criteria. The subject building is an undistinguished example of a Ranch style house. Although the building retains integrity of location, design, setting, materials, workmanship, and feeling, as a common Ranch house with no wood embellishments it lacks quality of significance in architecture. In addition, it does not embody characteristics of a method of construction that warrant special recognition. Original building permits were unavailable for the subject property and no information has been uncovered to suggest that it is associated with a significant designer or craftsman. In the context of architectural merit, the subject property does not rise to the level of architectural significance to meet Criterion C of the National Register or Criterion 3 of the California Register. Available city directories show that in 1954, the property was occupied by Wilbert and Odell Owens. Wilbert Owens was employed by Harris Company. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks:

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 7/27/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 611 Tennessee Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 611 Tennessee Street City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 016941110

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

611 Tennessee Street consists of a one story commercial automotive building that is rectangular in plan and capped by a sloping roof. The lower portion of the building is brick and the upper, above the cornice line, is vertical wood siding, which is not original. There is no fenestration. The primary southern elevation contains the shop entrance, shaded by a canvas awning, and two garage bays to accept cars. The lot is almost entirely paved, with several palm trees along its eastern edge. The property is bounded by a chain link fence with vertical plastic privacy strips. The property is directly north of the former Santa Fe railroad tracks. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking west

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1940 Tax Assessor

\* P7. Owner and Address:  
RAMIREZ, FERNANDO  
7609 WEBSTER ST  
HIGHLAND CA 92346

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 615 Tennessee Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 615 Tennessee Street City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 016941109

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
615 Tennessee Avenue is a one-story commercial building that is rectangular in plan and capped by a medium pitched side gabled roof. The front gabled porch roof is supported by four columns mounted on small piers. Fenestration consists of vinyl framed windows. At the time of evaluation the building was in the midst of extensive renovations and siding had not yet been applied. Trees and numerous shrubs are planted alongside the building, which is set back from the street behind a circular drive. The rest of the lot is paved in asphalt. The property is located in a commercial and industrial area, north of the former Santa Fe railroad tracks. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking west

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1939 Tax Assessor

\* P7. Owner and Address:  
BRASWELL, MICHELLE D JARAJ  
12579 2ND ST  
YUCAIPA CA 92399

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 619 Tennessee Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 619 Tennessee Street City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 016941108

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

619 Tennessee Street contains a number of buildings of which only two are visible from the public right-of-way. Closest to the street is a one-story Craftsman style commercial building that is rectangular in plan and capped by a medium-pitched side gabled hipped roof. A projecting, enclosed front-gabled porch centered in the primary façade provides access to the building. It features windows that wrap around the front gable that were most likely a later alteration. Fenestration on the secondary (south) elevation consists of a grouping of three windows on either side of the entrance porch area. Landscaping around the building consists of small trees and mature boxwood hedges. To the rear of the buildings, separated by an asphalt driveway, is a second one-story building with a steeply pitched roof, wood siding, and vinyl sliding sash windows. The property, with buildings that exhibit a moderate level of integrity, is located in a commercial and industrial area.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking west

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1939 Tax Assessor

\* P7. Owner and Address:  
BRASWELL, MICHELLE D JARAJ  
12579 2ND ST  
YUCAIPA CA 92399

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 619 Tennessee Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: Commercial B4. Present Use: Commercial

\* B5. Architectural Style: Vernacular

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

N/A

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Commercial development Area Redlands

Period of Significance 1939 Property Type Commercial 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 property is not eligible for either the National Register or California Register under any criteria. The subject building is an unremarkable Craftsman style building that may have been converted at some point from residential to commercial use. Although the building retains integrity of setting, it appears that significant alterations to the primary façade include the infill of the porch with windows and replacement of recessed windows. In addition, it does not embody characteristics of a method of construction that warrant special recognition and no information has been uncovered to suggest that it is associated with a significant designer or craftsman. As such, it does not rise to the level of architectural significance to meet Criterion C of the National Register or Criterion 3 of the California Register. Original building permits were unavailable for the subject property.

Historic aerial photographs show that the subject property was surrounded by orange groves in 1938. In 1959 and 1968, the next years for which photographs are available, large shed buildings, perhaps chicken barns, are located on the rear of the property. By 1980, the rear shed buildings have been torn down, as have all the orange groves in the surrounding area. It is likely that the building was a farmhouse and that it became a commercial property when the area was no longer agricultural. City directory research shows that in 1965 the property was occupied by Ralph and Johanna Razema. Ralph Razema was a chicken farmer. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf

San Bernardino County Assessor

Historic aerial photography provided by www.historicaerials.com

B13. Remarks:

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 7/27/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 9941 South Tippecanoe Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 9941 South Tippecanoe Avenue City Loma Linda Zip 92354  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 028111126

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This property is situated on the very edge of the City of Loma Linda adjacent to the City of San Bernardino (it's zip code identifies the location as Loma Linda). What originally may have been a modest Craftsman style dwelling with detached garage has been heavily modified; its windows were replaced by metal sliders and the dwelling's primary (south) entrance fronted by perforated concrete block walls popular in the early 1960s. A rear building that appears to be a dwelling is vaguely Minimal Traditional in style but it is not visible from the public right-of-way. The detached garage has been converted into a small residence. Landscaping consists of some grass areas and several mature trees. The property exhibits a low level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking east

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1925 Circa

\* P7. Owner and Address:  
KATRIB, SAM M  
11513 MANDARIN CT  
LOMA LINDA CA 92354

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/9/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 9941 South Tippecanoe Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

N/A

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1955 Property Type Residential 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 property is not eligible for either the National Register or California Register under any criteria. It is an undistinguished example of a Craftsman residence. Although the building retains integrity of location, setting, and feeling, as a commonly built Craftsman style residence it lacks quality of significance in architecture necessary for listing under National Register Criterion C or California Register Criterion A. In addition, the original windows have been replaced and the entrance is fronted by a 1960s perforated concrete block wall. Finally, the house does not embody characteristics of a method of construction that warrant special recognition. Building permits were unavailable for this property and no information has been uncovered to suggest that it is associated with a significant designer or craftsman. The property does not appear eligible. Available city directories indicate that Maria Fonseca was the resident in 1967. Based on current research, no known persons or events of local, state, or national significance are associated with the residence. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks:

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 8/10/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 9949 South Tippecanoe Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 9949 South Tippecanoe Avenue City Loma Linda Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 028111125

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This utilitarian automobile repair facility of reinforced concrete construction consists of four repair bays with roll-up metal doors capped by a flat roof with parapet. A freestanding flat roofed canopy that may have once sheltered fuel pumps is situated between the building and the street. Concrete covers the driveway and parking surfaces. A metal fence surrounds the property, which exhibits a moderat level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking southeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1944 Tax Assessor

\* P7. Owner and Address:  
RAZZOUK, NAJI Y FAMILY TRUST  
11583 MURPHY ST  
LOMA LINDA CA 92354

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/9/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 9949 South Tippecanoe Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: Auto repair B4. Present Use: Auto repair

\* B5. Architectural Style: Vernacular

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

N/A

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Commercial development Area San Bernardino

Period of Significance 1944 Property Type Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Original building permits were not available. The 1968 city directory states that the property was occupied by Richard J. Lawson's Tee Vee Service. Lawson was a television repairman. Currently, the building is a service station. As relates to architectural merit, the subject building represents an unremarkable example of a vernacular service-oriented building. As such, it does not rise to the level of significance necessary to meet Criterion C of the National Register or Criterion 3 of the California Register. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

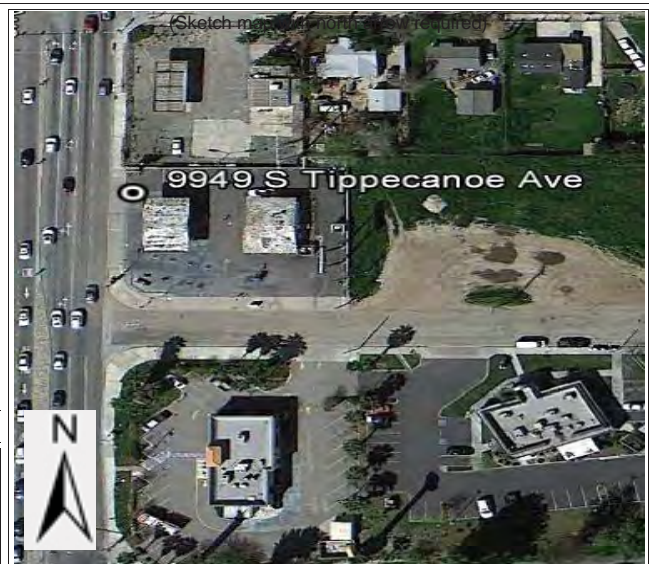
McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 8/10/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 202 North University Street

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 202 North University Street City Redlands Zip 92374  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 017020113

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
202 North University Street contains a one-story, single family Ranch style residence that is rectangular in plan and capped by a medium-pitched cross-gabled roof. Original stucco finishes exterior surfaces. The northern half of the façade contains the front gable portion, which is sheathed in horizontal siding in the gable peak. The south half of the roof, supported by square wood posts with lattice material, extends to shelter the porch. Landscaping consists of a grass lawn, shrubs, and trees. The property is located in a residential area and exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking east

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1948 Tax Assessor

\* P7. Owner and Address:  
REDLANDS PROPERTY MANAGEMENT  
TRU  
1200 E COLTON AVE  
REDLANDS CA 92374

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 202 North University Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Minimal Traditional

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential architecture Area Redlands

Period of Significance 1948 Property Type Residential 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 property is not eligible for either the National Register or California Register under any criteria. It is an undistinguished example of a Minimal Traditional architectural design from the middle decades of the twentieth century. Although the building retains integrity of location, design, setting, materials, workmanship, and feeling, as a commonly built Minimal Traditional style residence it lacks quality of significance in architecture. In addition, it does not embody characteristics of a method of construction that warrant special recognition. Building permits were unavailable for this property and no information has been uncovered to suggest that it is associated with a significant designer or craftsman. Within the context of architectural merit, the property does not appear eligible under National Register Criterion C. Available city directories indicate that John and Glenda Mercer occupied the dwelling in 1961. Mr. Mercer was a mechanic with Kelly Equipment. Based on current research, no known persons or events of local, state, or national significance are associated with the dwelling. As a result, the property is ineligible for the National Register under Criteria A or B (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

San Bernardino building permits, city directories, Sanborn maps  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Peter Moruzzi

Date of Evaluation: 7/13/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 212 North University Street

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 212 North University Street City Redlands Zip 92374  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 017020114

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
212 North University Street contains a one-story, single family Craftsman style residence that is rectangular in plan and capped by a medium-pitched front gabled roof with overhanging eaves and exposed rafter tails. The building is sheathed in non-original rough textured stucco. Fenestration consists of original tripartite double hung wood sash windows. The projecting front-gabled porch roof spans two-thirds of the width of the primary elevation, and is supported by battered wood porch posts set atop porch piers covered with non-original river rock veneer. Landscaping consists of a grass lawn, shrubs, and a mature palm. The property is located in a residential area and exhibits a low to moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking southeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1926 Tax Assessor

\* P7. Owner and Address:  
REDLANDS PROPERTY MANAGEMENT TR  
PO BOX 3080  
REDLANDS CA

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 212 North University Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

Building permit and inspection record no. 8091 issued to owner Charles Drake on 5/6/1986 for a fire damage repair.

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: William J. Gower

\* B10. Significance: Theme Residential development Area Redlands

Period of Significance 1926 Property Type Residential 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 property is not eligible for either the National Register or California Register under any criteria. The subject building is an unremarkable Craftsman style residence. It does not embody characteristics of a method of construction that warrant special recognition. In addition, although the building retains integrity of location, design, setting, and feeling, unsympathetic alterations have negatively affected its architectural integrity. Specifically, the original wood siding has been replaced or covered by rough textured stucco, and the original porch posts and balustrade have been sheathed in stone veneer. Original building permits were not available. The sole permit on file dates to 1986 and was issued for repair due to fire damage. In the context of architectural merit, the subject property does not rise to the level of architectural significance to meet Criterion C of the National Register or Criterion 3 of the California Register. Available city directories show that in 1933 the residence was occupied by Mellville S and Marge Roddick in 1933. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 8/8/2012

(This space reserved for official comments.)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 216 North University Street

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 216 North University Street City Redlands Zip 92374  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 017020115

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
216 North University Street contains a one-story, single family English Revival style residence that is rectangular in plan and capped a steeply pitched side-gabled roof with a prominent front-gabled portion. A stucco-sheathed chimney on the north elevation is sheathed in stucco siding. Fenestration consists of non-original vinyl sliding sashes and fixed panes, with false muntins between the sheets of glass. The front-gabled porch roof is supported by square posts, and shelters the primary entrance and a tripartite window. Landscaping consists of a grass lawn and mature shrubs. The property is located in a residential area and exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking east

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1928 Tax Assessor

\* P7. Owner and Address:  
GRANNIS, LOREN & FRANCES TRUST  
216 N UNIVERSITY ST  
REDLANDS CA 92374

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 216 North University Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: English Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

Building permit 2175 issued to E.L. Long on 8/23/1932 for dwelling. Permit 2677 issued to C.O. Barnes for garage on 1/15/1937.

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential architecture Area Redlands

Period of Significance 1928 Property Type Residential 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 property is not eligible for either the National Register or California Register under any criteria. The subject building is an unremarkable English Revival residence. Although the building retains integrity of location, design, setting, materials, workmanship, and feeling, as a common and unadorned English Revival house it lacks quality of significance in architecture. In addition, the original wood frame double hung sash windows have been replaced with vinyl, a significant alteration considering the overall simplicity of the residence. Finally, it does not embody characteristics of a method of construction that warrant special recognition. Therefore, the subject property does not rise to the level of architectural significance to meet Criterion C of the National Register or Criterion 3 of the California Register.

Building permits indicate that the residence was constructed in 1932 and that a garage was added to the property in 1937. City directory research shows that Robert M. and Lois McKenzie were residents in 1933. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks:

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 7/27/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 218 North University Street

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 218 North University Street City Redlands Zip 92374  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 017020116

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

218 North University Street contains a one-story, single family vernacular residence with Colonial Revival elements that is rectangular in plan and capped by a medium-pitched side gabled roof. A pent-roof covered portion was added at some point to the rear of the residence, and is visible from the public right-of-way. The house is sheathed in non-original rough textured stucco siding. A stuccoed chimney is located on the north elevation. The primary façade is symmetrically composed. The primary entrance with sidelights is centered in the façade and sheltered beneath a small projecting front-gabled porch roof supported by squared posts. The porch is flanked by one-over-one vinyl double hung sash windows set within the original window frames. A slightly raised concrete planter bed borders the residence and contains mature hedges. Other landscaping consists of a lawn and trees in the backyard. The property is located in a residential area and exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking southeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1929 Tax Assessor

\* P7. Owner and Address:  
ERETH, SHERRAN D  
12929 SOUTH LANE  
REDLANDS, CA

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 218 North University Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Vernacular

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

N/A

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area Redlands

Period of Significance 1929 Property Type Residential 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 property is not eligible for either the National Register or California Register under any criteria. It is an undistinguished example of a Colonial Revival style residence. Although the building retains integrity of location, setting, and feeling, as a common and unadorned Colonial Revival residence it lacks quality of significance in architecture. The original wood frame double hung sash windows have been replaced with vinyl, a significant alteration considering the overall simplicity of the residence. In addition, historic aerial photography indicates that at some point between 1980 and the present, a large rear addition more than doubled the size of the house.

Building permits were unavailable for this property and no information has been uncovered to suggest that it is associated with a significant designer or craftsman. Finally, it does not embody characteristics of a method of construction that warrant special recognition. Within the context of architectural merit, the subject property does not rise to the level of architectural significance to meet Criterion C of the National Register or Criterion 3 of the California Register. Available city directories indicate that in 1933, the residence was occupied by Ernest R. Boyd, a salesman, and his wife Ina. Based on current research, no known persons or events of local, state, or national significance are associated with the dwelling. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf

San Bernardino County Assessor

Historic aerial photography provided by [www.historicaerials.com](http://www.historicaerials.com)

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 8/10/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 332 North University Street

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 332 North University Street City Redlands Zip 92374  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 017020117

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

332 North University Street contains a two-story, single family Mission Revival style residence that is irregular in plan and capped by a medium pitched hipped roof. The primary entrance is accessed via the projecting front porch, which has a flat roof with raised parapet. The porch roof is supported by square wood posts and features a river rock balustrade. It appears that the entire house was originally capped by a flat roof, but that the hipped roof was an addition. The porch is also capped by an extended hipped roof, which is distinct from the original balustrade due to an exposed plywood wall under the roofline. Landscaping consists of a grass lawn and mature trees and shrubs. The property is located in a residential area and exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking east

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1930 Tax Assessor

\* P7. Owner and Address:  
LINDEMAN, RALPH P  
332 N UNIVERSITY ST  
REDLANDS CA 92374

\* P8. Recorded by: (Name, affiliation, address)  
Meghan Potter  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 332 North University Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Mission Revival

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

N/A

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area Redlands

Period of Significance 1930 Property Type Residential 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 property is not eligible for either the National Register or California Register under any criteria. It is an undistinguished, altered example of a Mission Revival style residence. Modifications to the residence include the capping of the original flat roof and Mission Revival style parapet with a hipped roof. The porch is also capped by a hipped roof, which is distinct from the original parapet due to an exposed plywood wall surface under the roofline. These alterations have significantly compromised the architectural integrity of the residence. Finally, it does not embody characteristics of a method of construction that warrant special recognition. Building permits were unavailable for this property and no information has been uncovered to suggest that it is associated with a significant designer or craftsman. For these reasons, the subject property does not meet Criterion C of the National Register or Criterion 3 of the California Register. Available city directories indicate that in 1933, the residence was occupied by Oliver W. and Dora E. Rice. An occupation for either of the Rices was not listed in the directory. Based on current research, no known persons or events of local, state, or national significance are associated with the dwelling. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 8/10/2012

(This space reserved for official comments.)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 333 North University Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 333 North University Street City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 017019140

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This large apartment complex is vernacular modern in style and consists of eight one-story residential buildings, three covered carports, a recreation building, and a swimming pool. Hipped or gable on hip roofs cap the buildings, which are finished in stucco and brick veneer. Windows are aluminum framed. Because the property is gated, only two buildings are visible from the public right-of-way. The property is richly landscaped with lawns, clipped hedges, and mature trees including many Mexican Fan Palms. It appears to exhibit a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP03 Multifamily 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: (View, date, etc.)



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1963 Tax Assessor

\* P7. Owner and Address:  
MARABELLA, VICTOR & LISA FAM TR  
1247 W CRESCENT AVE  
REDLANDS CA 92373

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/16/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 333 North University Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: Apartment complex

B4. Present Use: Apartment complex

\* B5. Architectural Style: Vernacular modern

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

Building permit 6690 issued to Gerald S. Rubin on 7/30/1963 for swimming pool.

Building permit 5993 issued to Gerald S. Rubin on 3/27/1963 for 4 unit apartment building

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown

b. Builder: Lowry Bar

\* B10. Significance: Theme Residential development Area Redlands

Period of Significance 1963 Property Type Residential 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 property is not eligible for either the National Register or California Register under any criteria. It is an undistinguished example of a midcentury vernacular multifamily residential complex. Although the buildings in the complex retain integrity of location, design, setting, materials, workmanship, and feeling, as a common vernacular multifamily complex, it lacks quality of significance in architecture. Additionally, it does not embody characteristics of a method of construction that warrant special recognition. Building permits from 1963 were issued to Gerald S. Rubin for a 4-unit apartment building and swimming pool. No architect was listed on the permits. For these reasons, the subject property does not meet Criterion C of the National Register or Criterion 3 of the California Register.

The 1965 city directory lists only Harry D. Alfrey Jr. It is unclear if he was the owner or a resident. Based on current research, no known persons or events of local, state, or national significance are associated with the dwelling. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf

San Bernardino County Assessor

B13. Remarks:

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 8/10/2012

(This space reserved for official comments.)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Y

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 400 North University Street

P1. Other Identifier: Wallichs Theatre

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 400 North University Street City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 017015128

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The Wallichs Theatre is one of dozens of buildings located on the University of Redlands campus. It is situated on the property's southwest corner. The main theatre building is of concrete construction with brick cladding on the north portions of the building. Capped by a flat roof with parapet, the theatre portion is much taller and larger than the north, which appears to contain the entry lobby. Fenestration consists of metal framed windows. The property is richly landscaped with lawns and gardens. An asphalt parking lot south of the building is near the railroad tracks. The building exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP15 Educational building

\* 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: (View, date, etc.)  
Looking east



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1965 circa

\* P7. Owner and Address:  
UNIVERSITY OF REDLANDS  
1200 E COLTON AVE  
REDLANDS CA 92373

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/16/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 400 North University Street

B1. Historic Name: Wallichs Theatre

B2. Common Name: Wallichs Theatre

B3. Original Use: Auditorium

B4. Present Use: Auditorium

\* B5. Architectural Style: Modern

\* B6. Construction History: (Construction date, alterations, and date of alterations.)

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\* B10. Significance: Theme Educational architecture Area Redlands

Period of Significance 1965 Property Type Auditorium Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Original building permit information was not available. The building has been a theatre of the University of Redlands since its construction. As relates to architectural merit, the subject building represents an typical example of a Modern style institutional building. As such, it does not rise to the level of architectural significance necessary to meet Criterion C of the National Register or Criterion 3 of the California Register. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation including its various uses over the years. As a result, the property is ineligible for the National Register under Criteria A or B, or the California Register under Criteria 1 or 2 (a 6Y status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf

San Bernardino County Assessor

B13. Remarks:

\* B14. Evaluator: Meghan Potter

Date of Evaluation: 8/10/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\* Resource Name or #: 411 North University Street

P1. Other Identifier: Sylvan Park

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 411 North University Street City Redlands Zip 92374

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor Parcel Numbers: 017014207, 017014209

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

411 University Street is the address for Sylvan Park. A portion of the park is known as the Redlands Lawn Bowling Club, which consists of a large grass green for lawn bowling with multiple rinks, and three structures set at the north end of the lawn. A one-story, Spanish Colonial Revival style clubhouse that is T-shaped in plan is located at the northeast end of the lawn bowling club area. A flat roof with a mission style parapet surmounts the building. Fenestration consists of a multi-pane wood framed window, paired fixed pane wood frame windows, and a replacement metal casement tripartite window on the primary south elevation. A non-original shed roof supported by wood posts shelters a centered main entrance. To the west of the clubhouse are a picnic bench shelter and a side-gabled utilitarian shed. Grass lawn, mature trees, and mature shrubs surround the perimeter of the bowling green.

\* P3b. Resource Attributes: (List attributes and codes) HP31 Urban open space

\* 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: (View, date, etc.)

Sylvan Park Redlands Lawn Bowling Club looking west

\* P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1923 circa

\* P7. Owner and Address:

City of Redlands

\* P8. Recorded by: (Name, affiliation, address)

Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)

Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature 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 3S

\* Resource Name or #: 411 North University Street

B1. Historic Name: Sylvan Park / Redlands Lawn Bowling Club

B2. Common Name: Sylvan Park / Redlands Lawn Bowling Club

B3. Original Use: Park B4. Present Use: Park

\* B5. Architectural Style: \_\_\_\_\_

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Recreation Area Redlands

Period of Significance \_\_\_\_\_ Property Type Public Park Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Sylvan Park is the first large city-owned park in Redlands. It was established in 1912 in part to save the portion of the Mill Creek Zanja that passed through its boundaries and was threatened by a city dump. The lawn bowling portion of the park has a circa date of 1923. The original building permit was not available for this property and although it is part of the Rancho San Bernardino tract according to an Assessor Map, original tract maps were unavailable.

