

# HISTORIC STRUCTURE ASSESSMENT FOR THE EAST STATE STREET PROJECT

745 AND 825 EAST STATE STREET, 810 EAST MAIN  
STREET, AND 235 SOUTH CAMPUS AVENUE

CITY OF ONTARIO,  
SAN BERNARDINO COUNTY, CALIFORNIA

APNs 1049-111-01 and -03 to -07

*Submitted to:*

City of Ontario  
303 East B Street  
Ontario, California 91764

*Prepared for:*

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***Report Title:*** Historic Structure Assessment for the East State Street Project, 745 and 825 East State Street, 810 East Main Street, and 235 South Campus Avenue, City of Ontario, San Bernardino County, California (APNs 1049-111-01 and -03 to -07)

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***Submitted to:*** City of Ontario  
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***USGS Quadrangle:*** *Ontario, California (7.5 minute)*

***Study Area:*** 745 and 825 East State Street, 810 East Main Street, and 235 South Campus Avenue

***Key Words:*** USGS *Ontario, California* topographic quadrangle; City of Ontario; historic structure evaluation; not historically significant; no mitigation or preservation required.

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## **I. EXECUTIVE SUMMARY**

The East State Street Project in the city of Ontario, San Bernardino County, is proposed to be redeveloped. Historic aerial photographs and Assessor's records indicate that the four buildings located within the property were constructed between 1913 and 1966. Because the buildings are 50 years of age or older, Brian F. Smith and Associates, Inc. (BFSA) was retained to conduct a historic survey of the buildings located within the property. The project proposes to demolish the existing buildings and grade the entire property (identified as Assessor's Parcel Numbers [APNs] 1049-111-01 and -03 to -07). Land improvements to the East State Street Project will require approval from the City of Ontario; therefore, BFSA was contracted to prepare a historic structure assessment for the property and evaluate the potential for adverse impacts on historic structures. The historic study focuses on three industrial buildings (745 East State Street, 810 East Main Street, and 825 East State Street) and one single-family residence (235 South Campus Avenue) on the property and the evaluation consisted of the effect of any property improvements to the four structures.

BFSA was contracted to complete a historic evaluation of the East State Street Project buildings as part of the planning process for the proposed redevelopment project. The purpose of this evaluation was to: (1) determine if the historic structures constitute potentially significant historic resources as defined by the California Environmental Quality Act (CEQA) and City of Ontario guidelines, and (2) determine whether or not removal of the structures would have a significant adverse effect upon the built environment. BFSA evaluated the potential architectural and historic significance of the historic buildings located at 235 South Campus Avenue, 745 East State Street, 810 East Main Street, and 825 East State Street in conformance with CEQA (Section 15064.5) and City of Ontario guidelines.

The evaluation resulted in a finding that the buildings are not historically or architecturally significant under any California Register of Historical Resources (CRHR) eligibility criteria. Because the buildings have been evaluated as not significant, they are not eligible for listing on the CRHR and no mitigation measures are required for any future alterations.

## **II. INTRODUCTION**

### **Report Organization**

The purpose of this study is to complete a historic structure inventory and to evaluate the potential significance of four historic structures located at 235 South Campus Avenue, 810 East Main Street, and 745 and 825 East State Street in the city of Ontario, San Bernardino County, California. Because their proposed removal as part of the redevelopment of the property will affect the buildings, this study has been prepared as part of the environmental review process for the proposed project. This report has been prepared for submittal to the City of Ontario to present the results of the historic survey and the significance evaluations of the buildings.

### **Project Area**

The resources evaluated in this study are entirely within APNs 1049-111-01 and -03 to -07. The resources are located at 235 South Campus Avenue, 745 East State Street, 810 East Main Street, and 825 East State Street in the city of Ontario, San Bernardino County, California. The project is situated within the 7.5-minute USGS *Ontario, California* topographic quadrangle. The historic structure survey included the three industrial buildings and one single-family residence on the property.

### **Project Personnel**

This evaluation was conducted by Irem Oz and Brian Smith (Appendix C). Word processing, editing, and graphics production services were provided by BFS staff.

## **III. PROJECT SETTING**

### **Physical Project Setting**

The project is generally located in southwestern San Bernardino County in the city of Ontario, and is bounded by South Campus Avenue, East State Street, South Bon View Avenue., and the Southern Pacific Railroad alignment. The subject property is part of the Chino Basin, located south of the San Gabriel Mountains, north of the Jurupa Mountains, and west of the San Bernardino Mountains. The Chino Basin is a relatively flat alluvial plain formed from sediments deposited by the Santa Ana River and its tributaries, such as Chino Creek and Cucamonga Creek, within the Perris Block of the Peninsular Ranges Geomorphic Province of southern California. The Peninsular Ranges are a series of northwest- to southeast-trending mountain ranges separated by similarly trending valleys, which make up the southernmost segment of a chain of North American Mesozoic batholiths that extend from Alaska to the southern tip of Baja California. The project area is relatively flat, generally with elevations ranging between approximately 740 and 750 feet above mean sea level (AMSL).