The Redlands Lawn Bowling Club is located at the southeast end of Sylvan Park in Redlands. Founded in 1923, the Redlands Lawn Bowling Club stands as the second oldest lawn bowling club in Southern California. Only the club in Pasadena is older. Longtime Redlands resident Melvin Hooper was instrumental in advocating for the construction of the greens and formed a body of 32 founding members. After arriving in Redlands in 1919, he is said to have not only introduced lawn bowling to the Redlands community, but also received permission from the City Council to build one of the lawn bowling rinks at his own expense. The popularity of the sport in the community grew over subsequent decades as membership steadily increased.

A 1928 City of Redlands Sanborn Map shows a large area of Sylvan Park, but the lawn bowling greens are not delineated on the map. The 1949 Sanborn also does not delineate the boundaries of the bowling greens, but it does show the clubhouse which still exists today in its current location. Historic aerials by NETR Online reveal that the clubhouse and greens have been in their current configuration since at least 1938. To the west of the clubhouse is a picnic bench shelter and storage shed, both of which appear to have been constructed within the last twenty years.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

Redlands Daily Facts Newspaper, San Bernardino County Assessor  
www.historicaerials.com; McAlester, Virginia & Lee. A Field Guide to  
American Houses.  
Sanborn Maps

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



## CONTINUATION SHEET

Page 3 of 4 \* Resource Name or #: (Assigned by recorder 411 North University Street)  
\* Recorded by: Andrew Bursan \* Date: 6/5/2012  
 Continuation  Update

### B10. Significance (continued)

Redlands Daily Facts newspaper articles also state that the lawn bowling facility has remained a popular community resource and continues to host regional tournaments. The Redlands Lawn Bowling Club's status as the second oldest lawn bowling club in Southern California coupled with its nearly ninety years of popular use within the City results in a significant contribution to the broad pattern of history in Redlands. Therefore, the property appears to achieve a level of significance necessary for listing in the National Register under Criterion A at the local level of significance and the California Register under Criterion 1 (a 3S Status Code). In addition, the entirety of Sylvan Park appears eligible for National Register and California Register listing under Criteria A and 1, respectively, as the oldest large city park in Redlands and the overarching property in which the bowling club sits.

Although some individuals associated with the club made important contributions to the local community, no single individual appears to rise to a level of significance to contribute to the broad pattern of history necessary for listing under National Register Criterion B or California Register Criterion 2.

The clubhouse building appears to be a 1920's era Spanish Colonial Revival style building with a 1940's era window replacement on the primary south elevation and a recent shed roof addition on the same elevation. The alterations result in a lack integrity of design of design, workmanship and materials. Additionally, both the storage shed and picnic bench shelter are utilitarian in design, lack architectural details, and have bland entrances without unique definition. Therefore, the property does not embody distinctive characteristics that would merit listing under Criterion C or 3 of the National Register or California Register, respectively.



# CONTINUATION SHEET

Page 4 of 4 \* Resource Name or #: (Assigned by recorder 411 North University Street)  
\* Recorded by: Andrew Bursan \* Date: 6/5/2012  
 Continuation  Update



Lawn Bowling Club, south boundary, looking northeast



Lawn Bowling Club, west boundary, looking east



Lawn Bowling Club, west boundary, looking northeast



Lawn Bowling Club, lawn, looking southeast



Lawn Bowling Club, looking south



Lawn Bowling Club, looking southwest



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 134 East Valley Street

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 134 East Valley Street City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013624121

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

134 East Valley Street contains a one-story, single-family, Ranch style dwelling that is rectangular in plan. A hipped roof with overhanging eaves and exposed rafter tails caps the house. Non-original rough textured stucco finishes exterior surfaces. Fenestration consists of what appear to be metal casement windows on the primary west elevation and double hung wood framed windows on the south elevation. A partial width porch supported by square wood posts shelters the main entrance on the primary elevation. There is a square, front gabled detached garage located just north of the main residence. Landscaping features a grass lawn with mature trees and shrubs, bounded by a chain link fence. The property is located in a neighborhood of both single family homes and light industrial parcels. Due to the loss of integrity of design, workmanship, and materials the property exhibits a low to moderate level of integrity.

The exceptionally low probability of this property meeting National Register or California Register eligibility criteria due to its poor level of physical integrity does not justify the research and evaluation necessary for completing an accompanying DPR 523B BSO Record. Therefore, this property is being documented solely on a DPR 532A Primary Record.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking northeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1955 Tax Assessor

\* P7. Owner and Address:  
ALMANZA, REBECCA CATHERINE  
134 E VALLEY ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/4/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 134 East Valley Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1955 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Shay's Half Acres tract according to the County Assessor map, original tract maps were unavailable. The property has a construction date of 1955.

The residence is a typical example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as board and batten siding, diamond pane windows, brick veneer, and dovescotes. In addition, the building has experienced modifications including non-original stucco that has altered the original materials and workmanship of the property. Consequently the property lacks historic integrity. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf

San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 142 East Valley Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 142 East Valley Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013624120

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Surmounted by a low pitched hipped roof with overhanging eaves, 142 East Valley Street contains a one-story, single-family, Ranch style dwelling that is rectangular in plan. Textured stucco finishes exterior surfaces and fenestration includes what appear to be a tripartite metal casement window and an aluminum slider window on the primary south elevation. The main roof, supported by a narrow wood post, shelters a centered main entrance with a non-original door. Landscaping features a grass lawn with mature palm trees and shrubs. The parcel is bounded by a chain link covered in vegetation which obscures views of the house. The property is located in a neighborhood of both single family homes and light industrial parcels, and exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking north



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1956 Tax Assessor

\* P7. Owner and Address:  
WEDDLE, JACK A  
142 E VALLEY ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/6/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 142 East Valley Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Minimal Traditional

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1956 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Shay's Half Acres tract according to the County Assessor map, original tract maps were unavailable. The property has a construction date of 1956.

The residence is a typical example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as board and batten siding, diamond pane windows, brick veneer, and dovescotes. In addition, the building has experienced modifications including non-original stucco and a non-original main entrance door that has altered the original materials, workmanship, design, and feeling of the property. Consequently the property lacks historic integrity. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 149 East Valley Street

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 149 East Valley Street City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013625148

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

149 East Valley Street contains a highly altered one-story, single-family, Craftsman dwelling that is T-shaped in plan. A steeply pitched cross gabled roof with boxed eaves caps the house. Non-original rough textured stucco finishes exterior surfaces and fenestration consists of replacement aluminum slider windows within altered window openings on all elevations. Small rectangular wood vents sit within the gable faces on the north and west elevations. A full-width, front gabled porch on the primary north elevation shelters the main entrance, although it is largely obscured by trees and vegetation on the property. There appears to be a porch addition to the west elevation of the house and a carport addition to the south elevation. Landscaping features a grass lawn with mature trees and shrubs, bounded by a chain link. The property is located in a neighborhood of both single family homes and light industrial parcels. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)

Looking northwest



\* P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1925 Circa

\* P7. Owner and Address:

BOTELLO, GILBERT REV TR 7/20/01

149 E VALLEY ST

SAN BERNARDINO CA 92405

\* P8. Recorded by: (Name, affiliation, address)

Andrew Bursan

ICF International

811 West 7th Street, Suite 800

Los Angeles, CA 90017

\* P9. Date Recorded: 6/12/2012

\* P10. Survey Type: (Describe)

Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record

Photograph Record  Other: (List) \_\_\_\_\_



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1623 East Victoria Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1623 East Victoria Avenue City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 028120102

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This Ranch style dwelling has been substantially altered. Capped by a side gabled roof, this one story single family residence is finished with non-original rough textured stucco. Replacement aluminum sliders occupy resized openings throughout, and at least one window opening on the primary elevation has been infilled. Landscaping consists of grass, hedges, and trees. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1944 Tax Assessor

\* P7. Owner and Address:  
JONES, DON  
1623 E VICTORIA AVE  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/10/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1641 East Victoria Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1641 East Victoria Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 028120116

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1641 East Victoria Avenue contains a one-story, single-family, Minimal Traditional style residence that is T-shaped in plan. A hipped roof with moderately overhanging eaves tops the house. Stucco finishes exterior surfaces. Fenestration consists of aluminum slider windows on multiple elevations. The main roof shelters the primary entrance on the west end of the north façade. Landscaping on the property includes a grass lawn, mature trees and shrubs, which are enclosed by an iron and masonry fence. The parcel is located in a neighborhood of single-family dwellings. It exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1960 Tax Assessor

\* P7. Owner and Address:  
MANULLANG, JAINAL  
1147 E PENNSYLVANIA AVE  
REDLANDS CA 92374

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/6/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1641 East Victoria Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Minimal Traditional

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino  
Period of Significance 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Victoria Farms tract according to the County Assessor map, original tract maps were unavailable. The property has a construction date of 1960.

The residence is a common example of a Minimal Traditional style dwelling, which is common among residences constructed during the years 1935 to 1950 in California and San Bernardino County. Its window treatments are unexceptional and its boxy massing is commonplace. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register Criteria 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1659 East Victoria Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1659 East Victoria Avenue City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 028120117

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This Minimal Traditional style residence has been substantially altered. Capped by a hipped roof, this one-story single family dwelling is finished with non-original rough-textured stucco. Fenestration consists of replacement vinyl sliders in resized openings. The front entry door is not original. Landscaping consists of a grass lawn, trees, and mature Mexican Fan Palms. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1959 Tax Assessor

\* P7. Owner and Address:  
MC MAHON, THOMAS O  
1659 E VICTORIA AVE  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/10/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1677 East Victoria Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1677 East Victoria Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 028120119

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
1677 East Victoria Avenue is a one-story, single-family, Craftsman-influenced dwelling that is U-shaped in plan. A gable-on-hip roof with two projecting front gables surmounts the residence. Exterior surfaces are clad with irregular course natural stone that is not original to the house. Similar rock cladding on the detached two car garage of recent vintage further verifies the lack of authenticity of the rock veneer. Fenestration includes double hung wood sash windows on multiple elevations and a replacement aluminum slider window on the east elevation. The main roof shelters a replacement metal frame sliding glass door entrance flanked by non-original horizontal wood board veneer. Landscaping on the property includes a grass lawn, mature trees, and shrubs. The parcel is located in a neighborhood of single-family dwellings.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking southwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1936 Tax Assessor

\* P7. Owner and Address:  
GUADARRAMA, SILVIANO  
1677 E VICTORIA AVE  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/10/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1677 East Victoria Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1936 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Victoria Farms tract according to the County Assessor map, original tract maps were unavailable. The property has a construction date of 1936.

Architecturally, the residence is a modest example of the Craftsman style, which is common among residences constructed during the years 1905 to 1930 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. In addition, the building has experienced significant modifications including a non-original natural stone exterior, non-original replacement aluminum slider window, a replacement metal frame sliding glass door primary entrance flanked by a non-original horizontal wood board veneer, and non-original vertical board construction that has altered the original design, materials, workmanship, and feeling of the property. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf

San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1695 East Victoria Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1695 East Victoria Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 028120124

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1695 East Victoria Avenue contains a one-story, single-family, Ranch style dwelling that is irregular in plan. A low pitched hipped roof with a projecting front facing gable caps the house. Complemented by brick veneer, non-original rough textured stucco clads exterior surfaces. Fenestration consists of aluminum slider windows on multiple elevations. The main roof shelters a primary entrance on the west end of the north façade. Landscaping includes a small front lawn, some shrubs, and mature trees. The house is located in a neighborhood of single-family residences and exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1962 Tax Assessor

\* P7. Owner and Address:  
BARAJAS, JOSE  
1695 E VICTORIA AVE  
SAN BERNARDINO, CA

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/18/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1695 East Victoria Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1962 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Victoria Farms tract according to an Assessor Map, original tract maps were unavailable for this property. The property has a construction date of 1962.

The residence is a typical example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as carved bargeboards, board and batten siding, diamond pane windows, and dovecotes. In addition, the building has experienced modifications including non-original stucco that has altered the original materials and workmanship of the property. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf,  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1705 1/2 East Victoria Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1705 1/2 East Victoria Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 028120122

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1705 1/2 East Victoria Avenue is a property containing a one-story, single-family, vernacular house that is L-shaped in plan and situated closest to the street. A moderately pitched, cross gabled roof tops the residence. A rectangular metal vent is located in the front gable face. Non-original rough textured stucco finishes exterior surfaces. Fenestration consists of replacement aluminum slider windows within altered window openings on multiple elevations. Supported by three square wood posts, the front gabled roof shelters a full width front porch with a main entrance on the primary north elevation. Landscaping on the property includes a grass lawn, and mature trees and shrubs, which are enclosed by an iron fence. The parcel is located in a neighborhood of single-family dwellings.

\* P3b. Resource Attributes: (List attributes and codes) HP03 Multifamily 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: (View, date, etc.)  
Looking southeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1946 Tax Assessor

\* P7. Owner and Address:  
CASTRO, VERONICA  
1549 CURTIS ST  
LOMA LINDA CA 92354

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1705 1/2 East Victoria Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: \_\_\_\_\_ B4. Present Use: \_\_\_\_\_

\* B5. Architectural Style: \_\_\_\_\_

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme \_\_\_\_\_ Area \_\_\_\_\_  
Period of Significance 1946 Property Type \_\_\_\_\_ Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Victoria Farms tract according to an Assessor Map, original tract maps were unavailable. The property has a circa date of 1930.

The residence is a modest example of the vernacular style, which is common among residences constructed during the years 1890 to 1945 in California and San Bernardino County. The dwelling has a bland entrance devoid of unique definition and its window treatments are unexceptional. In addition, the building has experienced modifications including non-original stucco and replacement aluminum slider windows that have altered the original materials and workmanship of the property. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:  
McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan  
Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1705 East Victoria Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1705 East Victoria Avenue City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028120121

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
1705 East Victoria Avenue is a property with three dwellings. The main residence is a single-family, one-story Ranch style house that is rectangular in plan and situated closest to the street. A moderately pitched, side gabled roof with exposed rafter tails tops the residence. Stucco finishes exterior surfaces. Fenestration consists of replacement aluminum slider windows within altered window openings on the primary north elevation and double hung wood sash windows on secondary elevations. Supported by metal posts, the main roof shelters an entrance porch on the west end of the primary elevation. There appears to be a small single-family dwelling and multi-family dwelling located just south of the main house, but neither building is visible from the street. Landscaping on the property includes a grass lawn, and mature trees and shrubs, which are enclosed by an iron fence. The parcel is located in a neighborhood of single-family dwellings.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1946 Tax Assessor

\* P7. Owner and Address:  
CASTRO, VERONICA  
1549 CURTIS ST  
LOMA LINDA CA 92354

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/20/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1705 East Victoria Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1946 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Victoria Farms tract according to an Assessor Map, original tract maps were unavailable. The main dwelling on Tax Assessor records indicate a construction date of 1946.

The primary residence is a modest example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as carved bargeboards, board and batten siding, diamond pane windows, and dovecotes. In addition, the building has experienced modifications including replacement aluminum slider windows within resized window openings that have altered the original materials and workmanship of the property. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1741 East Victoria Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1741 East Victoria Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 028120123

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
Topped by a low pitched hipped roof, 1741 East Victoria Avenue contains a one-story, single-family, Ranch style dwelling that is irregular in plan. A gable-on-hip roof caps the garage section of the residence. Stucco and brick veneer complete exterior surfaces. Fenestration consists of original aluminum slider windows on multiple elevations. The main roof shelters a recessed primary entrance on the west end of the north façade. Landscaping includes a grass lawn, some shrubs, and mature trees. The house is located in a neighborhood of single-family residences and exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1962 Tax Assessor

\* P7. Owner and Address:  
GOBRICK, CAROLYN  
1741 E VICTORIA AVE  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/20/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1741 East Victoria Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1962 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this dwelling, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Victoria Farms tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1962.

The residence is a typical example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as carved bargeboards, board and batten siding, and diamond pane windows. In addition, the building has experienced modifications including non-original aluminum slider windows on multiple elevations that have altered the original materials and workmanship of the property. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1759 East Victoria Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1759 East Victoria Avenue City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028120125

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
1759 East Victoria Avenue contains a one-story, single-family, Ranch style residence. A side gabled roof with a projecting front gable and exposed rafter tails surmounts the house. Narrow shiplap siding sheathes exterior surfaces. Fenestration consists of a tripartite window on the primary north elevation as well as wood framed double hung windows throughout. The main roof shelters a centered entrance on the north façade. Landscaping on the property includes a grass lawn, mature trees, and shrubs that are enclosed by a chain link fence. The parcel is located in a neighborhood of single-family dwellings.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking south



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1949 Tax Assessor

\* P7. Owner and Address:  
BIANCHI, LORETTA FRANCES  
12517 OAK CT  
YUCAIPA CA 92399

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/11/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1759 East Victoria Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1949 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this dwelling, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Victoria Farms tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1949.

The residence is a typical example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as carved bargeboards, board and batten siding, diamond pane windows, and dovecotes. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1777 East Victoria Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1777 East Victoria Avenue City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028120126

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1777 East Victoria Avenue contains a property with two houses. Topped by a front gabled roof, the primary residence located nearest the street is a one-story, single-family, Craftsman style dwelling that is rectangular in plan. Decorative stickwork punctuates the gable peak. Wood shiplap siding clads exterior surfaces while non-original vertical board siding sheathes the porch roof gable face. Fenestration consists of replacement vinyl slider windows on multiple elevations. Supported by square wood posts and non-original wood lattice work, a projecting front-gabled partial width porch shelters the primary entrance on the north facade. A front gabled vernacular dwelling that is rectangular in plan is located just south of the main entrance and appears to have been converted from a former garage. Non-original vertical board siding clads exterior surfaces. A shed roof supported by wood posts shelters a centered main entrance on the north elevation. Landscaping on the property includes a grass lawn, mature trees and shrubs, which are enclosed by an iron and masonry fence. The parcel is located in a neighborhood of single-family dwellings. It exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1925 Circa

\* P7. Owner and Address:  
GARCIA, ANTONIO SR  
1777 E VICTORIA AVE  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/14/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1777 East Victoria Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1946 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this dwelling, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Victoria Farms tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1925.

Architecturally, the main residence is a modest example of a Craftsman influenced house, which is common among residences constructed during the years 1905 to 1930 in California and San Bernardino County. It lacks key elements of more elaborate examples of the Craftsman style including exposed rafter tails, porch columns, tripartite windows, and multiple roof planes. In addition, the building has experienced modifications including non-original vertical board siding, replacement vinyl slider windows on multiple elevations, and non-original wood lattice work that have altered the original materials and workmanship of the property. The vernacular rear dwelling has undergone alterations including a conversion from its original use as a garage and a non-original vertical board siding. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1795 East Victoria Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1795 East Victoria Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 028120110

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
1795 East Victoria Avenue contains a one-story, single-family, Ranch style residence that is rectangular in plan. A side gable-on-hip roof with moderately overhanging eaves tops the house. Stucco finishes exterior surfaces along with brick veneer. Fenestration consists of aluminum slider windows on multiple elevations. The roof shelters a centered main entrance on the north facade. Landscaping on the property includes a grass lawn, and mature trees and shrubs, which are enclosed by a chain link fence. The property is located in a neighborhood of single-family dwellings and exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1963 Tax Assessor

\* P7. Owner and Address:  
FEDERAL NATIONAL MORTGAGE ASSOC  
1800 TAPO CANYON RD CA6-914-01-9  
SIMI VALLEY CA

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/13/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1795 East Victoria Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1963 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not located for this dwelling. It is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Victoria Farms tract according to an Assessor Map, original tract maps were unavailable.

The residence is a typical example of a Ranch style dwelling, which is common among residences constructed during the postwar years in California and San Bernardino County. Although exhibiting a high level of integrity its design is undistinguished and does not rise to a level of architectural merit to warrant eligibility on the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register Criteria 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 7/18/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1807 East Victoria Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1807 East Victoria Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 028120111

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1807 East Victoria Avenue contains a one-story, single-family, Minimal Traditional style dwelling that is square in plan. A medium pitched, hipped roof caps the residence. Stucco finishes exterior surfaces. Fenestration consists of non-original aluminum sliders on multiple elevations. The main roof shelters a centered primary entrance with a security door. Near the parcel's southwest corner is a non-original detached two-car garage. Landscaping on the property includes a grass lawn, and mature trees and shrubs, which are enclosed by a chain link fence. The parcel is located in a neighborhood of single-family dwellings. The property exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)

Looking southeast



\* P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1942 Tax Assessor

\* P7. Owner and Address:

O'CAMPO, TAMARA L  
1805 E VICTORIA AVE  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)

Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/7/2012

\* P10. Survey Type: (Describe)

Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record

Photograph Record  Other: (List) \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1807 East Victoria Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: Multi-Family Residential

\* B5. Architectural Style: Minimal Traditional

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1942 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this dwelling, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Victoria Farms tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1942.

The residence is a typical example of a Minimal Traditional style dwelling, which is common among residences constructed during the years 1935 to 1950 in California and San Bernardino County. It is undifferentiated in its design in comparison with similar properties and its window treatment is unexceptional. In addition, the building has experienced modifications including non-original aluminum sliders on multiple elevations that have altered the original materials and workmanship of the property. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register Criteria 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1817 East Victoria Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1817 East Victoria Avenue City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 028120112

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
This Minimal Traditional style residence has been substantially altered. Capped by a front gabled roof, a non-original shed roof carport has been attached to the west elevation. Non-original rough textured stucco finishes exterior surfaces. Windows have been replaced with vinyl within resized openings. Landscaping consists of a grass lawn and immature trees. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1942 Tax Assessor

\* P7. Owner and Address:  
MADRIGAL, SALVADOR  
1817 E VICTORIA AVE  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/10/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1831 East Victoria Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1831 East Victoria Avenue City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 028120113

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
1831 East Victoria Avenue contains a one-story, single-family, Spanish Colonial Revival influenced dwelling that most likely was originally much more vernacular in style. A flat roof with a non-original clay tile shed roof parapet caps the house. Rough textured stucco finishes exterior surfaces. Fenestration consists of tripartite wood frame windows and a fixed pane wood framed window on the primary north elevation, and aluminum slider windows on secondary elevations. Supported by wood posts with brackets, a flat roof porch shelters a centered primary entrance on the north façade. A detached, front gabled two car garage finished in rough textured stucco is located just south of the main dwelling. Landscaping on the property includes a grass lawn, mature trees and shrubs, which are enclosed by a chain link fence. The parcel is located in an area of single-family dwellings. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1932 Tax Assessor

\* P7. Owner and Address:  
FARMER TRUST 12-31-02  
314 S BUENA VISTA  
REDLANDS CA 92373

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1843 East Victoria Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1843 East Victoria Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 028121101

**P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
1843 East Victoria Avenue contains a one-story, single-family, Ranch style dwelling that is rectangular in plan. A side gabled roof with moderately overhanging eaves tops the residence. Wood shiplap siding clads exterior surfaces. Fenestration consists of double hung wood frame windows on multiple elevations. Supported by wood posts, an extended portion of the main roof shelters the primary entrance on the north façade. A front gabled, detached garage is located at the south end of the property, but is not viewable from the street. Landscaping on the property includes a grass lawn, mature trees and shrubs, which are enclosed by a chain link fence. The property is located in an area of single-family dwellings and exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1939 Tax Assessor

\* P7. Owner and Address:  
JENNINGS, DAVID S  
1843 E VICTORIA AVE  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/18/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1843 East Victoria Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1939 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this dwelling, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Victoria Farms tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1939.

The residence is a typical example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as carved bargeboards, board and batten siding, and diamond pane windows. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf

San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1857 East Victoria Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1857 East Victoria Avenue City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as app  
Assessor Parcel Number: 028121102

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
1857 East Victoria Avenue contains a property with two dwellings and a detached garage. The main residence is a one-story, single-family, Craftsman style house that is irregular in plan. Capping the house is a front gabled roof with a smaller projecting front gabled portion on the east end of the primary (north) elevation. Typical Craftsman style roof elements include bargeboards, exposed rafter tails, and triangular knee braces. Decorative lattice work is located in the gable peaks. Narrow clapboard siding sheathes exterior surfaces. Fenestration consists of what appear to be replacement metal or vinyl sash windows on multiple elevations. Three concrete steps lead to the primary entrance on the west end of the façade. A front gabled garage with attached carport is located just south of the main house. There appears to be a secondary dwelling at the south end of the parcel, but it is not visible from the road. Landscaping on the property includes a grass lawn, mature trees and shrubs, which are enclosed by a chain link fence. The property is located in a neighborhood of single-family dwellings and exhibits a moderate to high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking southwest

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1928 Tax Assessor

\* P7. Owner and Address:  
SPARKS, JAMES M  
1857 VICTORIA AVE  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/12/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1857 East Victoria Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1928 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this dwelling, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Victoria Farms tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1928.

Architecturally, the main residence is a modest example of a Craftsman influenced house, which is common among residences constructed during the years 1905 to 1930 in California and San Bernardino County. It lacks key elements of more elaborate examples of the Craftsman style including exposed rafter tails, porch columns, tripartite windows, and multiple roof planes. The vernacular rear dwelling has undergone alterations including a conversion from its original use as a garage and a non-original vertical board siding. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:

Alfred A. Knopf.

San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1869 East Victoria Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1869 East Victoria Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028121103

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

What was most likely once a Craftsman style residence has been completely altered. Capped by a cross-gabled roof, its exterior surfaces are finished with non-original stucco. The majority of windows have been replaced with metal sliders. A two car garage has been attached to the east elevation. The projecting front entry porch is characterized by non-original support posts and rock veneer. Landscaping consists of a grass lawn, shrubs, and mature trees. A chain link fence surrounds the property. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)

Looking southwest



\* P6. Date Constructed/Age and Sources:

Prehistoric  Historic  Both

1920 Tax Assessor

\* P7. Owner and Address:

ZEPEDA, JOSUE  
1869 E VICTORIA  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)

Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/10/2012

\* P10. Survey Type: (Describe)

Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record

Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1883 East Victoria Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1883 East Victoria Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 028121133

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

1883 East Victoria Avenue contains a one-story, single-family, Minimal Traditional style dwelling that is rectangular in plan. A moderately pitched hipped roof tops the residence. Stucco finishes exterior surfaces. Fenestration consists of double hung wood frame windows on multiple elevations and includes diamond pane windows on the primary north elevation. Supported by a wrought iron post, the main roof shelters a recessed entry porch on the west end of the north façade. An interior brick chimney is located just north of the roof peak. A hipped roof detached garage appears to be located just south of the main dwelling. Landscaping on the property includes a grass lawn, mature trees and shrubs, which are enclosed by a wood fence. The property is located in a neighborhood of single-family dwellings. It exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1956 Tax Assessor

\* P7. Owner and Address:  
BIANCHI, LORETTA FRANCES  
12517 OAK CT  
YUCAIPA CA 92399

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/20/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1883 East Victoria Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Minimal Traditional

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1956 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this dwelling, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Victoria Farms tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1956.

The residence is a typical example of a Minimal Traditional style dwelling, which is common among residences in California and San Bernardino County. It is undifferentiated in its design in comparison with similar properties, has a boxy layout that is commonplace, and its window treatment is unexceptional. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register Criteria 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 1895 East Victoria Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1895 East Victoria Avenue City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 028121132

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
1895 East Victoria Avenue contains a one-story, single-family, Ranch style house that is L-shaped in plan. A low pitched side gabled roof with a projecting front gable tops the residence. An interior brick chimney is located on the west end of the house. Stucco finishes exterior surfaces. Fenestration consists of what appear to be aluminum slider windows, but views of the windows are largely obscured by vegetation and a fence. The main roof shelters the primary entrance on the west end of the north façade. Landscaping on the property includes a grass lawn, mature trees and shrubs, which are enclosed by an iron and masonry fence. The parcel is located in a neighborhood of single-family dwellings. The property exhibits a high level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking south

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1960 Tax Assessor

\* P7. Owner and Address:  
GALVE, JOCELYN  
1895 E VICTORIA AVE  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/5/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")  
Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 6Y

\* Resource Name or #: 1895 East Victoria Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Ranch

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential Area San Bernardino

Period of Significance 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this dwelling, which was part of unincorporated San Bernardino County when the dwelling was constructed. As such, it is beyond the boundaries of available Sanborn maps and not included in city directories. Although the property is part of the Victoria Farms tract according to an Assessor Map, original tract maps were unavailable. Tax Assessor records indicate a construction date of 1960.

The residence is a typical example of the Ranch style, which is common among residences constructed during the years 1935 to 1975 in California and San Bernardino County. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks key features found in more outstanding examples of the Ranch style such as carved bargeboards, board and batten siding, and diamond pane windows. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register 1 or 2.

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/14/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1005 South Washington Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 1005 South Washington Avenue City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013645221

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
1005 South Washington Avenue contains a one-story, single-family, vernacular dwelling that is rectangular in plan and topped by low pitched, front gabled roof. Replacement vertical wood board siding sheathes exterior surfaces; fenestration consists of non-original aluminum slider windows within altered window openings on multiple elevations. A full width non-original awning supported by metal posts shelters a recessed entrance on the primary west elevation. Bound by a chain link fence, the parcel includes a small lawn with mature trees and is set in a neighborhood of single family residences. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking east

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1942 Tax Assessor

\* P7. Owner and Address:  
BRADLEY, LATOSCIA L L  
1005 WASHINGTON ST  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/14/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 1027 South Washington Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 1027 South Washington Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013645220

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This one story Minimal Traditional style dwelling is capped by a moderately pitched hipped roof with projecting hipped roof portion along its primary (west) elevation. Not original to the building are its rough textured stucco finish, vinyl windows, and concrete brick veneer. Landscaping consists of a front lawn with shrubs. A metal security fence encloses the property. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a low level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking east

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1965 Tax Assessor

\* P7. Owner and Address:  
BROCE FAMILY TRUST 4-25-2005  
18456 CHICKORY DR  
RIVERSIDE CA 92504

\* P8. Recorded by: (Name, affiliation, address)  
Peter Moruzzi  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 7/9/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 879 South Washington Avenue

P1. Other Identifier: \_\_\_\_\_

\* P2. Location:  Not for Publication  Unrestricted a. County San Bernardino  
b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
c. Address 879 South Washington Avenue City San Bernardino Zip 92408  
d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app  
Assessor Parcel Number: 013646207

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
879 South Washington Avenue contains a one-story, single-family, formerly Craftsman style residence that is rectangular in plan. A moderately pitched, hipped roof with overhanging eaves tops the house. Non-original textured stucco finishes exterior surfaces. Fenestration consists of replacement aluminum slider windows on the primary west elevation with a number of windows obscured by security bars. Two columns atop stout piers support a projecting partial width front gabled porch roof, which shelters the primary entrance door on the west elevation. Landscaping on the property includes a grass lawn, mature trees, and mature shrubs which are enclosed by a chain link fence. The parcel is located in an area of single-family dwellings, and exhibits a low level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking northeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1920 Tax Assessor

\* P7. Owner and Address:  
ROBERTSON, HOMER R  
1926 NIGHTINGALE AVE  
STOCKTON CA 95205

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/14/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5S3

\* Resource Name or #: 879 South Washington Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1920 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this property, although an alteration permit was located. The property was part of unincorporated San Bernardino County when the dwelling was constructed and is beyond the boundaries of available Sanborn maps and city directories.

The primary dwelling represents an undistinguished example of Craftsman style architecture as applied to single-family residences from the first quarter of the twentieth century. It is not an exceptional example of the style, nor is it the work of a master architect. It lacks integrity of design, workmanship and materials due to non-original textured stucco and window replacement. Building permit #B0002713 from the City of San Bernardino on 12/04/2000 confirms that the house experienced fire damage and repairs included the replacement of 9 windows and a completely new stucco finish. Therefore, the property does not appear eligible for listing in the NRHP or California Register under Criterion C or 3, respectively. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or under Criteria 1 or 2 under the California Register.

Despite the subject property's lack of integrity, it is considered a historical resource pursuant to CEQA guidelines section 15064.5(a) because it is included in the tabular listing of the City's surveyed historic resources found in the "Historic Resources Reconnaissance Survey San Bernardino, California" dated April 30, 1991 prepared by Milford Wayne Donaldson A.I.A., Inc. (a 5S3 CHRC status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:  
McAlester, Virginia & Lee. A Field Guide to American Houses. New York:  
Alfred A. Knopf  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5S3

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* Resource Name or #: 905 South Washington Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 905 South Washington Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013646209

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

905 Washington contains a one story single family vernacular bungalow with Craftsman influences. It is rectangular in plan and capped by a low-pitched front gabled roof. The primary façade is symmetrically balanced. The centered entrance is sheltered beneath a shallow projecting front gabled roof supported by non-original metal posts. The entry is flanked by one-over-one wood double hung sash windows. A vent composed of narrow vertical boards is situated in the gable peak. A second building on the lot appears to be a dilapidated residence. It is front-gabled with a single offset window on the primary elevation. Siding appears to be composed of horizontal wood boards. Landscaping consists of several mature trees in front of the residence. The property is bounded by a chain link fence. Used vehicles and containers are stored on the lot behind the residence. The property exhibits a moderate level of integrity.

\* P3b. Resource Attributes: (List attributes and codes) HP02 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: (View, date, etc.)  
Looking east



\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1928 Tax Assessor

\* P7. Owner and Address:  
VASQUEZ, VIDAL  
905 WASHINGTON AVE  
SAN BERNARDINO CA 92408

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/12/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* NRHP Status Code 5S3

\* Resource Name or #: 905 South Washington Avenue

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: SF Residential B4. Present Use: SF Residential

\* B5. Architectural Style: Craftsman

\* B6. Construction History: (Construction date, alterations, and date of alterations.) \_\_\_\_\_

\* B7. Moved?  No  Yes  Unknown Date \_\_\_\_\_ Original Location: \_\_\_\_\_

\* B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown b. Builder: Unknown

\* B10. Significance: Theme Residential development Area San Bernardino

Period of Significance 1928 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The original building permit was not available for this dwelling. The property was part of unincorporated San Bernardino County when the dwelling was constructed and is beyond the boundaries of available Sanborn maps and city directories. The property has a circa date of 1928.

The residence is a common example of a vernacular bungalow with Craftsman influence as compared to other Craftsman style dwellings in San Bernardino County from the first half of the twentieth century. It lacks key elements of more elaborate examples of the Craftsman style including projecting beam ends, exposed rafter tails, porch columns, and tripartite windows. It also lacks integrity of design, workmanship and materials due to non-original metal porch posts. The property, therefore, does not appear eligible for listing in the NRHP under Criterion C or the California Register under Criterion 3. Current research did not uncover any evidence to suggest that this building was associated with any events or personages important to the history of the city, state, or nation under National Register Criteria A or B, or California Register Criteria 1 or 2.

Despite the subject property's lack of integrity, it is considered a historical resource pursuant to CEQA guidelines section 15064.5(a) because it is included in the tabular listing of the City's surveyed historic resources found in the "Historic Resources Reconnaissance Survey San Bernardino, California" dated April 30, 1991 prepared by Milford Wayne Donaldson A.I.A., Inc. (a 5S3 CHRC status code).

B11. Additional Resource Attributes: (List attributes and codes): \_\_\_\_\_

\* B12. References:

The Access Newspaper and California Digital Newspaper Collection,  
Win2Data  
San Bernardino County Assessor

B13. Remarks: \_\_\_\_\_

\* B14. Evaluator: Andrew Bursan

Date of Evaluation: 8/6/2012

(This space reserved for official comments.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1

\* Resource Name or #: 977 South Washington Avenue

P1. Other Identifier: \_\_\_\_\_

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

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 977 South Washington Avenue City San Bernardino Zip 92408

d. UTM: (Give more than one for large and/or linear feature) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app  
Assessor Parcel Number: 013645223

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

977 South Washington Avenue contains a residential property with two dwellings and a detached garage. The main one-story, single-family, Minimal Traditional style main residence is L-shaped in plan. A hipped roof with shallow eaves caps the house and non-original textured stucco finishes exterior surfaces. Fenestration consists of a number of non-original sash vinyl windows within altered window openings on multiple elevations. A metal awning shelters the centered main entrance doorway on the primary west elevation. The secondary dwelling and the detached garage are not clearly visible from the street. Landscaping includes mature trees surrounding buildings on the parcel, which is located in a neighborhood of single-family houses. Due to the loss of integrity of design, workmanship, materials, and feeling the property exhibits a moderate level of integrity.

This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).

\* P3b. Resource Attributes: (List attributes and codes) HP06 1-3 story commercial building

\* 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: (View, date, etc.)  
Looking southeast

\* P6. Date Constructed/Age and Sources:  
 Prehistoric  Historic  Both  
1948 Tax Assessor

\* P7. Owner and Address:  
RICO, PEDRO  
7608 N JUNIPER AVE  
FONTANA CA 92336

\* P8. Recorded by: (Name, affiliation, address)  
Andrew Bursan  
ICF International  
811 West 7th Street, Suite 800  
Los Angeles, CA 90017

\* P9. Date Recorded: 6/20/2012

\* P10. Survey Type: (Describe)  
Intensive level survey

\* P11. Report Citation: (Cite survey report/other sources or "none")

Historic Resources Technical Report, Redlands Passenger Rail Project, SANBAG/FTA, 2012

\* Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photograph Record  Other: (List) \_\_\_\_\_

**PRIMARY RECORD**

Primary # 36-017301

HRI # \_\_\_\_\_

Trinomial CA-SBR-8092H

NRHP Status Code 6Z

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 13

\*Resource Name or # (Assigned by recorder) Mill Creek Zanja

P1. Other Identifier: The Sankey

\*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 Redlands Date 1967 (PR 1988)

T 1S; R 3W; \_\_\_ ¼ of Sec Unsectioned [San Bernardino]; S.B. B.M.

c. Address \_\_\_\_\_ City \_\_\_\_\_

Zip \_\_\_\_\_

d.UTM: (give more than one for large and/or linear resources) The Zanja is located within UTM NAD 83, Zone11. The following of coordinates refer to the portion of the Zanja within the APE of the project that has occasioned this recordation: 483747mE/ 3768602mN (west end); 484050mE/ 3768676mN (center point of the retaining wall west of I-10 and south of railroad bridge near I-10); 484280mE/ 3768763mN (East End)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Mill Creek Zanja is an early-nineteenth-century irrigation ditch that originally conducted water from Mill Creek Canyon west, through present-day Redlands, and southwest from there to the original site of the Asistencia (or Estancia) de Mission San Gabriel, located on Barton Road. Situated west of the southern University of Redlands campus, the portion of the Zanja within the Project APE extends from just west of Division Street to the southwest, and terminates west of the concrete channel at 9<sup>th</sup> Street. This portion of the Zanja is bordered on each side by vacant lots, clusters of residences, and the paved parking lots of several commercial and industrial buildings (see page 5 Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) HP20. Canal/aqueduct

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Photograph 1, Zanja west of Division Street and east of I-10, view to southwest

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1819 (1976 NRHP Nomination Form)

\*P7. Owner and Address:

Multiple (see continuation sheet)

\*P8. Recorded by: (Name, affiliation, address)

Karen Crawford and Karolina Chmiel,  
ICF International  
9775 Businesspark Avenue, Suite 200  
San Diego, CA 92131

\*P9. Date Recorded: October 4, 2012

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Redlands Passenger Rail Project, Cultural Resources Technical Memorandum, , Cities of San Bernardino, Loma Linda, and Redlands, San Bernardino County, California. (ICF 00162.10) ICF International, 2012.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (list) \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 13

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) Mill Creek Zanja

B1. Historic Name: Mill Creek Zanja (or "Sankey")

B2. Common Name: Zanja

B3. Original Use: Irrigation B4. Present Use: Water conveyance

\*B5. Architectural Style: N/A

\*B6. Construction History: (Construction date, alteration, and date of alterations)

1819, alterations numerous and precise dates unknown

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9. Architect: N/A b. Builder: Pedro Alvarez and Guachama Indian workers

\*B10. Significance: Theme: Settlement; irrigation development Area: San Bernardino County

Period of Significance: 1819-1920 Property Type: Irrigation/water conveyance ditch Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

**Historic Background**

Zanja is Spanish for "ditch." Known locally as "the Zanja" or "the Sankey," the Mill Creek Zanja was created as part of the development of the Mission San Gabriel Asistencia (or Estancia) in present day San Bernardino County. Mission leaders sent Pedro Alvarez to establish the asistencia and he began construction of a chapel and the Zanja in 1819. The Zanja's purpose was to conduct water from Mill Creek to the mission asistencia site. Native Guachama peoples performed the labor of digging the ditch and building a diversion dam under Alvarez's supervision. Legend has it that the Guachama workers used cattle shoulder blades as digging tools. Dams were constructed at storm wash crossings and the earthen ditch followed the contours of existing drainages wherever possible. The Zanja began providing water for the mission facilities and for irrigation in 1820 (Scott 1976: 94; Zanja NRHP Nomination Form 1976: 8-2).

After the secularization of the mission system in the 1830s, members of the Lugo family settled at the asistencia site under the direction of José del Carmen Lugo, who received the grant for the San Bernardino Rancho in 1842. Lugo raised cattle and used Zanja water to irrigate small portions of his lands. In the 1850s, after California became part of the United States, Mormon newcomers settled on portions of the rancho and used the Zanja to irrigate crops (see page 5 Continuation Sheet).

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References: See page 13 Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Timothy Yates, Ph.D.

\*Date of Evaluation: July 29, 2013

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

**See Location Map**



**L1. Historic and/or Common Name:** Mill Creek Zanja

**L2a. Portion Described:**  Entire Resource  Segment  Point Observation **Designation:**

**b. Location of point or segment:** (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map) 483747mE/ 3768602mN (west end); 484050mE/ 3768676mN (center point of the retaining wall west of I-10 and south of railroad bridge near I-10); 484280mE/ 3768763mN (East End). T 1S; R 3W; Unsectioned [San Bernardino].

**L3. Description:** (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

West of Division Street and east of the concrete channel at 9th Street, the Zanja predominantly consists of an earthen ditch strewn with stones and boulders. Underneath and immediately west of I-10, portions of the inclines are also reinforced with riprap. A railroad bridge crosses the Zanja southwest of I-10. South of the bridge, the Zanja narrows and features a fieldstone retaining wall on its southeast side. West of the retaining wall, the Zanja widens, except at Church Street, where a culvert and associated wing walls allow Zanja water to pass underneath the street. At several locations concrete or steel pipes or outfalls drain into the Zanja between Division and 9<sup>th</sup> Streets.

**L4. Dimensions:** (In feet for historic features and meters for prehistoric features)

- a. Top Width: 25-50 feet
- b. Bottom Width: 6-12 feet
- c. Height or Depth: 4-10 feet
- d. Length of Segment: Approximately 1,920 feet

**L4e. Sketch of Cross-Section** (include scale):

See page 8 Continuation Sheet

**L5. Associated Resources:**

**L6. Setting:** (Describe natural features, landscape characteristics, slope, etc., as appropriate.)

In contrast to the Zanja east of Division Street, which is heavily lined with tree growth, the segment between Division Street and 9<sup>th</sup> Street has few trees or other greenery. It is surrounded mainly by dirt lots and roads, paved parking lots, or private homes. The setting is urban and it lacks the pastoral qualities observable along the Zanja east of Division Street. Underneath I-10, the Zanja features a brief concentration of greenery not present within in or immediately adjacent to the remainder of the ditch between Division and 9<sup>th</sup> Streets.

**L7. Integrity Considerations:**



**L8b. Description of Photo, Map, or Drawing** (View, scale, etc.)

Photograph 2: Zanja immediately west of Division Street, view to southeast

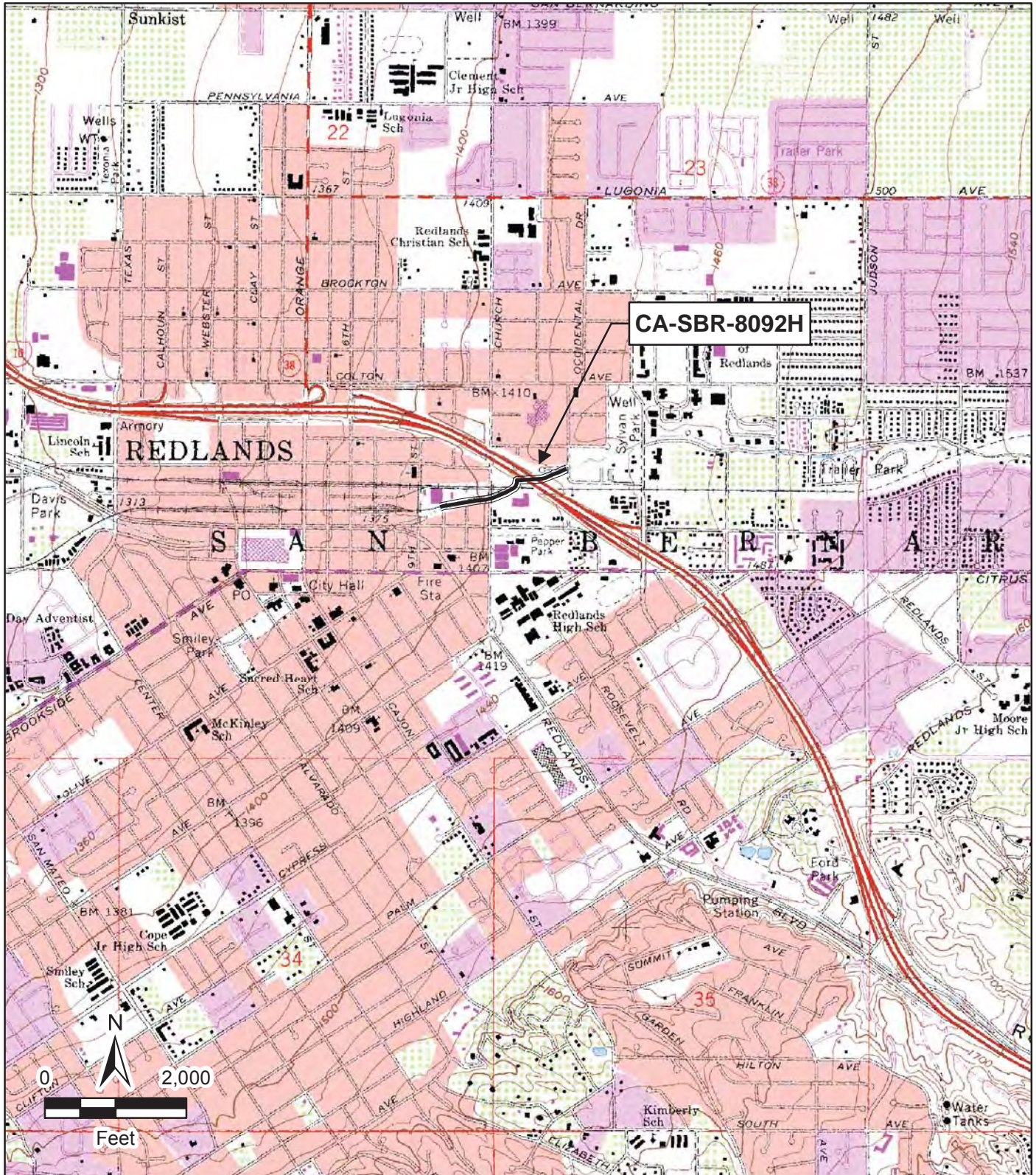
**L9. Remarks:**

**L10. Form Prepared by:** (Name, affiliation, and address)

Timothy Yates, Ph.D., ICF International  
9775 Businesspark Avenue, Suite 200  
San Diego, CA 92131

**L11. Date:** November 1, 2012







**P3a. Description (cont'd):**

Additional photographs of the Zanja segment within the Project APE can be referenced below beginning on continuation sheet 9.

The portion of the Zanja within the APE consists mainly of an earthen ditch strewn with stones and clusters of weed growth. It measures between approximately 6-12 feet in width at the bottom. Its predominantly inclined sides rise between approximately 4 and 10 feet in height from the bottom. The ditch measures approximately 25 to 50 feet in width at the tops of the inclines. From just west of Division Street approximately 400 feet west to I-10, the Zanja consists of an earthen ditch with inclined sides. Most of the bottom is covered in rock and weeds (Photographs 1 and 2). To the west, the Zanja continues underneath the elevated I-10 freeway and curves to the south for a short distance at the southwest side of the freeway (Photograph 4). During the survey there was evidence of a homeless encampment in the Zanja underneath I-10. Other refuse and debris are spread throughout the portion of the Zanja in the Project APE. Also of note under the I-10 are clusters of trees and shrubs at the Zanja's bed and inclines. Immediately west of I-10 a wood and steel railroad bridge crosses the Zanja. On the north side of the bridge, the ditch has a notably dense concentration of riprap at the inclines (Photograph 5).

South of the railroad bridge, the inclines are earthen without major riprap concentrations, and the ditch widens somewhat for a distance of approximately 70 feet. At the south end of this widened area is a concrete drainage outfall consisting of a vertical rectangular slab and a round drain at the southeast incline. At this drain the Zanja veers to the southwest and narrows. This narrow segment extends approximately 150 feet and steepens on the northwest side. The southeast side features a deteriorating mortared stone retaining wall measuring approximately 80 feet in length and 6 feet in height (Photograph 6).

To the southwest, the Zanja again widens and resembles the segment east of I-10 in terms of dimension and surface material for a distance of approximately 170 feet, where a concrete culvert provides for passage underneath Church Street (Photograph 7). East of the culvert a metal pipe projects outward from near the top of the south incline. Mortared stone wing walls extend from both the east and west culvert openings on both sides of the Zanja. The south culvert wing wall at the west opening is much longer than the others, stretching nearly 30 feet.

West of Church Street, the ditch again resembles the segment in the APE east of I-10, though the top of the ditch is wider and the inclines do not rise as high in some places. Prominent because of the lack of trees lining the Zanja throughout most of the Project APE, a single pepper tree rises from atop the south incline approximately 200 feet east of 9th Street (Photograph 8). The west end of the APE portion of the Zanja is located immediately east of a concrete channel with partially inclined and partially vertical sides. This channel extends approximately 60 feet east of 9th Street (Photograph 9).

**P7. Owner and Address (cont'd):**

Parcels incorporating portions of the Zanja within the Project APE are owned by the following:

City of Redlands Redevelopment Agency  
35 Cajon Street  
Redlands, CA 92373

San Bernardino Associated Governments  
1170 W. 3rd Street, 2nd Floor  
San Bernardino, CA 92410

San Bernardino County Flood Control District  
825 East 3rd Street  
San Bernardino, CA 92415



Southern Pacific Railroad Company (Union Pacific Railroad Company)  
19100 Slover Avenue  
Bloomington, CA 92316

### **B10. Significance (cont'd):**

Over the decades, as more and more Americans settled in the region, disputes over rights to Zanja water generated an unprecedented number of lawsuits for an irrigation system. In 1878 the California Supreme Court ruled that the Zanja was not a natural channel and thereby rejected claims to riparian rights. During the late nineteenth century, the Crafton Water Company undertook improvements that included construction of a reservoir, and A. A. Osburn installed a water wheel to generate electricity from Zanja flows. Into the twentieth century the Zanja was subject to new water rights purchases and draws, continued hydroelectric development, and nearby well drilling. By the 1960s, Zanja water was controlled mainly by the City of Redlands, which took shape around a major portion of the ditch, and the Crafton Water Company (Scott 1976: 95-102).

The Mill Creek Zanja is California Historical Landmark No. 43. The location of the California Historical Landmark portion of the Mill Creek Zanja is listed as "Sylvan Park, University St., Redlands" (Office of Historic Preservation 2013) In 1977 a 5.5 mile segment of the Zanja extending from Division Street in Redlands east through Sylvan Park into Mentone was listed on the National Register of Historic Places (NRHP) under Criterion A, for its significance in the development of San Bernardino County, and under Criterion C, for its engineering significance (NRHP Database 2012). The portion of the Zanja listed on the NRHP is automatically considered eligible for the California Register of Historic Resources (CRHR). Today the portion of the Zanja within the Project APE functions as a flood control channel.

### **Evaluation**

The segment of the Zanja west of Sylvan Park, from the west side of Division Street west to 9th Street (the portion within the Project APE that has occasioned this evaluation) does not appear to be eligible for listing in the NRHP due to severely diminished historic integrity. The 1976 NRHP Nomination Form for the portion of the Zanja east of the APE does not clearly list this historical resource's character defining features. However, the form does speak to physical qualities surviving from the 1819-1920 period of significance that continued in the 1970s to convey the significance of the listed portion of the Zanja and to reflect its importance to the local community.

The significance statement in the 1976 Nomination Form for the NRHP-listed Zanja segment states that after the Spanish and Mexican periods—the periods of the Zanja's development and early use—land around the ditch understandably attracted American newcomers looking for settlement sites. Although the Zanja continued to conduct water in the 1970s, by then local development needs had reshaped the functions of different segments. Mill Creek water continued to flow west through the easterly two-mile Mentone segment, but almost of all of this water was diverted to Crafton Reservoir. Zanja water flow further west consisted mainly of storm drainage and irrigation runoff from nearby citrus farms. Unfortunately, the 1976 Nomination Form did not provide an explicit assessment of the nominated Zanja segment's integrity of design, materials, workmanship, or association. Instead it focused almost entirely on issues related to integrity of feeling and setting. According to the Nomination Form, during and after the period of significance the Zanja "had all the charm and appeal of a beautiful stream, for it was bordered by trees and wild grape vine, and the trees gave a welcome shade in a dry land. The picturesque charm of the Zanja's flowing water has been a unique asset to the beauty and distinctive atmosphere of Redlands, Crafton and Mentone." (Zanja NRHP Nomination Form 1976: 8-1.) In addition to arguing that the NRHP-listed portion of the Zanja had "high potential for recreational and educational uses," the 1976 Nomination Form also emphasized that Mentone residents along the Zanja took "pride in keeping it beautiful," that the Zanja was "well cared for through Sylvan Park by the Redlands park department," and that it was "kept clear of litter through the University of Redlands campus." (Photograph 10) (Zanja NRHP Nomination Form 1976: 7-1.)

The Zanja segment in the Project APE from Division Street west to 9<sup>th</sup> Street does not resemble the Zanja to the east as described in the 1976 Nomination Form. Indeed, the segment between Division Street and 9<sup>th</sup> Street appears to have been excluded from the 1976 nomination because of this lack of resemblance. Historic aerial photographs indicate that the Zanja

between Division Street and 9<sup>th</sup> Street continues to follow the same course that it did as far back as 1938. However, the same aeriels show that over the course of the twentieth century, the segment has lost the dense concentrations of trees that formerly stood on both sides of it, dramatically altering the immediate setting and feeling over time (Historicaerials.com 1938, 1959, 1968, 1980, 2005). The introduction of numerous modern features since 1920—including the elevated I-10 freeway, drainage pipes at the inclines, urban street crossings, riprap deposits, retaining walls and culvert wing walls that do not appear to date to before 1920, and the concretized channel at the west end of the APE segment at 9th Street—also diminish the overall integrity of setting and feeling. This portion of the Zanja also appears to have been widened to create a fairly uniform flood-control channel. Additionally, the Zanja west of Division Street has not received the kind of landscape-sensitive maintenance and community care that has aesthetically benefited segments east of Division Street. Instead, the portion of the Zanja within the APE between Division Street and 9<sup>th</sup> Street suffers from the kind of litter and dumping typical of drainage ditches in urbanized areas across southern California.

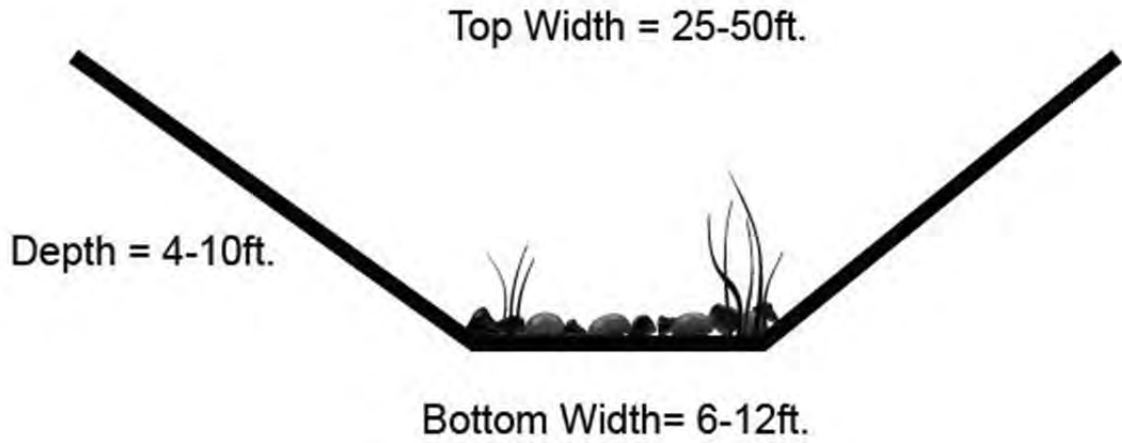
The portion of the Zanja within the APE between Division Street and 9<sup>th</sup> Street does not perform the same function that it originally performed. Again, it appears to have undergone physical alterations associated with its conversion from an irrigation ditch into a flood control channel. Although the portion of the Zanja between Division Street and 9<sup>th</sup> Street continues to convey water, its primary function has been altered, and water does not flow through it with consistency. These changes have diminished its integrity of association. The widening of the channel, along with the introduction of concrete and riprap as well as concrete retaining walls and culvert wing walls in some places, have diminished the Zanja's integrity of design, materials, and workmanship between Division Street and 9<sup>th</sup> Street.

It should be noted that a flood control channel misidentified as the "Mission Zanja" in recent topographic maps is located within the Project APE between California Street and the Santa Ana River to the west. To the east of California Street this channel is aligned north of Citrus Avenue. To the west of California Street this channel is situated north of Redlands Boulevard. The first map to misidentify this flood control channel as the "Mission Zanja" appears to be the USGS's 7.5-minute Redlands quad map produced from 1966 aerial photographs and field checked in 1967, the year of its publication. Earlier topographic maps do not engage in such misidentification. The 15-minute Redlands quad map published in 1901 and produced from surveys conducted in 1898-99 shows clearly that, west of downtown Redlands, the Zanja was aligned well south of today's Redland's Boulevard and Citrus Avenue. Indeed, the essential function of the Zanja was to deliver water to the Mission Assistencia located to the south, on today's Barton Road just east of Nevada Street. As Lerch and Weil explained in 1985, from Texas Street to the west the original Zanja alignment "continued southwestward and then westward, roughly paralleling Brookside Avenue, Barton Road, and Mission Road to its terminus near Mountain View Avenue." By 1985, the original Zanja west of Texas Street had "been abandoned for many years" and was "not generally visible in the field except in a few locations" (Lerch and Weil 1985:33; USGS 1901, 1954, 1962).

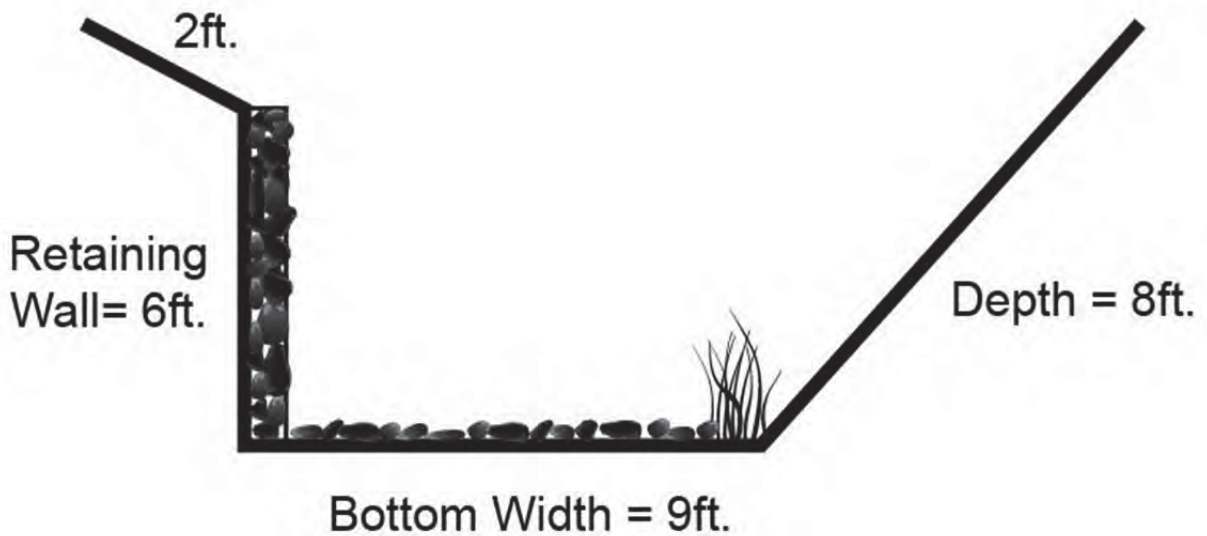
The Zanja from Sylvan Park to the east is historically important as an early California engineering feature and an aesthetically appealing water conveyance feature that influenced settlement patterns and played a noteworthy role in the development of Redlands and Mentone. However, the portion of the Zanja between Division Street and 9<sup>th</sup> Street does not appear to retain integrity sufficient to convey its historical significance. The portion of the Zanja between Division Street and 9<sup>th</sup> Street does not, therefore, appear to be eligible for listing on the NRHP or the CRHR.

The Zanja segment between Division Street and 9<sup>th</sup> Street was evaluated in accordance with Section 15064.5(a) (2)-(3) of the CEQA Guidelines, using the criteria outlined in Section 5024.1 of the California Public Resources Code, and does not appear to be a historical resource for the purposes of CEQA.

**L4e. Sketch of Cross-Section (cont'd):**



Typical Zanja cross-section



Zanja cross-section at retaining wall south of railroad bridge, view to southwest



Page 9 of 13

\*Recorded by K. Crawford and K. Chmiel

\*Resource Name or # (Assigned by recorder) Mill Creek Zanja

\*Date October 4, 2012

Continuation  Update

**Photographs (cont'd):**



Photograph 3: Drainage pipe at north Zanja incline east of 1-10, view to north



Photograph 4: Zanja underneath 1-10, view to west



Photograph 5: Railroad bridge and riprap west of I-10, view to east



Photograph 6: Concrete drainage feature and fieldstone and mortar wall south of railroad bridge, view to southwest





Photograph 7: Culvert at Church Street, note pipe at left, view to southwest



Photograph 8: Western portion of Zanja east of 9th Street, view to east-northeast





Photograph 9: Concrete channel portion of Zanja at 9th Street, view to northwest



Photograph 10: NRHP-listed portion of Zanja through Sylvan Park east of the Project APE, view to southeast

**B12. References (cont'd):**

Historicaerials.com

1938 Aerial Photographs of Redlands. Available: <<http://www.historicaerials.com/>>. Accessed October 2012.

1959 Aerial Photographs of Redlands. Available: <<http://www.historicaerials.com/>>. Accessed October 2012.

1968 Aerial Photographs of Redlands. Available: <<http://www.historicaerials.com/>>. Accessed October 2012

1980 Aerial Photographs of Redlands. Available: <<http://www.historicaerials.com/>>. Accessed October 2012.

2005 Aerial Photographs of Redlands. Available: <<http://www.historicaerials.com/>>. Accessed October 2012.

Lerch, Michael K., and Edward B. Weil

1985 Cultural Resource Survey: Mission Creek Flood Control Project, Redlands, California. Submitted by Applied Conservation Technology, Inc. to the Army Corps of Engineers, Los Angeles District. Los Angeles, California.

National Register of Historic Places

2012 NRHP Database entry for Mill Creek Zanja. Available <<http://nrhp.focus.nps.gov/natregsearchresult.do?fullresult=true&recordid=0>>, accessed October 2012.

N/A [No Author Listed]

1976 Mill Creek Zanja National Register Nomination Form. On file at the San Bernardino Archaeological Information Center, San Bernardino County Museum, Redlands, California.

Office of Historic Preservation

2013 California Historical Landmarks Webpage—San Bernardino. Office of Historic Preservation, California State Parks. Sacramento, California. Available: <[http://ohp.parks.ca.gov/?page\\_id=21476](http://ohp.parks.ca.gov/?page_id=21476)>. Accessed July, 2013.

Scott, M. B.

1976 "Mill Creek Zanja," in Water Facilities, Santa Ana River Basin, California, 1810-1968. U. S. Geological Survey. Report on file at the San Bernardino Archaeological Information Center, San Bernardino County Museum, Redlands, California.

United States Geological Survey (USGS)

1901 Redlands 15-Minute Quad Map. Surveyed 1898-99. Available at the USGS Historical Topographic Map Collection Website: <<http://nationalmap.gov/historical/>>. Accessed July, 2013.

1954 Redlands 15-Minute Quad Map. Surveyed 1953-54. Available at the USGS Historical Topographic Map Collection Website: <<http://nationalmap.gov/historical/>>. Accessed July, 2013.

1967 Redlands 7.5-Minute Quad Map. Revised from 1966 Aerial Photographs, and Field Checked 1953-54. Available at the USGS Historical Topographic Map Collection Website: <<http://nationalmap.gov/historical/>>. Accessed July, 2013.





**Appendix B**  
**National Register Ineligible Properties**

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**National Register Ineligible Properties (6Y, 7N or 7R CHRC Status Codes)**

APN	CITY	STREET	TYPE	NUMBER	OTHER NAME
028111126	Loma Linda	Tippecanoe	Avenue	9941	
028111125	Loma Linda	Tippecanoe	Avenue	9949	
013632133	Redlands				Twin Creek Bridge Crossing
016924412	Redlands				Corrugated Metal Building
016931316	Redlands	Seventh	Street	304	
016936211	Redlands	Alabama	Street	855	
017020132	Redlands	Central	Avenue	1111	
029206331	Redlands	Industrial	Road	1785	
029203203	Redlands	Lugonia	Avenue	2411	
029203202	Redlands	Lugonia	Avenue	2415	
029203201	Redlands	Lugonia	Avenue	2419	
016932102	Redlands	Ninth	Street	304	
016927138	Redlands	Oriental	Avenue	420	
016925210	Redlands	Redlands	Boulevard	1075	
016925218	Redlands	Redlands	Boulevard	1105	
029214803	Redlands	Redlands	Boulevard	1371	
029218401	Redlands	Redlands	Boulevard	1391	
029218220	Redlands	Redlands	Boulevard	1401	
029218201	Redlands	Redlands	Boulevard	1409	
029218208	Redlands	Redlands	Boulevard	1417	
029218227	Redlands	Redlands	Boulevard	1511	
029218215	Redlands	Redlands	Boulevard	1549	
016928119	Redlands	Stuart	Avenue	31	
016924204	Redlands	Stuart	Avenue	410	
016924205	Redlands	Stuart	Avenue	412	
016924206	Redlands	Stuart	Avenue	414	
016924401	Redlands	Stuart	Avenue	504	
016924402	Redlands	Stuart	Avenue	508	
016924406	Redlands	Stuart	Avenue	520	
016927152	Redlands	Stuart	Avenue	525	
016927121	Redlands	Stuart	Avenue	533	
016927120	Redlands	Stuart	Avenue	535	
016927113	Redlands	Stuart	Avenue	607	
016927111	Redlands	Stuart	Avenue	611	
016927107	Redlands	Stuart	Avenue	701	
016927104	Redlands	Stuart	Avenue	715	
017102214	Redlands	Stuart	Avenue	817	
016941110	Redlands	Tennessee	Street	611	
016941109	Redlands	Tennessee	Street	615	
016941108	Redlands	Tennessee	Street	619	
017020113	Redlands	University	Street	202	
017020114	Redlands	University	Street	212	
017020115	Redlands	University	Street	216	
017020116	Redlands	University	Street	218	
017020117	Redlands	University	Street	332	



APN	CITY	STREET	TYPE	NUMBER	OTHER NAME
017019140	Redlands	University	Street	333	
017015128	Redlands	University	Street	400	Willichs Theatre
029206402	Redlands				California/I-10 Grove Adjacent to and south of I-10, east of California Street, north of AT & SF Kite Shaped Track alignment
000000004	San Bernardino				AT & SF Kite Shaped Track
013603220	San Bernardino				Warm Creek Bridge (Between D St & Arrowhead Ave)
028102134	San Bernardino				Santa Ana River Bridge Crossing
013612281	San Bernardino	Arrowhead	Avenue	140	
013632126	San Bernardino	Central	Avenue	120	
013623126	San Bernardino	Cluster	Street	132	
013603222	San Bernardino	D	Street	110	U-haul
013624126	San Bernardino	Dorothy	Street	225	
013624125	San Bernardino	Dorothy	Street	255	
013624123	San Bernardino	Dumas	Street	267	
013643102	San Bernardino	Dumas	Street	24060	
013643105	San Bernardino	Dumas	Street	246	
013643104	San Bernardino	Dumas	Street	254	
013603127	San Bernardino	E	Street	111	
013645203	San Bernardino	Ennis	Street	194	
013644201	San Bernardino	Ennis	Street	2019	
013645201	San Bernardino	Ennis	Street	210	
028111114	San Bernardino	Hardt	Street	1214-1222	
028111113	San Bernardino	Hardt	Street	1224	
028111111	San Bernardino	Hardt	Street	1244	
028111110	San Bernardino	Hardt	Street	1254	
028111109	San Bernardino	Hardt	Street	1264	
028111108	San Bernardino	Hardt	Street	1274	
028111107	San Bernardino	Hardt	Street	1284	
028111106	San Bernardino	Hardt	Street	1294	
028111102	San Bernardino	Hardt	Street	1342	
028112112	San Bernardino	Hardt	Street	1394	
028112111	San Bernardino	Hardt	Street	1414	
028112110	San Bernardino	Hardt	Street	1434	
028112109	San Bernardino	Hardt	Street	1444	
028112116	San Bernardino	Hardt	Street	1454	
028112106	San Bernardino	Hardt	Street	1484	
028112123	San Bernardino	Hardt	Street	1514	
028111115	San Bernardino	Hardt	Street	1526	
028112128	San Bernardino	Hardt	Street	1536	
028112127	San Bernardino	Hardt	Street	1548	
028112126	San Bernardino	Hardt	Street	1560	
028112124	San Bernardino	Hardt	Street	1572	
028112125	San Bernardino	Hardt	Street	1582	
028112122	San Bernardino	Hardt	Street	25234	
013642103	San Bernardino	Lincoln	Avenue	1018	
013642106	San Bernardino	Lincoln	Avenue	1038	
013642108	San Bernardino	Lincoln	Avenue	1068	

APN	CITY	STREET	TYPE	NUMBER	OTHER NAME
013642201	San Bernardino	Lincoln	Avenue	1117	
013641115	San Bernardino	Lincoln	Avenue	854	
013641109	San Bernardino	Lincoln	Avenue	862	
013641104	San Bernardino	Lincoln	Avenue	920	
013641101	San Bernardino	Lincoln	Avenue	964	
013642101	San Bernardino	Lincoln	Avenue	976	
013632113	San Bernardino	Lugo	Avenue	715	
013632112	San Bernardino	Lugo	Avenue	725	
013632111	San Bernardino	Lugo	Avenue	731	
013632134	San Bernardino	Lugo	Avenue	755	
013632106	San Bernardino	Lugo	Avenue	777	
013632105	San Bernardino	Lugo	Avenue	785	
013632104	San Bernardino	Lugo	Avenue	795	
013632140	San Bernardino	Mill	Avenue	165	
028121141	San Bernardino	Mountain View	Avenue	1548	
028121118	San Bernardino	Mountain View	Avenue	1564	
028121119	San Bernardino	Mountain View	Avenue	1578	
013604111	San Bernardino	Mountain View	Avenue	234	San Bernardino Corporate Yard
028112129	San Bernardino	Richardson	Street	1504	
013606117	San Bernardino	Sierra	Way	169	
013606116	San Bernardino	Sierra	Way	177	
013622146	San Bernardino	Sierra	Way	255	
013622109	San Bernardino	Sierra	Way	411	
013622108	San Bernardino	Sierra	Way	423	
013622106	San Bernardino	Sierra	Way	447	
013622105	San Bernardino	Sierra	Way	455	
013603114	San Bernardino	Stoddard	Street	116	
013624121	San Bernardino	Valley	Street	134	
013624120	San Bernardino	Valley	Street	142	
013625148	San Bernardino	Valley	Street	149	
028120102	San Bernardino	Victoria	Avenue	1623	
028120116	San Bernardino	Victoria	Avenue	1641	
028120117	San Bernardino	Victoria	Avenue	1659	
028120119	San Bernardino	Victoria	Avenue	1677	
028120124	San Bernardino	Victoria	Avenue	1695	
028120121	San Bernardino	Victoria	Avenue	1705	
028120122	San Bernardino	Victoria	Avenue	1705	
028120123	San Bernardino	Victoria	Avenue	1741	
028120125	San Bernardino	Victoria	Avenue	1759	
028120126	San Bernardino	Victoria	Avenue	1777	
028120110	San Bernardino	Victoria	Avenue	1795	
028120111	San Bernardino	Victoria	Avenue	1807	
028120112	San Bernardino	Victoria	Avenue	1817	
028120113	San Bernardino	Victoria	Avenue	1831	
028121101	San Bernardino	Victoria	Avenue	1843	
028121102	San Bernardino	Victoria	Avenue	1857	
028121103	San Bernardino	Victoria	Avenue	1869	
028121133	San Bernardino	Victoria	Avenue	1883	
028121132	San Bernardino	Victoria	Avenue	1895	
013645221	San Bernardino	Washington	Avenue	1005	

APN	CITY	STREET	TYPE	NUMBER	OTHER NAME
013645220	San Bernardino	Washington	Avenue	1027	
013645223	San Bernardino	Washington	Avenue	977	



**Appendix C**  
**Consultation with Interested Parties**

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4/4/2012

**[EXAMPLE LETTER SENT TO HISTORICAL ORGANIZATIONS]**

**Re: Historic and Cultural Resources Documentation for Redlands Passenger Rail Project in San Bernardino County**

To Whom It May Concern:

On behalf of the San Bernardino Associated Government (SANBAG) and HDR Engineering, ICF International, an environmental consulting firm, is conducting the cultural resources studies for the Redlands Passenger Rail Project. SANBAG is proposing to develop a Metrolink passenger rail service between a proposed San Bernardino Transit Center and the University of Redlands, approximately nine (9) miles. This initial passenger rail service would have five stations generally located at Rialto and E Street (San Bernardino Transit Center), Tippecanoe Avenue, New York Street, Downtown Redlands, and the University of Redlands. The Redlands Passenger Rail Project would include right-of-way acquisition and improvements to accommodate Metrolink service. The proposed route would follow the former Santa Fe Railway Redlands Subdivision right-of-way, which is currently out of service for freight or passenger rail service.

ICF's studies include cultural resource investigation and consultations with interested parties. SANBAG would like to receive input from interested parties regarding any potentially historic resources within the project area. The attached map depicts the proposed route and associated project area. Please inform us if you know of any resources of historical significance that we should take into account for the purposes of this project. This letter will be followed with a telephone call to discuss any issue and/or comments that you may have.

If you have any questions or comments regarding the proposed project, please feel free to contact Andrew Bursan at (213) 627-5376 or by email at [abursan@icfi.com](mailto:abursan@icfi.com). We look forward to your response.

Sincerely,

Andrew Bursan  
Architectural Historian

**Enclosure: Map of project area**







- 
- San Bernardino County Transportation Commission •San Bernardino County Transportation Authority
  - San Bernardino County Congestion Management Agency •Service Authority for Freeway Emergencies
- 

October 30, 2012

Donald Loo, Secretary  
Chinese Historical Society of Southern California  
415 Bernard St.  
Los Angeles CA 90012

**Re: Cultural Resources Documentation for Redlands Passenger Rail Project, San Bernardino County, California**

Dear Mr. Loo:

On behalf of the Federal Transit Administration (FTA) and San Bernardino Associated Governments (SANBAG) this outreach letter is being provided to the Chinese Historical Society of Southern California in compliance with Section 106 of the National Historic Preservation Act (NHPA) for the Redlands Passenger Rail Project (RPRP). With funding from FTA, SANBAG is proposing the RPRP, which would develop passenger rail service between downtown San Bernardino and the University of Redlands (see Figure 1 – Study Area). The proposed route would follow a 9-mile segment of the former Santa Fe Railway Redlands Subdivision right-of-way (ROW). This project is subject to environmental review under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).

**Project Description**

The RPRP includes reconstruction of the existing track and bridges, construction of four new station platforms, fiber optic cable installation, and channel improvements. Track improvements include the removal/replacement of existing ballast and subgrade materials, new rail and rail ties, grade crossing panels, placement of drainage structures (e.g. ditches) and retaining walls. These improvements would maintain the existing railroad grade and occur within the existing ROW.

**Known Cultural Resources**

There are five archaeological resources located within the Study Area. These include the Gage Canal (CA-SBR-7168), the Elephant Orchards Packing House site (P-36-11856H), the Redway House site (CA-SBR-5313H), the Redlands Chinatown site (CA-SBR-5314H) and the Mill Creek Zanja (CA-SBR-8092H). The Gage Canal has been previously determined not eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). The Redway House site, CA-SBR-5313H, located immediately east of Interstate 10 and south of the Zanja, has not been evaluated for eligibility to the NRHP or CRHR. CA-SBR-5314H consists of the Redlands Chinatown site and is a contributing element to the NRHP-listed Santa Fe Depot Historic District. Resource CA-SBR-8092H is the Mill Creek Zanja, a Spanish Mission-period water conveyance feature built with Native American labor. A portion of the Zanja is listed on the NRHP and CRHR.

### **Comments Requested**

SANBAG and FTA would like to receive input from you regarding information about resources within the project area. Because the project area includes the Redlands Chinatown site (CA-SBR-5314H) and the Mill Creek Zanja (CA-SBR-8092H), you have been identified as a potential interested party. Therefore, FTA invites you to share any information you may have regarding cultural resources within the project area or its vicinity, especially those associated with the Redlands Chinatown.

If you have any questions or comments regarding the proposed project, please feel free to contact me by phone at 909.884.8276 or Clint Meyer (HDR – 714-320-2300). We look forward to your response.

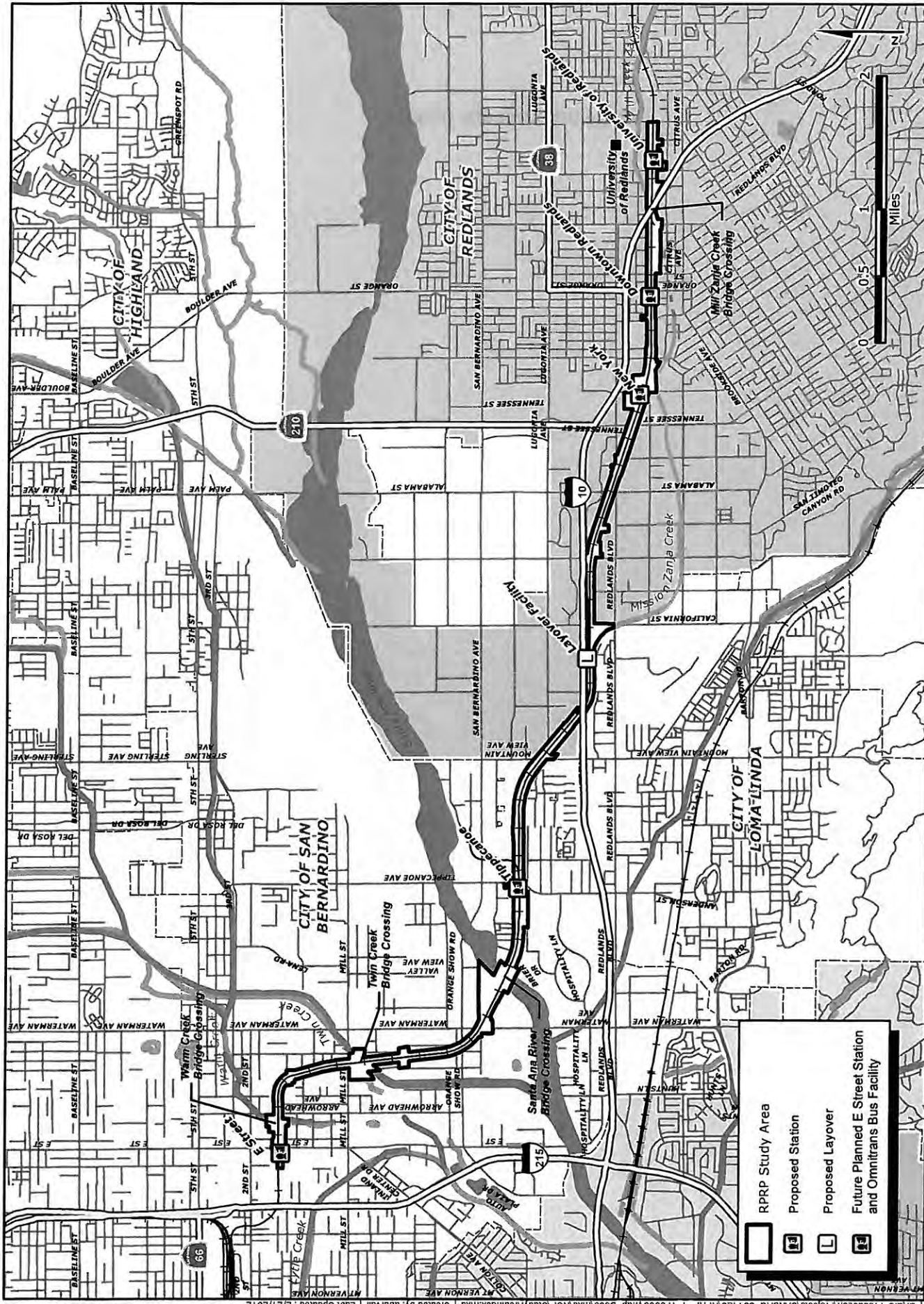
Sincerely,

A handwritten signature in black ink, appearing to read "Mitchell A. Alderman". The signature is written in a cursive style with some loops and flourishes.

Mitchell A. Alderman, P.E.  
Director of Transit and Rail Programs

Enclosure: Figure 1 –Study Area Map





RPRP Study Area  
Figure 1

G:\GIS Production\Projects\SMBAG 351426\RPRP 4 170063\Map Docs\mxd\WOP\Study\readindex.mxd | Created by: aburall | Last Updated: 2/21/2012





## San Bernardino Associated Governments

1170 W. 3rd Street, 2nd Fl, San Bernardino, CA 92410  
Phone: (909) 884-8276 Fax: (909) 885-4407  
Web: [www.sanbag.ca.gov](http://www.sanbag.ca.gov)



- 
- San Bernardino County Transportation Commission •San Bernardino County Transportation Authority
  - San Bernardino County Congestion Management Agency •Service Authority for Freeway Emergencies
- 

October 30, 2012

Eugene Moy, Vice President  
Chinese Historical Society of Southern California  
415 Bernard St.  
Los Angeles CA 90012

**Re: Cultural Resources Documentation for Redlands Passenger Rail Project, San Bernardino County, California**

Dear Mr. Moy:

On behalf of the Federal Transit Administration (FTA) and San Bernardino Associated Governments (SANBAG) this outreach letter is being provided to the Chinese Historical Society of Southern California in compliance with Section 106 of the National Historic Preservation Act (NHPA) for the Redlands Passenger Rail Project (RPRP). With funding from FTA, SANBAG is proposing the RPRP, which would develop passenger rail service between downtown San Bernardino and the University of Redlands (see Figure 1 – Study Area). The proposed route would follow a 9-mile segment of the former Santa Fe Railway Redlands Subdivision right-of-way (ROW). This project is subject to environmental review under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).

### **Project Description**

The RPRP includes reconstruction of the existing track and bridges, construction of four new station platforms, fiber optic cable installation, and channel improvements. Track improvements include the removal/replacement of existing ballast and subgrade materials, new rail and rail ties, grade crossing panels, placement of drainage structures (e.g. ditches) and retaining walls. These improvements would maintain the existing railroad grade and occur within the existing ROW.

### **Known Cultural Resources**

There are five archaeological resources located within the Study Area. These include the Gage Canal (CA-SBR-7168), the Elephant Orchards Packing House site (P-36-11856H), the Redway House site (CA-SBR-5313H), the Redlands Chinatown site (CA-SBR-5314H) and the Mill Creek Zanja (CA-SBR-8092H). The Gage Canal has been previously determined not eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). The Redway House site, CA-SBR-5313H, located immediately east of Interstate 10 and south of the Zanja, has not been evaluated for eligibility to the NRHP or CRHR. CA-SBR-5314H consists of the Redlands Chinatown site and is a contributing element to the NRHP-listed Santa Fe Depot Historic District. Resource CA-SBR-8092H is the Mill Creek Zanja, a Spanish Mission-period water conveyance feature built with Native American labor. A portion of the Zanja is listed on the NRHP and CRHR.



**Comments Requested**

SANBAG and FTA would like to receive input from you regarding information about resources within the project area. Because the project area includes the Redlands Chinatown site (CA-SBR-5314H) and the Mill Creek Zanja (CA-SBR-8092H), you have been identified as a potential interested party. Therefore, FTA invites you to share any information you may have regarding cultural resources within the project area or its vicinity, especially those associated with the Redlands Chinatown.

If you have any questions or comments regarding the proposed project, please feel free to contact me by phone at 909.884.8276 or Clint Meyer (HDR – 714-320-2300). We look forward to your response.

Sincerely,

A handwritten signature in black ink, appearing to read "Mitchell A. Alderman". The signature is written in a cursive style with some loops and flourishes.

Mitchell A. Alderman, P.E.  
Director of Transit and Rail Programs

Enclosure: Figure 1 –Study Area Map



## San Bernardino Associated Governments

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  - San Bernardino County Congestion Management Agency •Service Authority for Freeway Emergencies
- 

October 30, 2012

Bob Clark, President  
Redlands Conservancy  
PO Box 855  
Redlands, CA 92373

**Re: Cultural Resources Documentation for Redlands Passenger Rail Project, San Bernardino County, California**

Dear Mr. Clark:

On behalf of the Federal Transit Administration (FTA) and San Bernardino Associated Governments (SANBAG) this outreach letter is being provided to the Redlands Conservancy in compliance with Section 106 of the National Historic Preservation Act (NHPA) for the Redlands Passenger Rail Project (RPRP). With funding from FTA, SANBAG is proposing the RPRP, which would develop passenger rail service between downtown San Bernardino and the University of Redlands (see Figure 1 – Study Area). The proposed route would follow a 9-mile segment of the former Santa Fe Railway Redlands Subdivision right-of-way (ROW). This project is subject to environmental review under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).

**Project Description**

The RPRP includes reconstruction of the existing track and bridges, construction of four new station platforms, fiber optic cable installation, and channel improvements. Track improvements include the removal/replacement of existing ballast and subgrade materials, new rail and rail ties, grade crossing panels, placement of drainage structures (e.g. ditches) and retaining walls. These improvements would maintain the existing railroad grade and occur within the existing ROW.

**Known Cultural Resources**

There are five archaeological resources located within the Study Area. These include the Gage Canal (CA-SBR-7168), the Elephant Orchards Packing House site (P-36-11856H), the Redway House site (CA-SBR-5313H), the Redlands Chinatown site (CA-SBR-5314H) and the Mill Creek Zanja (CA-SBR-8092H). The Gage Canal has been previously determined not eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). The Redway House site, CA-SBR-5313H, located immediately east of Interstate 10 and south of the Zanja, has not been evaluated for eligibility to the NRHP or CRHR. CA-SBR-5314H consists of the Redlands Chinatown site and is a contributing element to the NRHP-listed Santa Fe Depot Historic District. Resource CA-SBR-8092H is the Mill Creek Zanja, a Spanish Mission-period water conveyance feature built with Native American labor. A portion of the Zanja is listed on the NRHP and CRHR.

### **Comments Requested**

SANBAG and FTA would like to receive input from you regarding information about resources within the project area. Because the project area includes the Redlands Chinatown site (CA-SBR-5314H) and the Mill Creek Zanja (CA-SBR-8092H), you have been identified as a potential interested party. Therefore, FTA invites you to share any information you may have regarding cultural resources within the project area or its vicinity, especially those associated with the Redlands Chinatown.

If you have any questions or comments regarding the proposed project, please feel free to contact me by phone at 909.884.8276 or Clint Meyer (HDR – 714-320-2300). We look forward to your response.

Sincerely,

A handwritten signature in black ink, appearing to read "Mitchell A. Alderman". The signature is written in a cursive style with some loops and flourishes.

Mitchell A. Alderman, P.E.  
Director of Transit and Rail Programs

Enclosure: Figure 1 –Study Area Map





## San Bernardino Associated Governments

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•San Bernardino County Transportation Commission •San Bernardino County Transportation Authority  
•San Bernardino County Congestion Management Agency •Service Authority for Freeway Emergencies

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October 30, 2012

Sherli Leonard, Executive Director  
Redlands Conservancy  
PO Box 855  
Redlands, CA 92373

**Re: Cultural Resources Documentation for Redlands Passenger Rail Project, San Bernardino County, California**

Dear Ms. Leonard:

On behalf of the Federal Transit Administration (FTA) and San Bernardino Associated Governments (SANBAG) this outreach letter is being provided to the Redlands Conservancy in compliance with Section 106 of the National Historic Preservation Act (NHPA) for the Redlands Passenger Rail Project (RPRP). With funding from FTA, SANBAG is proposing the RPRP, which would develop passenger rail service between downtown San Bernardino and the University of Redlands (see Figure 1 – Study Area). The proposed route would follow a 9-mile segment of the former Santa Fe Railway Redlands Subdivision right-of-way (ROW). This project is subject to environmental review under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).

### **Project Description**

The RPRP includes reconstruction of the existing track and bridges, construction of four new station platforms, fiber optic cable installation, and channel improvements. Track improvements include the removal/replacement of existing ballast and subgrade materials, new rail and rail ties, grade crossing panels, placement of drainage structures (e.g. ditches) and retaining walls. These improvements would maintain the existing railroad grade and occur within the existing ROW.

### **Known Cultural Resources**

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### **Comments Requested**

SANBAG and FTA would like to receive input from you regarding information about resources within the project area. Because the project area includes the Redlands Chinatown site (CA-SBR-5314H) and the Mill Creek Zanja (CA-SBR-8092H), you have been identified as a potential interested party. Therefore, FTA invites you to share any information you may have regarding cultural resources within the project area or its vicinity, especially those associated with the Redlands Chinatown.

If you have any questions or comments regarding the proposed project, please feel free to contact me by phone at 909.884.8276 or Clint Meyer (HDR – 714-320-2300). We look forward to your response.

Sincerely,

A handwritten signature in black ink, appearing to read "Mitchell A. Alderman". The signature is cursive and somewhat stylized.

Mitchell A. Alderman, P.E.  
Director of Transit and Rail Programs

Enclosure: Figure 1 –Study Area Map





## San Bernardino Associated Governments

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- 

October 30, 2012

Susan Dickson, President  
Chinese Historical Society of Southern California  
415 Bernard St.  
Los Angeles CA 90012

**Re: Cultural Resources Documentation for Redlands Passenger Rail Project, San Bernardino County, California**

Dear Ms. Dickson:

On behalf of the Federal Transit Administration (FTA) and San Bernardino Associated Governments (SANBAG) this outreach letter is being provided to the Chinese Historical Society of Southern California in compliance with Section 106 of the National Historic Preservation Act (NHPA) for the Redlands Passenger Rail Project (RPRP). With funding from FTA, SANBAG is proposing the RPRP, which would develop passenger rail service between downtown San Bernardino and the University of Redlands (see Figure 1 – Study Area). The proposed route would follow a 9-mile segment of the former Santa Fe Railway Redlands Subdivision right-of-way (ROW). This project is subject to environmental review under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).

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Sincerely,

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Mitchell A. Alderman, P.E.  
Director of Transit and Rail Programs

Enclosure: Figure 1 –Study Area Map



## San Bernardino Associated Governments

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•San Bernardino County Congestion Management Agency •Service Authority for Freeway Emergencies

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October 30, 2012

Gordon Hom, Vice President for Programs  
Chinese Historical Society of Southern California  
415 Bernard St.  
Los Angeles CA 90012

**Re: Cultural Resources Documentation for Redlands Passenger Rail Project, San Bernardino County, California**

Dear Mr. Hom:

On behalf of the Federal Transit Administration (FTA) and San Bernardino Associated Governments (SANBAG) this outreach letter is being provided to the Chinese Historical Society of Southern California in compliance with Section 106 of the National Historic Preservation Act (NHPA) for the Redlands Passenger Rail Project (RPRP). With funding from FTA, SANBAG is proposing the RPRP, which would develop passenger rail service between downtown San Bernardino and the University of Redlands (see Figure 1 – Study Area). The proposed route would follow a 9-mile segment of the former Santa Fe Railway Redlands Subdivision right-of-way (ROW). This project is subject to environmental review under the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).

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If you have any questions or comments regarding the proposed project, please feel free to contact me by phone at 909.884.8276 or Clint Meyer (HDR – 714-320-2300). We look forward to your response.

Sincerely,

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Mitchell A. Alderman, P.E.  
Director of Transit and Rail Programs

Enclosure: Figure 1 –Study Area Map



8/24/12 HL



U.S. Department  
of Transportation  
**Federal Transit  
Administration**

REGION IX  
Arizona, California,  
Hawaii, Nevada, Guam  
American Samoa,  
Northern Mariana Islands

201 Mission Street  
Suite 1650  
San Francisco, CA 94105-1839  
415-744-3133  
415-744-2726 (fax)

AUG 24 2012

Mr. Milford Wayne Donaldson  
State Historic Preservation Officer  
California Office of Historic Preservation  
1725 23rd St., Ste. 100  
Sacramento, CA 95816

Re: San Bernardino Association of Governments  
Redlands Passenger Rail Project  
Section 106 consultation and APE

Dear Mr. Donaldson:

The Federal Transit Administration (FTA) would like to initiate formal consultation with the California Office of Historic Preservation (SHPO) for the Redlands Passenger Rail Project. FTA is requesting SHPO's concurrence in the Area of Potential Effect (APE) for the Project, and delegating Section 106 coordination to the San Bernardino Association of Governments (SANBAG)

SANBAG proposes construction of the Project within the Cities of San Bernardino and Redlands, California. The Project is a rail spur extending approximately nine miles between E Street in the City of San Bernardino and the University of Redlands in the City of Redlands. (Figure 1) The Project will provide passenger service with five platforms located at E Street, Tippecanoe Avenue, New York Street, Orange Street and University Street. SANBAG will construct a single track within a right-of-way 50 feet wide with a passing siding one mile long near the corridor's midpoint.

FTA will continue to consult with SHPO regarding the assessment of adverse effects (36 CFR 800.5) and resolution of adverse effects (36 CFR 800.6). If we do not receive correspondence from your office within 30 days, we will assume that SHPO concurs in the APE definition.

If you have any questions, please call Mr. Mitch Alderman, Executive Director, SANBAG, at (909) 884-8276, or Mr. Hymie Luden, City and Regional Planner, at (415) 744-2732.

Sincerely,

Leslie T. Rogers  
Regional Administrator

cc: Mr. Mitch Alderman, SANBAG



11/29/12



**San Bernardino Associated Governments**

1170 W. 3rd Street, 2nd Fl, San Bernardino, CA 92410  
Phone: (909) 884-8276 Fax: (909) 885-4407  
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- San Bernardino County Transportation Commission •San Bernardino County Transportation Authority
  - San Bernardino County Congestion Management Agency •Service Authority for Freeway Emergencies
- 

November 29, 2012

Carol Roland-Nawi, Ph.D  
State Historic Preservation Officer  
Office of Historic Preservation  
California State Department of Parks and Recreation  
1725 23rd Street, Suite 100  
Sacramento, CA 95816

Attention: Kathleen Forest

Subject: Redlands Passenger Rail Project NHPA Section 106 Documentation

Dear Dr. Roland-Nawi:

We are writing to you regarding the proposed Redlands Passenger Rail Project (RPRP or Project) in San Bernardino County. Using federal funds administered by the Federal Transit Administration (FTA), San Bernardino Associated Governments (SANBAG) proposes the development of commuter rail service along an existing railroad corridor between the City of San Bernardino and the City of Redlands in San Bernardino County (see attached map). The RPRP would include five station stops, new track and boarding platforms, a train layover facility, track and subgrade improvements, and improvements to existing bridge structures and roadway crossings. Two of the five stations proposed would be located at E Street and Tippecanoe Avenue in the City of San Bernardino. The remaining three stations would be located within the City of Redlands at New York Street, Orange Street (Downtown Redlands), and University Street (University of Redlands). The proposed RPRP is an undertaking as defined in 36 CFR Part 800.16(y) and has the potential to cause effects on historic properties, therefore, SANBAG is consulting with you in compliance with Section 106 of the National Historic Preservation Act (16 U.S.C. 470f) and its implementing regulations (36 CFR Part 800).

FTA sent a letter to the California Office of Historic Preservation (SHPO) on September 22, 2012 requesting the delegation of Section 106 coordination to SANBAG. In that capacity, SANBAG is seeking approval from SHPO on the proposed methodology for evaluating historic properties.

SANBAG is also requesting your concurrence with our determination that the Area of Potential Effects (APE) includes: the existing railroad right-of-way; the construction footprint and temporary construction easements outside the existing railroad right-of-way; and one row of properties beyond the existing railroad right-of-way. The vertical APE is expected to be no deeper than 5 feet in the construction footprint. A map of the APE was forwarded to SHPO on November 2, 2012 and included as an attachment to this letter.

Historic Resources

There are approximately 170 properties in the APE with buildings over 45 years of age. Many of these buildings are not sensitive to a change in railroad activity because they were either used



by a railroad, served by a railroad, or because railroad materials, features, and activities have long been part of their historic setting. Therefore, SANBAG is proposing the following methodology to streamline the documentation of architectural resources within the APE:

- 1) Each property with a building over 45 years of age that retains sufficient integrity (approximately 117 properties) would be documented on a California Department of Parks and Recreation (DPR) Primary Record (DPR 523 A), a Building, Structure, and Object Record (BSO, DPR 523B), and if necessary, other DPR 523 forms.
- 2) Each property with a building over 45 years of age identified by a qualified architectural historian (36 CFR Part 61) as having lost substantial integrity of design, workmanship, materials and feeling (approximately 53 properties), would be documented only on a Primary Record that describes the property, highlights its integrity issues, and summarizes why it lacks significance would be completed.

BSO forms would not be prepared for these properties. In addition, a concluding statement summarizing this methodology would be added to the description in each Primary Record similar to the following:

“This property would not be eligible for the National Register of Historic Places under any criteria due to its substantial loss of integrity. The detailed research typically required for evaluating the property on an accompanying BSO Record (DPR 523B) is not warranted. Therefore, this property is being documented solely on a Primary Record (DPR 523A).”

#### Archaeological Resources

There are five archaeological resources located in the APE. Two sites have been previously determined not eligible for the National Register [CA-SBR-7168H (Gage Canal) and CA-SBR-11856H (Elephant Orchards Packing House site)]. Three additional resources, described below, require further documentation for the purposes of Section 106 compliance; this work will enable SANBAG's consultant to assess effects of the project on significant archaeological resources.

**The Mill Creek Zanja (CA-SBR-8092H)**, an early-nineteenth-century irrigation ditch that originally conveyed water from Mentone, through present-day Redlands, to the original site of the Asistencia de Mission San Gabriel, crosses the APE in the vicinity of I-10 freeway. A portion of the Zanja to the northeast of the APE was listed on the National Register in 1977. SANBAG's consultant proposes to record the segment of the Zanja in the APE and prepare a DPR 523 Primary Record, a Building, Structure, and Object Record, a Linear Feature Record, a Location Map, and if necessary, other DPR 523 forms. SANBAG's consultant will prepare a significance evaluation of this segment of the Zanja and make a recommendation of eligibility for listing in the National Register.

**The Redway House Site (CA-SBR-5313H)** lies partially within the APE. The resource was originally recorded in 1985 and is currently unevaluated for National Register eligibility. SANBAG's consultant proposes to conduct presence-absence testing in the portion of the site within the APE to determine if subsurface deposits exist in the APE. SANBAG's consultant will prepare a research design to guide testing efforts, conduct testing, complete appropriate DPR

523 forms, prepare a significance evaluation and make a recommendation of eligibility for listing in the National Register.

**The Redlands “Chinatown” Site (CA-SBR-5314H)** is located in downtown Redlands. The APE runs through a portion of the site. While the site boundary is extensive, only portions of the site have been previously tested and evaluated for listing on the National Register. SANBAG’s consultant proposes to conduct presence-absence testing in the portion of the site within the APE to determine if subsurface deposits exist in the APE. SANBAG’s consultant will prepare a research design to guide testing efforts, conduct testing, complete appropriate DPR 523 forms, prepare a significance evaluation and make a recommendation of eligibility for listing in the National Register.

At this time, SANBAG is requesting your concurrence with the APE, the proposed streamlined methodology for documenting architectural resources not possessing integrity, and our proposed approach to document archaeological resources. A detailed project description, our outreach effort to Indian tribes, consulting parties, parties knowledgeable of historic properties in the area, and the public will be submitted to you under separate cover.

We look forward to your comments. We encourage you to contact us with any issues needing our attention. Please contact me (909.884.8276) or Clint Meyer (HDR – 714-368-5607) with any questions.

Sincerely,



Mitchell A. Alderman, P.E.  
Director of Transit and Rail Programs

Cc: Clint Meyer, HDR  
Tony DeJulio, ICF International  
Hymie Luden, FTA, Region 9

Attachment 1 – Area of Potential Effect Map

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1/14/13

**OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896  
SACRAMENTO, CA 94296-0001  
(916) 653-6624 Fax: (916) 653-9824  
calshpo@ohp.parks.ca.gov  
www.ohp.parks.ca.gov



January 14, 2013

Reply To: FTA120830A

Mitchell A. Alderman, P.E.  
Director of Transit and Rail Programs  
San Bernardino Associated Governments  
1170 W. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
San Bernardino, CA 92410

Re: Streamlined Survey Methodology for Documenting Architectural Resources for the Redlands Passenger Rail Project, San Bernardino County, CA

Dear Mr. Alderman:

Thank you for your letter of November 29, 2012, continuing consultation on behalf of the Federal Transit Administration (FTA) for the above referenced undertaking in order to comply with Section 106 of the National Historic Preservation Act of 1966 and its implementing regulation at 36 CFR Part 800 as amended. The FTA has delegated Section 106 consultation authority to the San Bernardino Associated Governments (SANBAG). You are requesting that I concur with your determination of the Area of Potential Effect (APE) for the project and the proposed streamlined methodology for documenting architectural resources.

As I presently understand it, the undertaking consists of construction of a rail spur extending approximately nine miles between E Street in the City of San Bernardino and the University of Redlands in the City of Redlands. The undertaking will provide passenger service with new platforms located at E Street, Tippecanoe Avenue, New York Street, Orange Street, and University Street. The San Bernardino Association of Governments (SANBAG) will construct a single track within a right-of-way 50 feet wide with a passing siding one mile long near the corridor's midpoint.

The project APE includes the existing railroad right-of-way; the construction footprint and temporary construction easements outside the existing railroad right-of-way; and one row of properties beyond the existing railroad right-of-way. The vertical APE is expected to be no deeper than five feet in the construction footprint. As stated in my letter of December 21, 2012, to FTA regarding the APE; please be advised that the APE should include historic properties in their entirety, rather than only those sections within the project right-of-way.

I concur with your proposed approach for the documentation of the three additional archaeological resources in the APE, with the following comments:

- The documentation and evaluation of the Mill Creek Zanja should focus on the integrity of the resource as a whole, and whether it retains enough to convey its previously established significance.
- Regarding the subsurface testing planned for the Redway House Site, please note that this office considers testing in excess of four cubic meters as data recovery and therefore an adverse effect. If testing beyond this limit is considered, please consult with my office on a testing plan.

- The presence-absence testing planned for the Redlands “Chinatown” Site will likely exceed the four cubic meter limit noted above. Please consult with my office on the testing plan for this site.

You have also proposed an alternative documentation methodology for architectural resources, as there are approximately 170 properties within the APE that have been either used or served by a railroad, or because railroad materials, features and activities have been part of their historic setting. The proposed methodology, per your letter, is as follows:

- Each property with a building over 45 years of age that retains sufficient integrity would be documented on a California Department of Parks and Recreation (DPR) Primary Record (DPR 523A), a Building, Structure, and Object Record (BSO, DPR 523B), and, if necessary, other DPR 523 forms.
- Each property with a building over 45 years of age identified by a qualified architectural historian (36 CFR Part 61) as having lost substantial integrity of design, workmanship, materials and feeling would be documented only on a DPR 523A Primary Record that describes the property, highlights its integrity issues, and summarizes why it lacks significance would be completed. BSO forms would not be completed for these properties.

The additional language proposed in your letter for those architectural properties lacking integrity is unnecessary. I concur with this proposed documentation methodology.

I look forward to continuing consultation on this project with SANBAG and the FTA. Thank you for considering historic properties in your planning process. If you have any questions, please contact Kathleen Forrest of my staff at (916) 445-7022 or e-mail at [Kathleen.Forrest@parks.ca.gov](mailto:Kathleen.Forrest@parks.ca.gov).

Sincerely,



Carol Roland-Nawi, PhD  
State Historic Preservation Officer

4/24/13

**OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896  
SACRAMENTO, CA 94296-0001  
(916) 653-6624 Fax: (916) 653-9824  
calshpo@ohp.parks.ca.gov  
www.ohp.parks.ca.gov



April 24, 2013

Reply To: FTA120830A

Mitchell A. Alderman, P.E.  
Director of Transit and Rail Programs  
San Bernardino Associated Governments  
1170 W. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
San Bernardino, CA 92410

Re: Area of Potential Effect Revision for the Redlands Passenger Rail Project, San Bernardino County, CA

Dear Mr. Alderman:

Thank you for your letter of March 15, 2013 continuing consultation on behalf of the Federal Transit Authority (FTA) for the above referenced undertaking in order to comply with Section 106 of the National Historic Preservation Act of 1966 and its implementing regulation at 36 CFR Part 800. You are requesting that I concur with your revision to the Area of Potential Effect (APE) for the project.

As I presently understand it, the undertaking consists of construction of a rail spur extending approximately nine miles between E Street in the City of San Bernardino and the University of Redlands in the City of Redlands. The undertaking will provide passenger service with new platforms located at E Street, Tippecanoe Avenue, New York Street, Orange Street, and University Street. The San Bernardino Association of Governments (SANBAG) will construct a single track within a right-of-way 50 feet wide with a passing siding one mile long near the corridor's midpoint.

The project APE has been revised to address the comment in my letter of December 21, 2012, that the APE should include historic properties in their entirety, rather than only those sections within the project right-of-way. I agree the APE is sufficient pursuant to 36 CFR 800.4(1)(a).

I look forward to continuing consultation on this project with SANBAG. Thank you for considering historic properties in your planning process. If you have any questions, please contact Kathleen Forrest of my staff at (916) 445-7022 or e-mail at [kathleen.forrest@parks.ca.gov](mailto:kathleen.forrest@parks.ca.gov).

Sincerely,

A handwritten signature in cursive script that reads "Susan H. Stratton for".

Carol Roland-Nawi, PhD  
State Historic Preservation Officer







July 11, 2012

Mr. Dave Singleton  
Native American Heritage Commission  
915 Capitol Mall  
Room 364  
Sacramento, California 95814

Re: Cultural Resources Inventory and Evaluation for Redlands Passenger Rail Project

Dear Mr. Singleton:

This letter is a request for review of the Sacred Lands files for the area described below. Any information you can provide is appreciated. Names and addresses you provide for appropriate Native American Tribes and other knowledgeable Tribal members will be contacted.

ICF International is conducting a cultural resources inventory and evaluation for the San Bernardino Associated Governments (SANBAG) which is proposing rail improvements along the Redlands Corridor to facilitate Metrolink commuter rail service between the City of Bernardino and the University of Redlands in the City of Redlands (Figure 1). Five train stops are proposed in conjunction with the project. Two stations in the City of San Bernardino would be located at E St and Tippecanoe Ave; three stations would be located in the City of Redlands at New York St, Orange St, and University St. The project would utilize the rail right-of-way owned by SANBAG which varies from 40 to 100 feet in width. Acreage included in the project area appears on the San Bernardino South and Redlands, California 7.5 minute USGS quadrangles (scale 1:24,000).

The project area includes the San Bernardino Land Grant and unsectioned portions of Township 1 South, Range 4 West, unsectioned portions of Township 1 South, Range 3 West and the southwest portion of Section 21, Township 1 South, Range 3 West, San Bernardino Base and Meridian.

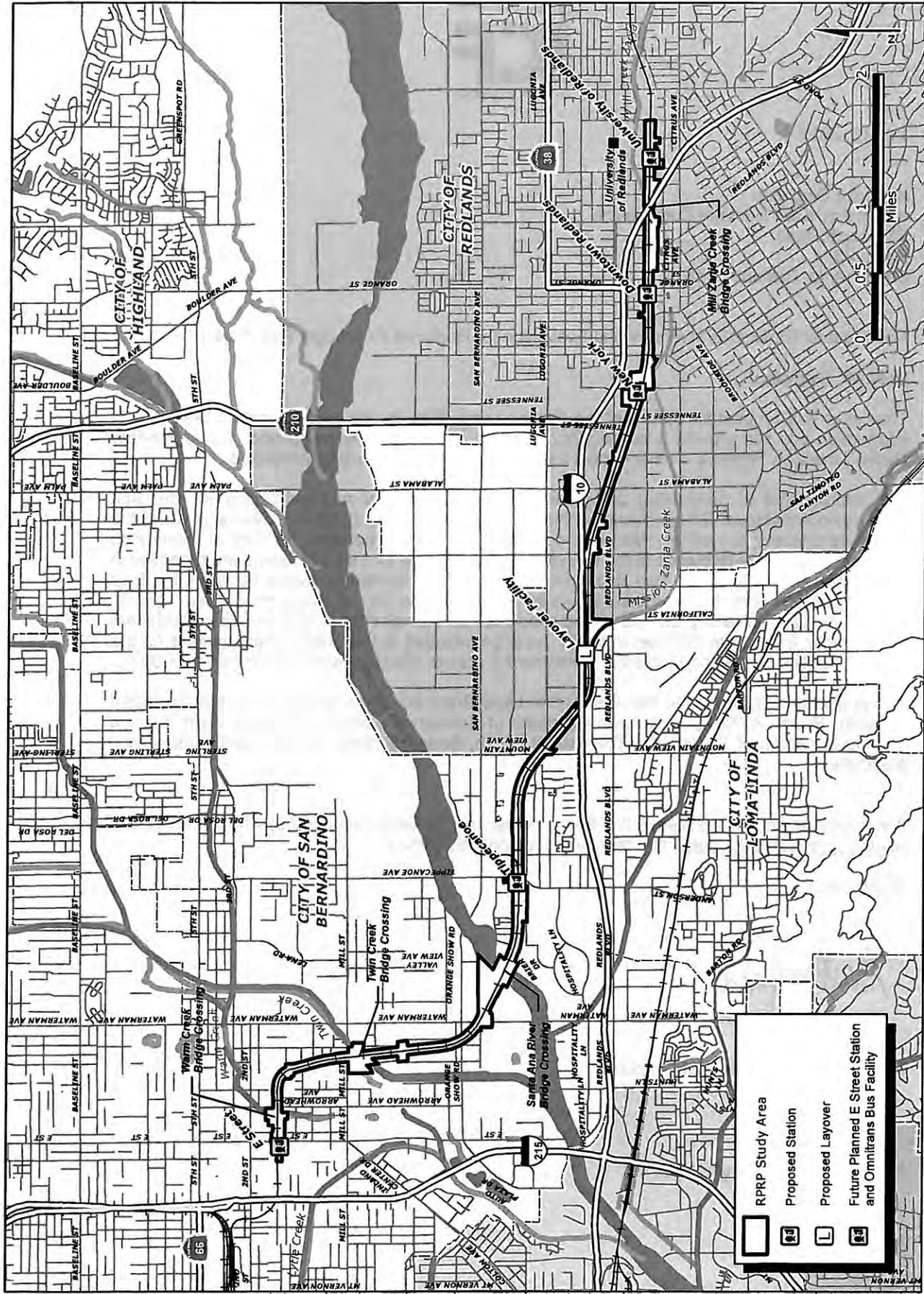
If you have any questions please feel free to contact me by telephone at (858) 444-3913 or e-mail at [karen.crawford@icfi.com](mailto:karen.crawford@icfi.com) . Our fax number is (858) 578-0573.

Thank you.

A handwritten signature in black ink, appearing to read "Karen L. Crawford". The signature is fluid and cursive, with a large initial "K" and "C".

Karen L. Crawford  
Senior Manager, Cultural Resources

Encl. Figure 1 Project Location



**RPRP Study Area**  
**FIGURE 1**

SANBAG | Redlands Passenger Rail Project | NOP



ONE COMPANY | Many Solutions™

G:\GIS Production\Projects\SANBAG\_351429\RPRP\_4\_170063\Map Docs\mxd\NOP\StudyAreaIndex.mxd | Created by abrvall | Last Updated: 2/21/2012



STATE OF CALIFORNIA

Edmund G. Brown, Jr. Governor

**NATIVE AMERICAN HERITAGE COMMISSION**

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 652-8251  
Fax (916) 657-5390  
Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
ds\_nahc@pacbell.net



July 13, 2012

Ms. Karen L. Crawford, Senior Manager – Cultural Resources

**ICF INTERNATIONAL**

9775 Businesspark Avenue, Suite 200  
San Diego, CA 92131

Sent by FAX to: 858-578-0573

No. of Pages: 5

Re: Sacred Lands File Search and Native American Contacts list for the proposed "Redlands Passenger Rail Project;" located in Redlands, San Bernardino County, California

Dear Ms. Crawford:

The Native American Heritage Commission (NAHC) conducted a Sacred Lands File searches of the 'area of potential effect,' (APE) based on the USGS coordinates provided and Native American cultural resources were not identified within one-half mile of the project area of potential effect (e.g. APE): you specified. Also, please note; the NAHC Sacred Lands Inventory is not exhaustive and does not preclude the discovery of cultural resources during any project groundbreaking activity.

California Public Resources Code §§5097.94 (a) and 5097.96 authorize the NAHC to establish a Sacred Land Inventory to record Native American sacred sites and burial sites. These records are exempt from the provisions of the California Public Records Act pursuant to California Government Code §6254 (r). The purpose of this code is to protect such sites from vandalism, theft and destruction.

In the 1985 Appellate Court decision (170 Cal App 3rd 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources, impacted by proposed projects including archaeological, places of religious significance to Native Americans and burial sites

The California Environmental Quality Act (CEQA – CA Public Resources Code §§ 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. CA Government Code §65040.12(e) defines "environmental justice" provisions and is applicable to the environmental review processes.

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Local Native Americans may have knowledge of the religious and cultural significance of the historic properties of the proposed project for the area (e.g. APE). Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). We urge consultation with those tribes and interested Native Americans on the list that the NAHC has provided in order to see if your proposed project might impact Native American cultural resources. Lead agencies should consider avoidance as defined in §15370 of the CEQA Guidelines when significant cultural resources as defined by the CEQA Guidelines §15064.5 (b)(c)(f) may be affected by a proposed project. If so, Section 15382 of the CEQA Guidelines defines a significant impact on the environment as "substantial," and Section 2183.2 which requires documentation, data recovery of cultural resources.

The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.'

Partnering with local tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C 4321-43351) and Section 106 4(f), Section 110 and (k) of the federal NHPA (16 U.S.C. 470 *et seq*), Section 4(f) of the Department of Transportation Act of 1966 (23 CFR 774); 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The NAHC remains concerned about the limitations and methods employed for NHPA Section 106 Consultation.

Also, California Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery', another important reason to have Native American Monitors on board with the project.

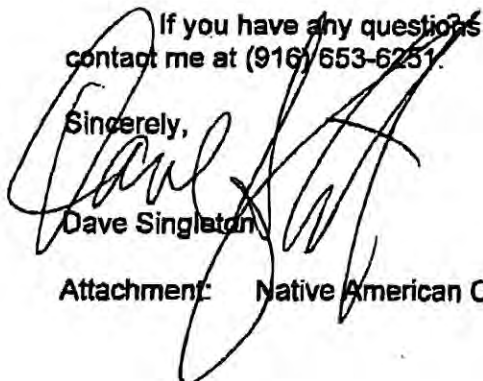
To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. An excellent way to reinforce the relationship between a project and local tribes is to employ Native American Monitors in all phases of proposed projects including the planning phases.

Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of the NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision

on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibility threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Dave Singleton', is written over the typed name and extends upwards into the text above.

Dave Singleton

Attachment: Native American Contact List



**Native American Contacts**  
**San Bernardino County**  
**July 13, 2012**

**Ramona Band of Cahuilla Mission Indians**  
**Joseph Hamilton, Chairman**  
**P.O. Box 391670 Cahuilla**  
**Anza , CA 92539**  
**admin@ramonatribe.com**  
**(951) 763-4105**  
**(951) 763-4325 Fax**

**Morongo Band of Mission Indians**  
**Michael Contreras, Cultural Heritage Prog.**  
**12700 Pumarra Road Cahuilla**  
**Banning , CA 92220 Serrano**  
**(951) 201-1866 - cell**  
**mcontreras@morongo-nsn.**  
**gov**  
**(951) 922-0105 Fax**

**San Manuel Band of Mission Indians**  
**Carla Rodriguez, Chairwoman**  
**26569 Community Center Drive Serrano**  
**Highland , CA 92346**  
**(909) 864-8933**  
**(909) 864-3724 - FAX**  
**(909) 864-3370 Fax**

**San Manuel Band of Mission Indians**  
**Ann Brierty, Policy/Cultural Resources Departmen**  
**26569 Community Center. Drive Serrano**  
**Highland , CA 92346**  
**(909) 864-8933, Ext 3250**  
**abrierty@sanmanuel-nsn.**  
**gov**  
**(909) 862-5152 Fax**

**Gabrieleno/Tongva San Gabriel Band of Mission**  
**Anthony Morales, Chairperson**  
**PO Box 693 Gabrielino Tongva**  
**San Gabriel , CA 91778**  
**GTtribalcouncil@aol.com**  
**(626) 286-1632**  
**(626) 286-1758 - Home**  
**(626) 286-1262 -FAX**

**Serrano Nation of Indians**  
**Goldie Walker**  
**P.O. Box 343 Serrano**  
**Patton , CA 92369**

**Gabrielino Tongva Nation**  
**Sam Dunlap, Chairperson**  
**P.O. Box 86908 Gabrielino Tongva**  
**Los Angeles , CA 90086**  
**samdunlap@earthlink.net**  
  
**(909) 262-9351 - cell**

**Ernest H. Siva**  
**Morongo Band of Mission Indians Tribal Elder**  
**9570 Mias Canyon Road Serrano**  
**Banning , CA 92220 Cahuilla**  
**siva@dishmall.net**  
**(951) 849-4676**

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed Redlands Passenger Rail Project; located in the City of Redlands; San Bernardino County, California for which a Sacred Lands File search and Native American Contacts list were requested.

**Native American Contacts**  
**San Bernardino County**  
**July 13, 2012**

**SOBOBA BAND OF LUISENO INDIANS**  
Joseph Ontiveros, Cultural Resource Department  
P.O. BOX 487 Luiseno  
San Jacinto , CA 92581  
jontiveros@soboba-nsn.gov  
(951) 663-5279  
(951) 654-5544, ext 4137

**This list is current only as of the date of this document.**

**Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.**

**This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed Redlands Passenger Rail Project; located in the City of Redlands; San Bernardino County, California for which a Sacred Lands File search and Native American Contacts list were requested.**







U.S. Department  
of Transportation  
**Federal Transit  
Administration**

REGION IX  
Arizona, California,  
Hawaii, Nevada, Guam  
American Samoa,  
Northern Mariana Islands

201 Mission Street  
Suite 1650  
San Francisco, CA 94105-1839  
415-744-3133  
415-744-2726 (fax)

Mr. James Ramos  
Chairperson  
San Manuel Band of Mission Indians  
26569 Community Center Drive  
Highland, CA 92346

**FEB 14 2013**

Re: San Bernardino Association of Governments  
Redlands Passenger Rail Project  
San Bernardino County, CA

Dear Mr. Ramos:

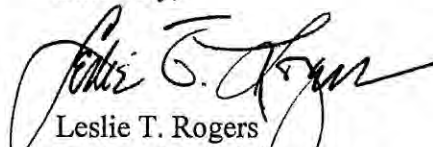
The San Bernardino Association of Governments, in cooperation with the Federal Transit Administration (FTA), proposes to construct the Redlands Passenger Rail Project (Project) between the City of San Bernardino and the University of Redlands (See Study Area Map, enclosed). Because we may provide funding for the Project, FTA is the Federal agency responsible for conducting government-to-government consultation with Federally-recognized tribes under the Executive Order 13084, the National Historic Preservation Act, Council on Environmental Quality Implementing Regulations of the National Environmental Policy Act, and other Federal laws and treaties.

FTA will soon be preparing an Environmental Impact Statement for this project. We are inviting you to participate in consultation to help us identify places that may have traditional religious and cultural importance to your tribal organization. Please note that we are requesting information only on such places that you believe may be impacted by the Project so that we may try to avoid impacts.

The Project would be in a nine-mile segment of the former Santa Fe Railway Redlands Subdivision right of way. Primary features are four new stations, fiber optic cable installation, replacement of existing ballast and subgrade materials, rail and ties, grade crossing panels, drainage structures, and retaining walls. There are five archaeological resources within the Study Area: Gage Canal (CA-SBR-7168), Elephant Orchards Packing House (P-36-11856H), Redway House (CA-SBR-5313H), Redlands Chinatown (CA-SBR-5314H) and Mill Creek Zanja (CA-SBR-8092H).

If you have questions or comments related to the Project, please contact Mr. Hymie Luden, City and Regional Planner, at (415) 744-2732 or by e-mail at [hymie.luden@dot.gov](mailto:hymie.luden@dot.gov). We would be pleased to discuss with you project details as well as any confidential concerns you may identify.

Sincerely,



Leslie T. Rogers  
Regional Administrator

Enclosure



U.S. Department  
of Transportation  
**Federal Transit  
Administration**

REGION IX  
Arizona, California,  
Hawaii, Nevada, Guam  
American Samoa,  
Northern Mariana Islands

201 Mission Street  
Suite 1650  
San Francisco, CA 94105-1839  
415-744-3133  
415-744-2726 (fax)

Mr. Dave Singleton  
Native American Heritage Commission  
915 Capital Mall, Room 364  
Sacramento, CA 95814

FEB 14 2013

Re: San Bernardino Association of Governments  
Redlands Passenger Rail Project  
San Bernardino County, CA

Dear Mr. Singleton:

The San Bernardino Association of Governments, in cooperation with the Federal Transit Administration (FTA), proposes to construct the Redlands Passenger Rail Project (Project) between the City of San Bernardino and the University of Redlands (See Study Area Map, enclosed). Because we may provide funding for the Project, FTA is the Federal agency responsible for conducting government-to-government consultation with Federally-recognized tribes under the Executive Order 13084, the National Historic Preservation Act, Council on Environmental Quality Implementing Regulations of the National Environmental Policy Act, and other Federal laws and treaties.

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Sincerely,

  
Leslie T. Rogers  
Regional Administrator

Enclosure



U.S. Department  
of Transportation  
**Federal Transit  
Administration**

REGION IX  
Arizona, California,  
Hawaii, Nevada, Guam  
American Samoa,  
Northern Mariana Islands

201 Mission Street  
Suite 1650  
San Francisco, CA 94105-1839  
415-744-3133  
415-744-2726 (fax)

Mr. Joseph Hamilton  
Chairman  
Ramona Band of Cahuilla Mission Indians  
PO Box 391670  
Anza, CA 92539

**FEB 14 2013**

Re: San Bernardino Association of Governments  
Redlands Passenger Rail Project  
San Bernardino County, CA

Dear Mr. Hamilton:

The San Bernardino Association of Governments, in cooperation with the Federal Transit Administration (FTA), proposes to construct the Redlands Passenger Rail Project (Project) between the City of San Bernardino and the University of Redlands (See Study Area Map, enclosed). Because we may provide funding for the Project, FTA is the Federal agency responsible for conducting government-to-government consultation with Federally-recognized tribes under the Executive Order 13084, the National Historic Preservation Act, Council on Environmental Quality Implementing Regulations of the National Environmental Policy Act, and other Federal laws and treaties.

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Sincerely,

Leslie T. Rogers  
Regional Administrator

Enclosure





U.S. Department  
of Transportation  
**Federal Transit  
Administration**

REGION IX  
Arizona, California,  
Hawaii, Nevada, Guam  
American Samoa,  
Northern Mariana Islands

201 Mission Street  
Suite 1850  
San Francisco, CA 94105-1839  
415-744-3133  
415-744-2726 (fax)

Ms. Carla Rodriguez  
Chairwoman  
San Manuel Band of Mission Indians  
26569 Community Center Drive  
Highland, CA 92346

**FEB 14 2013**

Re: San Bernardino Association of Governments  
Redlands Passenger Rail Project  
San Bernardino County, CA

Dear Ms. Rodriguez:

The San Bernardino Association of Governments, in cooperation with the Federal Transit Administration (FTA), proposes to construct the Redlands Passenger Rail Project (Project) between the City of San Bernardino and the University of Redlands (See Study Area Map, enclosed). Because we may provide funding for the Project, FTA is the Federal agency responsible for conducting government-to-government consultation with Federally-recognized tribes under the Executive Order 13084, the National Historic Preservation Act, Council on Environmental Quality Implementing Regulations of the National Environmental Policy Act, and other Federal laws and treaties.

FTA will soon be preparing an Environmental Impact Statement for this project. We are inviting you to participate in consultation to help us identify places that may have traditional religious and cultural importance to your tribal organization. Please note that we are requesting information only on such places that you believe may be impacted by the Project so that we may try to avoid impacts.

The Project would be in a nine-mile segment of the former Santa Fe Railway Redlands Subdivision right of way. Primary features are four new stations, fiber optic cable installation, replacement of existing ballast and subgrade materials, rail and ties, grade crossing panels, drainage structures, and retaining walls. There are five archaeological resources within the Study Area: Gage Canal (CA-SBR-7168), Elephant Orchards Packing House (P-36-11856H), Redway House (CA-SBR-5313H), Redlands Chinatown (CA-SBR-5314H) and Mill Creek Zanja (CA-SBR-8092H).

If you have questions or comments related to the Project, please contact Mr. Hymie Luden, City and Regional Planner, at (415) 744-2732 or by e-mail at [hymie.luden@dot.gov](mailto:hymie.luden@dot.gov). We would be pleased to discuss with you project details as well as any confidential concerns you may identify.

Sincerely,

Leslie T. Rogers  
Regional Administrator

Enclosure



U.S. Department  
of Transportation  
**Federal Transit  
Administration**

REGION IX  
Arizona, California,  
Hawaii, Nevada, Guam  
American Samoa,  
Northern Mariana Islands

201 Mission Street  
Suite 1650  
San Francisco, CA 94105-1839  
415-744-3133  
415-744-2726 (fax)

Mr. Anthony Morales  
Chairperson  
Gabrielino/Tongva San Gabriel Band of Mission Indians  
PO Box 693  
San Gabriel, CA 91778

FEB 14 2013

Re: San Bernardino Association of Governments  
Redlands Passenger Rail Project  
San Bernardino County, CA

Dear Mr. Morales:

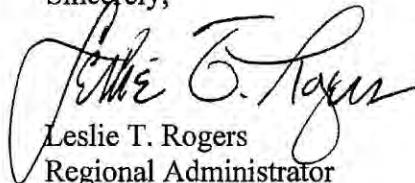
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Sincerely,



Leslie T. Rogers  
Regional Administrator

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U.S. Department  
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**Federal Transit  
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Northern Mariana Islands

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Suite 1650  
San Francisco, CA 94105-1839  
415-744-3133  
415-744-2726 (fax)

Mr. Sam Dunlap  
Chairperson  
Gabrielino/Tongva Nation  
PO Box 86908  
Los Angeles, CA 90086

FEB 14 2013

Re: San Bernardino Association of Governments  
Redlands Passenger Rail Project  
San Bernardino County, CA

Dear Mr. Dunlap:

The San Bernardino Association of Governments, in cooperation with the Federal Transit Administration (FTA), proposes to construct the Redlands Passenger Rail Project (Project) between the City of San Bernardino and the University of Redlands (See Study Area Map, enclosed). Because we may provide funding for the Project, FTA is the Federal agency responsible for conducting government-to-government consultation with Federally-recognized tribes under the Executive Order 13084, the National Historic Preservation Act, Council on Environmental Quality Implementing Regulations of the National Environmental Policy Act, and other Federal laws and treaties.

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Sincerely,

Leslie T. Rogers  
Regional Administrator

Enclosure





U.S. Department  
of Transportation  
**Federal Transit  
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Hawaii, Nevada, Guam  
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201 Mission Street  
Suite 1650  
San Francisco, CA 94105-1839  
415-744-3133  
415-744-2726 (fax)

Mr. Michael Contreras  
Cultural Heritage Program  
Morongo Band of Mission Indians  
12700 Pumarra Road  
Banning, CA 92220

**FEB 14 2013**

Re: San Bernardino Association of Governments  
Redlands Passenger Rail Project  
San Bernardino County, CA

Dear Mr. Contreras:

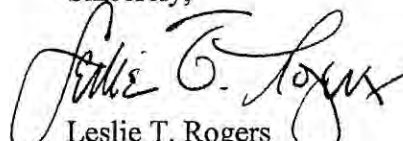
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Sincerely,

  
Leslie T. Rogers  
Regional Administrator

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201 Mission Street  
Suite 1650  
San Francisco, CA 94105-1839  
415-744-3133  
415-744-2726 (fax)

Ms. Ann Brierty  
Policy/Cultural Resources Dept.  
San Manuel Band of Mission Indians  
26569 Community Center Drive  
Highland, CA 92346

FEB 14 2013

Re: San Bernardino Association of Governments  
Redlands Passenger Rail Project  
San Bernardino County, CA

Dear Ms. Brierty:

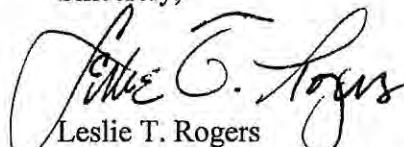
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Sincerely,

  
Leslie T. Rogers  
Regional Administrator

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201 Mission Street  
Suite 1650  
San Francisco, CA 94105-1839  
415-744-3133  
415-744-2726 (fax)

Ms. Goldie Walker  
Serrano Nation of Indians  
PO Box 343  
Patton, CA 92369

**FEB 14 2013**

Re: San Bernardino Association of Governments  
Redlands Passenger Rail Project  
San Bernardino County, CA

Dear Ms. Walker:

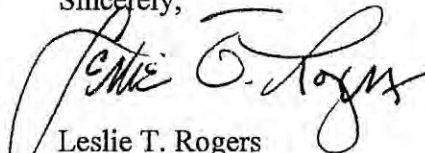
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Sincerely,



Leslie T. Rogers  
Regional Administrator

Enclosure





U.S. Department  
of Transportation  
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201 Mission Street  
Suite 1650  
San Francisco, CA 94105-1839  
415-744-3133  
415-744-2726 (fax)

Mr. Ernest H. Siva  
Tribal Elder  
Morongo Band of Mission Indians  
9570 Mias Canyon Road  
Banning, CA 92220

**FEB 14 2013**

Re: San Bernardino Association of Governments  
Redlands Passenger Rail Project  
San Bernardino County, CA

Dear Mr. Siva:

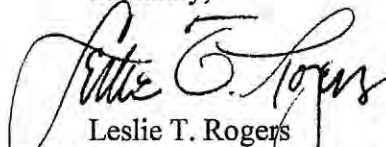
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Sincerely,



Leslie T. Rogers  
Regional Administrator

Enclosure



U.S. Department  
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**Federal Transit  
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Hawaii, Nevada, Guam  
American Samoa,  
Northern Mariana Islands

201 Mission Street  
Suite 1650  
San Francisco, CA 94105-1839  
415-744-3133  
415-744-2726 (fax)

Mr. Joseph Ontiveros  
Cultural Resources Department  
Soboba Band of Mission Indians  
PO Box 487  
San Jacinto, CA 92581

FEB 14 2013

Re: San Bernardino Association of Governments  
Redlands Passenger Rail Project  
San Bernardino County, CA

Dear Mr. Ontiveros:

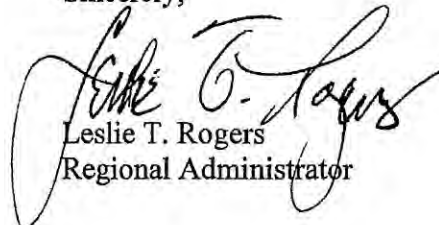
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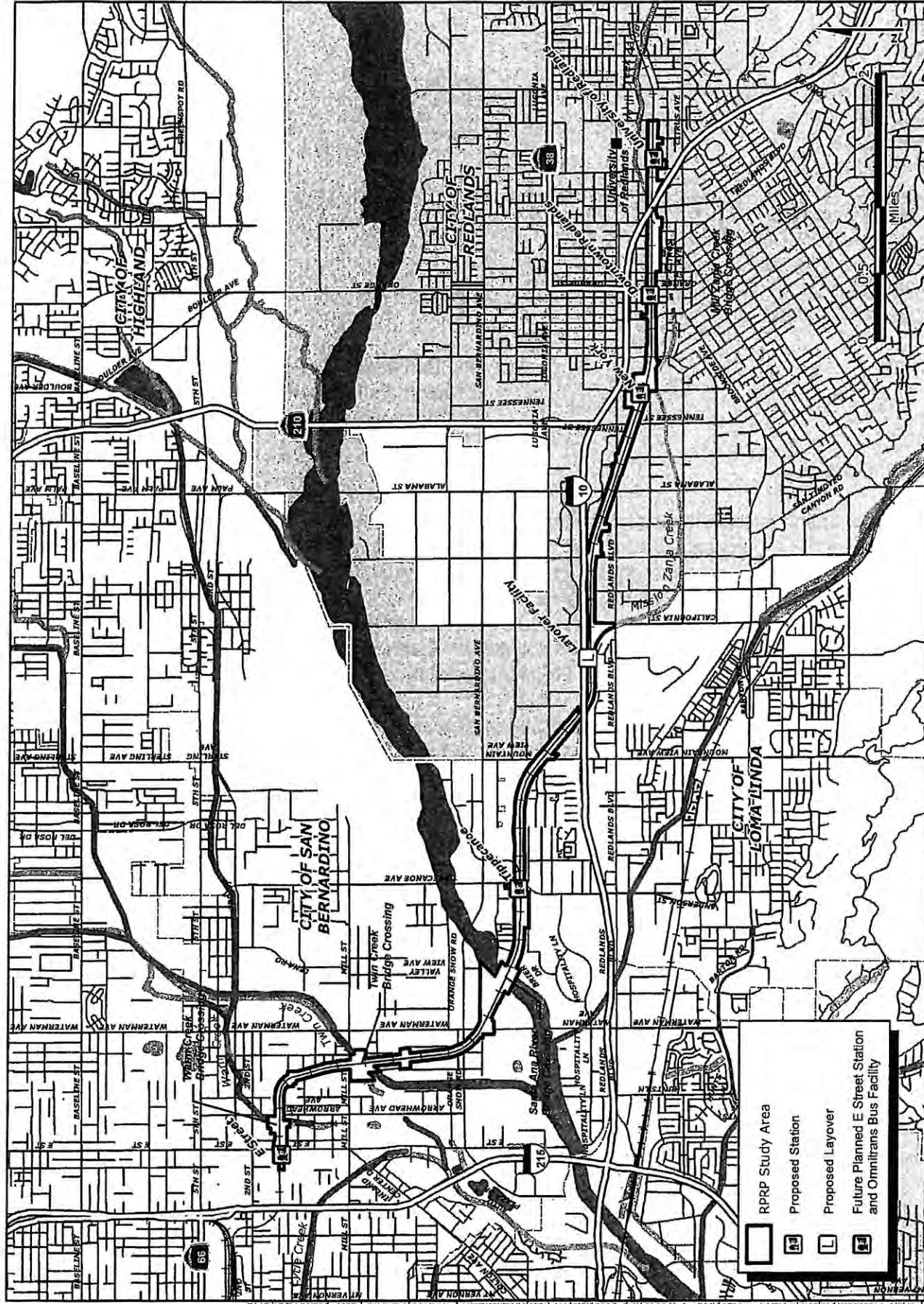
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Sincerely,



Leslie T. Rogers  
Regional Administrator

Enclosure



RPRP Study Area

Figure 1

8/15/15 Production/Projects/SANBAG\_351425/RPRP\_4\_17/063/Map Docs/ymd/WP/StudyArea/index.mxd | Created by: aburwell | Last Updated: 2/21/2012



**OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896  
SACRAMENTO, CA 94296-0001  
(916) 653-6624 Fax: (916) 653-9824  
calshpo@ohp.parks.ca.gov  
www.ohp.parks.ca.gov



October 9, 2013

Reply To: FTA120830A

Justin Fornelli, P.E.  
Chief of Transit and Rail Programs  
San Bernardino Associated Governments  
1170 W. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
San Bernardino, CA 92410

Re: Identification of Historic Properties for the Redlands Passenger Rail Project, San Bernardino County, CA

Dear Mr. Fornelli:

Thank you for your letter of August 20, 2013, continuing consultation on behalf of the Federal Transit Administration (FTA) for the above referenced undertaking in order to comply with Section 106 of the National Historic Preservation Act of 1966 and its implementing regulation at 36 CFR Part 800. The FTA has delegated Section 106 consultation authority to the San Bernardino Associated Governments (SANBAG). Per the phone conversation of September 4, 2013, and subsequent email of September 5, 2013, it is my understanding that you are requesting comments on the adequacy of the identification efforts and eligibility recommendations, as well as the potential effects of each alternative at this time.

As I understand it, the undertaking consists of construction of a rail spur extending approximately nine miles between E Street in the City of San Bernardino and the University of Redlands in the City of Redlands. The undertaking will provide passenger service with new platforms located at E Street, Tippecanoe Avenue, New York Street, Orange Street, and University Street. SANBAG is proposing to construct a single track within a right-of-way 50 feet wide with a passing siding one mile long near the corridor's midpoint.

The project APE includes the existing railroad right-of-way; the construction footprint and temporary construction easements outside the existing railroad right-of-way; and one row of properties beyond the existing railroad right-of-way. The vertical APE is expected to be no deeper than five feet in the construction footprint. As summarized in your letter, my office agreed to the streamlined survey methodology for architectural resources on January 14, 2013, and did not object to the APE on April 24, 2013. The methodology for the archaeological presence/absence testing was concurred with on June 3, 2013.

Included with your letter was the draft *Redlands Passenger Rail Project Cultural Resources Technical Memorandum, Cities of San Bernardino, Loma Linda, Redlands, San Bernardino County, California* (report) prepared in August, 2013 for the project. The report describes the three alternatives being considered for the undertaking, which includes a No Build, the Preferred Undertaking, and Reduced Undertaking Footprint Alternatives. It also includes the results of the archaeological and architectural surveys, and the results of the archaeological presence/absence testing at two sites.

The architectural survey identified the Redlands Santa Fe Depot Historic District, including seven contributing resources within the APE, as the only historic property listed on the National Register of Historic Places (NRHP) in the APE. Eleven additional properties were identified as

potentially eligible for listing on the NRHP. The archaeological survey identified five resources within the APE, two of which have been previously determined not eligible for listing in the NRHP. The report evaluated the remaining three sites, and recommends that they are not eligible for listing on the NRHP. After reviewing the report, I offer the following comments:

### Architectural

- 1267 West Redlands Boulevard: Please expand the significance argument related to the architect. How is this building representative of a stage in his career? Refer to National Register Bulletin 15, page 20 for guidance on works of a master.
- 360 North Orange Street: While this building has sustained significant damage, it was formally listed on the NRHP in 1991 as a contributor to the Redlands Santa Fe Depot Historic District. Until a formal delisting process is undertaken to remove the building as a contributor, it remains a historic property in the Section 106 process.
- 607 West Stuart Avenue: Please expand the eligibility argument for this property, particularly why it is an excellent example of the National style.
- 610 East Stuart Avenue: There appear to be some inconsistencies in the evaluation of several of the residential structures. This residence was recommended eligible, yet the residence at 510 East Stuart was not. Both appear to have a similar level of detail and integrity for a Criterion C argument.
- AT&SF Kite Shaped Track: Please reconsider the importance of materials and workmanship as they relate to this property. These aspects are less important for a resource of this type when it is significant under Criterion A. The elements of a railroad are continually upgraded to accommodate changes in technology, but these changes may not impact the integrity of location, setting, feeling, and association. Also, a property's significance must be established prior to determining whether or not it retains integrity, as discussed on page 45 of National Register Bulletin 15.
- California/I-10 Grove: Please expand the significance argument for this property.
- Please include additional photographs of the properties recommended as eligible.
- DPR Forms: Owner information is public record, and should be included on the DPR 523A forms.

### Alternatives and Mitigation

I encourage you to consider the alternative that has the least effect to historic properties. An agreement document would be necessary to address any adverse effects resulting from the undertaking, and could also include archaeological and built environment treatment plans, and unanticipated discovery plans.

- As described on page 5.3, structural evaluations of historic properties are proposed as mitigation for potential vibration impacts. I recommend including a process for implementing any items to address vibration impacts in this mitigation.
- Please explain why the mitigation for vibration was limited to only those properties that are immediately adjacent to the rail line. Additional historic properties are separated by only a parcel; what studies have been done to show that the vibration won't extend beyond the immediately adjacent parcels?
- Please note that the language on page 6.2 about reducing adverse effects to "less-than-significant" is confusing the language of the California Environmental Quality Act with Section 106. Adverse effects cannot be reduced; an undertaking that cannot avoid an adverse effect to a historic property acknowledges that effect and moves to the next step in the Section 106 process.

I look forward to continuing consultation on this project with SANBAG and the FTA. Thank you for considering historic properties in your planning process. If you have any questions, please contact Kathleen Forrest of my staff at (916) 445-7022 or e-mail at [kathleen.forrest@parks.ca.gov](mailto:kathleen.forrest@parks.ca.gov).

Sincerely,

A handwritten signature in black ink that reads "Carol Roland-Nawi, Ph.D." The signature is written in a cursive style with a large initial 'C'.

Carol Roland-Nawi, Ph.D.  
State Historic Preservation Officer



**OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896  
SACRAMENTO, CA 94296-0001  
(916) 653-6624 Fax: (916) 653-9824  
calshpo@ohp.parks.ca.gov  
www.ohp.parks.ca.gov



August 14, 2014

Reply To: FTA120830A

Justin Fornelli, P.E.  
Chief of Transit and Rail Programs  
San Bernardino Associated Governments  
1170 W. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
San Bernardino, CA 92410

Re: Identification of Historic Properties for the Redlands Passenger Rail Project (RPRP), San Bernardino County, CA

Dear Mr. Fornelli:

Thank you for your letter of July 10, 2014, continuing consultation on behalf of the Federal Transit Administration (FTA) for the above referenced undertaking in order to comply with Section 106 of the National Historic Preservation Act of 1966 and its implementing regulation at 36 CFR Part 800. The FTA has delegated Section 106 consultation authority to the San Bernardino Associated Governments (SANBAG). SANBAG is requesting my concurrence on eligibility determinations and the finding of effect for the project.

The undertaking consists of construction of a rail spur extending approximately nine miles between E Street in the City of San Bernardino and the University of Redlands in the City of Redlands. The undertaking will provide passenger service with new platforms located at E Street, Tippecanoe Avenue, New York Street, Orange Street, and University Street. SANBAG is proposing to construct a single track within a right-of-way 50 feet wide with a passing siding one mile long near the corridor's midpoint.

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The Redlands Santa Fe Depot Historic District (district), listed on the National Register of Historic Places (NRHP) in 1991, was identified as one historic property within the APE. Eight

contributors to this district are also within the APE. Nine additional properties were also recommended as eligible for listing on the NRHP, including:

- Victoria Elementary School, 1505 Richardson St., San Bernardino (Criterion C)
- Residence, 337 North Cook St., Redlands (Criterion C)
- Residence, 620 New York St., Redlands (Criterion C)
- Brick Warehouse, 440 Oriental Ave., Redlands (Criterion C)
- Van Dorin Motor Company, 1267 West Redlands Blvd., Redlands (Criterion C)
- Second Baptist Church, 420 E. Stuart Ave., Redlands (Criterion A)
- Residence, 510 E. Stuart Ave., Redlands (Criterion C)
- Residence, 610 E. Stuart Ave., Redlands (Criterion C)
- Sylvan Park Redlands Lawn Bowling Club, 411 North University St., Redlands (Criterion A)

Based on the information provided in the report, SANBAG and the FTA have determined that the properties listed above are eligible for listing on the NHRP. I concur with this determination.

An additional 143 properties in the APE, including the AT&SF Kite Shaped Track and the California I-10 Grove, were surveyed and recommended not eligible for listing on the NRHP. Based on the information provided in the report, SANBAG and the FTA have determined that these properties, listed in the attached table, are not eligible for listing on the NHRP. I concur with this determination.

Identification efforts for archaeological resources to date include archival research at the San Bernardino Information Center, conducted in May 2010 and updated in June 2012. Native American consultation included contact with the Native American Heritage Commission (August 2010 and July 2012) and Native American tribes and individuals likely to have knowledge of sites of religious or cultural significance to them in the project area (August 2010 and October 2012). No such properties were identified through consultation efforts. Pedestrian field surveys in 2010 and June 2012 confirmed the presence of five previously recorded archaeological resources within the APE of the project. No new archaeological resources were identified during the field surveys. In June and July of 2013 subsurface testing was conducted on the portions of the Redway House Site (CA-SBR-5313H) and the Redlands Chinatown Site (CA-SBR-5314H). Following are the results of identification efforts for archaeological resources within the project APE:

1. The Gage Canal (CA-SBR-7168H) has been previously determined not eligible to the NRHP by consensus.
2. Elephant Orchards Packing House (CA-SBR-11856H) has been previously determined not eligible to the NRHP by consensus.
3. The portion of the Redway House Site (CA-SBR-5313H) within the RPRP APE was subject to subsurface testing in July 2013; however the site as a whole was not evaluated. The site has been assumed eligible to the NRHP for purposes of this project only. There was an overall lack of subsurface deposits within the APE. Minimal artifacts recovered determined that the portion of the site within the APE does not contribute to NRHP eligibility of the remainder of the site. I can concur that the effect of the undertaking to the site as a whole would not be adverse.
4. The Redlands Chinatown Site (CA-SBR-5314H) within the RPRP APE was also subject to subsurface testing in July 2013. The site was not evaluated but has been assumed eligible to the NRHP for purposes of this project only. Site deposits within the APE were sparse and the integrity of the deposits was compromised. It was determined the portion of the site within the APE does not contribute to NRHP eligibility of the remainder of the

site. I can concur that the effect of the undertaking to the site as a whole would not be adverse.

5. The Segment of the Mill Creek Zanja (CA-SBR-8092H) within the APE was evaluated and determined not eligible to the NRHP due to lack of integrity and setting. I concur with this finding.

For purposes for administrative record I suggest the following changes to the draft document:

1. The updated site records in the confidential appendix are dated October 4, 2012 for updates from the June/July 2013 subsurface testing. This date needs to be corrected.
2. Please include the consensus dates in the document for determinations of eligibility to the NRHP of the Gage Canal and the Elephant Orchards Packing House.
3. For ease of reference, the dates of the subsurface excavation and personnel conducting the excavation and analysis should be included in the text of the confidential appendix under "Methodology."

SANBAG and the FTA have determined that the undertaking, including the Preferred Undertaking and Reduced Project Footprint Alternative as described in the report, will have no adverse effect to historic properties. I concur with this determination; however if measures such as sound-walls are determined to be necessary, SANBAG and the FTA will need to reopen this consultation to ensure that the measures are consistent with the Secretary of the Interior's Standard for the Treatment of Historic Properties.

Be advised that under certain circumstances, such as unanticipated discovery or a change in project description, the FTA may have additional future responsibilities for this undertaking under 36 CFR Part 800. I look forward to continuing consultation on this project with SANBAG and the FTA. Thank you for considering historic properties in your planning process. If you have any questions, please contact Kathleen Forrest of my staff at (916) 445-7022 or e-mail at [kathleen.forrest@parks.ca.gov](mailto:kathleen.forrest@parks.ca.gov).

Sincerely,



Carol Roland-Nawi, Ph.D.  
State Historic Preservation Officer

Cc: Hymie Luden, FTA (via email)





**Redlands Passenger Rail Project - FTA120830A  
Ineligible Properties within the APE**

Name		Address/Location	NRHP Status Code
1	AT & SF Kite Shaped Track	San Bernardino, 92401	6Y
2	304 7 <sup>th</sup> Street	304 7 <sup>th</sup> Street, Redlands, 92373; Assessor Parcel: 016931316	6Y
3	California/I-10 Grove	Redlands, 92374; Assessor Parcel: 029206402	6Z/5D1
4	Corrugated Metal Building (Between 542 E. Stuart Ave. and 610 E. Stuart Ave.)	Redlands, 92374; Assessor Parcel: 016924412	6Y
5	Santa Ana River Bridge Crossing	San Bernardino, Assessor Parcel: 028102134	6Y
6	Twin Creek Bridge Crossing	Redlands; Assessor Parcel: 013632133	6Y
7	Warm Creek Bridge (Between D St & Arrowhead Ave)	San Bernardino, 92401; Assessor Parcel: 013603220	6Y
8	855 Alabama Street	855 Alabama Street, Redlands, 92374; Assessor Parcel: 016936211	6Y
9	140 South Arrowhead Avenue	140 South Arrowhead Avenue, San Bernardino, 92408; Assessor Parcel: 013612281	6Y
10	1111 East Central Avenue	1111 East Central Avenue, Redlands, 92374; Assessor Parcel: 017020132	6Y
11	120 East Central Avenue	120 East Central Avenue, San Bernardino, 92408; Assessor Parcel: 013632126	6Y
12	132 East Cluster Street	132 East Cluster Street, San Bernardino, 92408; Assessor Parcel: 013623126	6Y
13	110 South D Street	110 South D Street, San Bernardino, 92401; Assessor Parcel: 013603222	6Y
14	225 South Dorothy Street	225 South Dorothy Street, San Bernardino, 92408; Assessor Parcel: 013624126	6Y
15	255 South Dorothy Street	255 South Dorothy Street, San Bernardino, 92408; Assessor Parcel: 013624125	6Y
16	267 South Dorothy Street	267 South Dorothy Street, San Bernardino, 92408; Assessor Parcel: 013624123	6Y
17	24060 East Dumas Street	24060 East Dumas Street, San Bernardino, 92408; Assessor Parcel: 013643102	6Y
18	246 East Dumas Street	246 East Dumas Street, San Bernardino, 92408; Assessor Parcel: 013643105	6Y

Name		Address/Location	NRHP Status Code
19	254 East Dumas Street	254 East Dumas Street, San Bernardino, 92408; Assessor Parcel: 013643104	6Y
20	111 South E Street (Astro Motel)	111 South E Street, San Bernardino, 92401; Assessor Parcel: 013603127	6Y
21	194 East Ennis Street	194 East Ennis Street, San Bernardino, 92408; Assessor Parcel: 013645203	6Y
22	201 East Ennis Street	201 East Ennis Street, San Bernardino, 92408; Assessor Parcel: 013644201	6Y
23	210 East Ennis Street	210 East Ennis Street, San Bernardino, 92408; Assessor Parcel: 013645201	6Y
24	1214-1222 East Hardt Street	1214-1222 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028111114	6Y
25	1224 East Hardt Street	1224 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028111113	6Y
26	1244 East Hardt Street	1244 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028111111	6Y
27	1254 East Hardt Street	1254 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028111110	6Y
28	1264 East Hardt Street	1264 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028111109	6Y
29	1274 East Hardt Street	1274 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028111108	7R
30	1284 East Hardt Street	1284 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028111107	6Y
31	1294 East Hardt Street	1294 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028111106	6Y
32	1342 East Hardt Street	1342 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028111102	6Y
33	1394 East Hardt Street	1394 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028111112	6Y
34	1414 East Hardt Street	1414 East Hardt Street, San Bernardino, 92408;	6Y



	Name	Address/Location	NRHP Status Code
		Assessor Parcel: 028112111	
35	1434 East Hardt Street	1434 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028112110	6Y
36	1444 East Hardt Street	1434 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028112109	6Y
37	1454 East Hardt Street	1454 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028112116	6Y
38	1484 East Hardt Street	1484 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028112106	6Y
39	1514 East Hardt Street	1514 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028112123	6Y
40	1526 East Hardt Street	1526 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028111115	7R
41	1536 East Hardt Street	1536 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028112128	6Y
42	1548 East Hardt Street	1548 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028112127	6Y
43	1560 East Hardt Street	1560 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028112126	6Y
44	1572 East Hardt Street	1572 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028112124	6Y
45	1582 East Hardt Street	1582 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028112125	6Y
46	25234 East Hardt Street	25234 East Hardt Street, San Bernardino, 92408; Assessor Parcel: 028112122	6Y
47	1785 East Industrial Road	1785 East Industrial Road, Redlands, 92374; Assessor Parcel: 029206331	6Y
48	1018 South Lincoln Avenue	1018 South Lincoln Avenue, San Bernardino, 92408; Assessor Parcel: 013642103	6Y
49	1038 South Lincoln Avenue	1038 South Lincoln Avenue, San Bernardino, 92408; Assessor Parcel: 013642106	6Y
50	1048 South Lincoln Avenue	1048 South Lincoln Avenue, San Bernardino, 92408; Assessor Parcel: 013642107	6Y

	Name	Address/Location	NRHP Status Code
51	1068 South Lincoln Avenue	1068 South Lincoln Avenue, San Bernardino, 92408; Assessor Parcel: 013642108	6Y
52	1117 South Lincoln Avenue	1117 South Lincoln Avenue, San Bernardino, 92408; Assessor Parcel: 013642201	6Y
53	854 South Lincoln Avenue	854 South Lincoln Avenue, San Bernardino, 92408; Assessor Parcel: 013641115	6Y
54	862 South Lincoln Avenue	862 South Lincoln Avenue, San Bernardino, 92408; Assessor Parcel: 013641109	6Y
55	920 South Lincoln Avenue	920 South Lincoln Avenue, San Bernardino, 92408; Assessor Parcel: 013641104	6Y
56	964 South Lincoln Avenue	964 South Lincoln Avenue, San Bernardino, 92408; Assessor Parcel: 013641101	6Y
57	976 South Lincoln Avenue	976 South Lincoln Avenue, San Bernardino, 92408; Assessor Parcel: 013641101	6Y
58	715 South Lugo Avenue	715 South Lugo Avenue, San Bernardino, 92408; Assessor Parcel: 013632113	6Y
59	725 South Lugo Avenue	725 South Lugo Avenue, San Bernardino, 92408; Assessor Parcel: 013632112	6Y
60	731 South Lugo Avenue	731 South Lugo Avenue, San Bernardino, 92408; Assessor Parcel: 013632111	6Y
61	755 South Lugo Avenue	755 South Lugo Avenue, San Bernardino, 92408; Assessor Parcel: 013632134	6Y
62	777 South Lugo Avenue	777 South Lugo Avenue, San Bernardino, 92408; Assessor Parcel: 013632106	6Y
63	785 South Lugo Avenue	785 South Lugo Avenue, San Bernardino, 92408; Assessor Parcel: 013632105	6Y
64	795 South Lugo Avenue	795 South Lugo Avenue, San Bernardino, 92408; Assessor Parcel: 013632104	6Y
65	2411 West Lugonia Avenue	2411 West Lugonia Avenue, Redlands, 92374; Assessor Parcel: 029203203	6Y
66	2415 West Lugonia Avenue	2415 West Lugonia Avenue, Redlands, 92374; Assessor Parcel: 029203202	6Y
67	2419 West Lugonia Avenue	2419 West Lugonia Avenue, Redlands, 92374; Assessor Parcel: 029203201	6Y

	<b>Name</b>	<b>Address/Location</b>	<b>NRHP Status Code</b>
68	165 East Mill Street	165 East Mill Street, San Bernardino, 92408; Assessor Parcel Number: 013632140	6Y
69	1548 South Mountain View Avenue	1548 South Mountain View Avenue, San Bernardino, 92408; Assessor Parcel Number: 028121141	6Y
70	1564 South Mountain View Avenue	1564 South Mountain View Avenue, San Bernardino, 92408; Assessor Parcel: 028121118	6Y
71	1578 South Mountain View Avenue	1578 South Mountain View Avenue, San Bernardino, 92408; Assessor Parcel: 028121119	6Y
72	San Bernardino Corporation Yard	234 South Mountain View Avenue, San Bernardino, 92408; Assessor Parcel: 013605114	6Y
73	304 Ninth Street	304 Ninth Street, Redlands, 92374; Assessor Parcel: 016932102	6Y
74	420 Oriental Avenue	420 Oriental Avenue, Redlands, 92374; Assessor Parcel: 016927138	6Y
75	1075 West Redlands Boulevard	1075 West Redlands Boulevard, Redlands, 92373; Assessor Parcel: 016925210	6Y
76	1105 West Redlands Boulevard	1105 West Redlands Boulevard, Redlands, 92373; Assessor Parcel: 016925218	6Y
77	1267 West Redlands Boulevard	1267 West Redlands Boulevard, Redlands, 92373; Assessor Parcel: 016935104	6Y
78	1371 West Redlands Boulevard	1371 West Redlands Boulevard, Redlands, 92373; Assessor Parcel: 029218403	6Y
79	1391 West Redlands Boulevard	1391 West Redlands Boulevard, Redlands, 92373; Assessor Parcel: 029218401	6Y
80	1401 West Redlands Boulevard	1401 West Redlands Boulevard, Redlands, 92373; Assessor Parcel: 029218220	6Y
81	1409 West Redlands Boulevard	1409 West Redlands Boulevard, Redlands, 92373; Assessor Parcel: 029218201	6Y
82	1417 West Redlands Boulevard	1417 West Redlands Boulevard, Redlands, 92373; Assessor Parcel: 029218208	6Y
83	1511 West Redlands Boulevard	1511 West Redlands Boulevard, Redlands, 92373; Assessor Parcel: 029218227	6Y
84	1549 West Redlands Boulevard	1549 West Redlands Boulevard, Redlands, 92373; Assessor Parcel: 029218215	6Y



	Name	Address/Location	NRHP Status Code
85	1504 Richardson Street	1504 Richardson Street, San Bernardino, 92408; Assessor Parcel: 028112129	6Y
86	169 South Sierra Way	169 South Sierra Way, San Bernardino, 92408; Assessor Parcel: 013606117	6Y
87	177 South Sierra Way	177 South Sierra Way, San Bernardino, 92408; Assessor Parcel: 013606116	6Y
88	255 South Sierra Way	255 South Sierra Way, San Bernardino, 92408; Assessor Parcel: 013622146	6Y
89	311 South Sierra Way	311 South Sierra Way, San Bernardino, 92408; Assessor Parcel: 013622118	6Y
90	411 South Sierra Way	411 South Sierra Way, San Bernardino, 92408; Assessor Parcel: 013622109	6Y
91	423 South Sierra Way	423 South Sierra Way, San Bernardino, 92408; Assessor Parcel: 013622108	6Y
92	447 South Sierra Way	447 South Sierra Way, San Bernardino, 92408; Assessor Parcel: 013622106	6Y
93	455 South Sierra Way	455 South Sierra Way, San Bernardino, 92408; Assessor Parcel: 013622105	6Y
94	116 South Stoddard Street	116 South Stoddard Street, San Bernardino, 92401; Assessor Parcel: 013603114	6Y
95	410 East Stuart Avenue	410 East Stuart Avenue, Redlands, 92374; Assessor Parcel: 016924204	6Y
96	412 East Stuart Avenue	412 East Stuart Avenue, Redlands, 92374; Assessor Parcel: 016924205	6Y
97	414 East Stuart Avenue	414 East Stuart Avenue, Redlands, 92374; Assessor Parcel: 016924206	6Y
98	504 East Stuart Avenue	504 East Stuart Avenue, Redlands, 92374; Assessor Parcel: 016924401	6Y
99	508 East Stuart Avenue	508 East Stuart Avenue, Redlands, 92374; Assessor Parcel: 016924402	6Y
100	520 East Stuart Avenue	520 East Stuart Avenue, Redlands, 92374; Assessor Parcel: 016924406	6Y
101	31 West Stuart Avenue	31 West Stuart Avenue, Redlands, 92374; Assessor Parcel: 016928119	6Y

	Name	Address/Location	NRHP Status Code
102	525 West Stuart Avenue	525 West Stuart Avenue, Redlands, 92374; Assessor Parcel: 016927152	6Y
103	533 West Stuart Avenue	533 West Stuart Avenue, Redlands, 92374; Assessor Parcel: 016927121	6Y
104	535 West Stuart Avenue	535 West Stuart Avenue, Redlands, 92374; Assessor Parcel: 016927120	6Y
105	607 West Stuart Avenue	607 West Stuart Avenue, Redlands, 92374; Assessor Parcel: 016927113	7N
106	611 West Stuart Avenue	611 West Stuart Avenue, Redlands, 92374; Assessor Parcel: 016927111	6Y
107	701 West Stuart Avenue	701 West Stuart Avenue, Redlands, 92374; Assessor Parcel: 016927107	6Y
108	715 West Stuart Avenue	715 West Stuart Avenue, Redlands, 92374; Assessor Parcel: 016927104	6Y
109	817 West Stuart Avenue	607 West Stuart Avenue, Redlands, 92374; Assessor Parcel: 017102214	6Y
110	611 Tennessee Street	611 Tennessee Street, Redlands, 92374; Assessor Parcel: 016941110	6Y
111	615 Tennessee Street	615 Tennessee Street, Redlands, 92374; Assessor Parcel: 016941109	6Y
112	619 Tennessee Street	619 Tennessee Street, Redlands, 92374; Assessor Parcel: 016941108	6Y
113	9941 South Tippecanoe Avenue	9941 South Tippecanoe Avenue, Loma Linda, 92354; Assessor Parcel: 028111126	6Y
114	9949 South Tippecanoe Avenue	9949 South Tippecanoe Avenue, Loma Linda, 92408; Assessor Parcel: 028111125	6Y
115	202 North University Street	202 North University Street, Redlands, 92374; Assessor Parcel: 017020113	6Y
116	212 North University Street	202 North University Street, Redlands, 92374; Assessor Parcel: 017020114	6Y
117	216 North University Street	216 North University Street, Redlands, 92374; Assessor Parcel: 017020115	6Y
118	218 North University Street	218 North University Street, Redlands, 92374; Assessor Parcel: 017020115	6Y

Name		Address/Location		NRHP Status Code
119	332 North University Street	332 North University Street, Redlands, 92374; Assessor Parcel: 017020117		6Y
120	333 North University Street	333 North University Street, Redlands, 92374; Assessor Parcel: 017019140		6Y
121	400 North University Street	400 North University Street, Redlands, 92374; Assessor Parcel: 017015128		6Y
122	134 East Valley Street	134 East Valley Street, San Bernardino, 92408; Assessor Parcel: 013624121		6Y
123	142 East Valley Street	142 East Valley Street, San Bernardino, 92408; Assessor Parcel: 013624120		6Y
124	149 East Valley Street	149 East Valley Street, San Bernardino, 92408; Assessor Parcel: 013625148		6Y
125	1623 East Victoria Avenue	1623 East Victoria Avenue, San Bernardino, 92408; Assessor Parcel: 028120102		6Y
126	1641 East Victoria Avenue	1641 East Victoria Avenue, San Bernardino, 92408; Assessor Parcel: 028120116		6Y
127	1659 East Victoria Avenue	1659 East Victoria Avenue, San Bernardino, 92408; Assessor Parcel: 028120117		6Y
128	1677 East Victoria Avenue	1677 East Victoria Avenue, San Bernardino, 92408; Assessor Parcel: 028120119		6Y
129	1695 East Victoria Avenue	1695 East Victoria Avenue, San Bernardino, 92408; Assessor Parcel: 028120124		6Y
130	1705 1/2 East Victoria Avenue	1705 1/2 East Victoria Avenue, San Bernardino, 92408; Assessor Parcel: 028120122		6Y
131	1705 East Victoria Avenue	1705 East Victoria Avenue, San Bernardino, 92408; Assessor Parcel: 028120121		6Y
132	1741 East Victoria Avenue	1741 East Victoria Avenue, San Bernardino, 92408; Assessor Parcel: 028120123		6Y
133	1759 East Victoria Avenue	1759 East Victoria Avenue, San Bernardino, 92408;		6Y



	Name	Address/Location	NRHP Status Code
134	1777 East Victoria Avenue	Assessor Parcel: 028120125 1777 East Victoria Avenue, San Bernardino, 92408; Assessor Parcel: 028120126	6Y
135	1795 East Victoria Avenue	1795 East Victoria Avenue, San Bernardino, 92408; Assessor Parcel: 028120110	6Y
136	1807 East Victoria Avenue	1807 East Victoria Avenue, San Bernardino, 92408; Assessor Parcel: 028120111	6Y
137	1817 East Victoria Avenue	1817 East Victoria Avenue, San Bernardino, 92408; Assessor Parcel: 028120112	6Y
138	1831 East Victoria Avenue	1831 East Victoria Avenue, San Bernardino, 92408; Assessor Parcel: 028120113	6Y
139	1843 East Victoria Avenue	1843 East Victoria Avenue, San Bernardino, 92408; Assessor Parcel: 028121101	6Y
140	1857 East Victoria Avenue	1857 East Victoria Avenue, San Bernardino, 92408; Assessor Parcel: 028121102	6Y
141	1869 East Victoria Avenue	1869 East Victoria Avenue, San Bernardino, 92408; Assessor Parcel: 028121103	6Y
142	1883 East Victoria Avenue	1883 East Victoria Avenue, San Bernardino, 92408; Assessor Parcel: 028121133	6Y
143	1895 East Victoria Avenue	1895 East Victoria Avenue, San Bernardino, 92408; Assessor Parcel: 028121132	6Y
144	1005 South Washington Avenue	1005 South Washington Avenue, San Bernardino, 92408; Assessor Parcel: 013645221	6Y
145	1027 South Washington Avenue	1027 South Washington Avenue, San Bernardino, 92408; Assessor Parcel: 013645220	6Y
146	977 South Washington Avenue	977 South Washington Avenue, San Bernardino, 92408; Assessor Parcel: 013645223	6Y







**Appendix D**  
**Presence-Absence Testing Report (Confidential)**

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