### **Historical Overview**

The historic background of the project area began with the Spanish colonization of Alta California. The first Spanish colonizing expedition reached southern California in 1769 with the intention of converting and civilizing the indigenous populations, as well as expanding the knowledge of and access to new resources in the region (Brigandi 1998). As a result, by the late eighteenth century, a large portion of southern California was overseen by Mission San Luis Rey (San Diego County), Mission San Juan Capistrano (Orange County), and Mission San Gabriel (Los Angeles County), who began colonization the region and surrounding areas (Chapman 1921).

Up until this time, the only known way to feasibly travel from Sonora to Alta California was by sea. In 1774, Juan Bautista de Anza, an army captain at Tubac, requested and was given permission by the governor of the Mexican State of Sonora to establish an overland route from



Sonora to Monterey (Chapman 1921). In doing so, Juan Bautista de Anza passed through what is now Riverside County and described the area in writing for the first time (Caughey 1970; Chapman 1921). In 1797, Father Presidente Lausen (of Mission San Diego de Alcalá), Father Norberto de Santiago, and Corporal Pedro Lisalde (of Mission San Juan Capistrano) led an expedition through southwestern Riverside County in search of a new mission site to establish a presence between San Diego and San Juan Capistrano (Engelhardt 1921). Their efforts ultimately resulted in the establishment of Mission San Luis Rey in Oceanside, California.

Each mission gained power through the support of a large, subjugated Native American workforce. As the missions grew, livestock holdings increased and became increasingly vulnerable to theft. In order to protect their interests, the southern California missions began to expand inland to try and provide additional security (Beattie and Beattie 1939; Caughey 1970). In order to meet their needs, the Spaniards embarked on a formal expedition in 1806 to find potential locations within what is now the San Bernardino Valley. As a result, by 1810, Father Francisco Dumetz of Mission San Gabriel had succeeded in establishing a religious site, or capilla, at a Cahuilla rancheria called Guachama (Beattie and Beattie 1939). San Bernardino Valley received its name from this site, which was dedicated to San Bernardino de Siena by Father Dumetz. The Guachama rancheria was located in present-day Bryn Mawr in San Bernardino County.

These early colonization efforts were followed by the establishment of estancias at Puente (circa 1816) and San Bernardino (circa 1819) near Guachama (Beattie and Beattie 1939). These efforts were soon mirrored by the Spaniards from Mission San Luis Rey, who in turn established a presence in what is now Lake Elsinore, Temecula, and Murrieta (Chapman 1921). The indigenous groups who occupied these lands were recruited by missionaries, converted, and put to work in the missions (Pourade 1961). Throughout this period, the Native American populations were decimated by introduced diseases, a drastic shift in diet resulting in poor nutrition, and social conflicts due to the introduction of an entirely new social order (Cook 1976).

Mexico achieved independence from Spain in 1822 and became a federal republic in 1824. As a result, both Baja and Alta California became classified as territories (Rolle 1969). Shortly thereafter, the Mexican Republic sought to grant large tracts of private land to its citizens to begin to encourage immigration to California and to establish its presence in the region. Part of the establishment of power and control included the desecularization of the missions circa 1832. These same missions were also located on some of the most fertile land in California and, as a result, were considered highly valuable. The resulting land grants, known as “ranchos,” covered expansive portions of California and by 1846, more than 600 land grants had been issued by the Mexican government. Rancho Jurupa was the first rancho to be established and was issued to Juan Bandini in 1838. Although Bandini primarily resided in San Diego, Rancho Jurupa was located in what is now Riverside County (Pourade 1963).

The treatment of Native Americans grew worse during the Rancho Period. Most of the Native Americans were forced off of their land or put to work on the now privately-owned ranchos, most often as slave labor. In light of the brutal ranchos, the degree to which Native Americans

had become dependent upon the mission system is evident when, in 1838, a group of Native Americans from Mission San Luis Rey petitioned government officials in San Diego to relieve suffering at the hands of the rancheros:

We have suffered incalculable losses, for some of which we are in part to be blamed for because many of us have abandoned the Mission ... We plead and beseech you ... to grant us a Rev. Father for this place. We have been accustomed to the Rev. Fathers and to their manner of managing the duties. We labored under their intelligent directions, and we were obedient to the Fathers according to the regulations, because we considered it as good for us. (Brigandi 1998:21)

Native American culture had been disrupted to the point where they could no longer rely upon prehistoric subsistence and social patterns. Not only does this illustrate how dependent the Native Americans had become upon the missionaries, but it also indicates a marked contrast in the way the Spanish treated the Native Americans compared to the Mexican and United States ranchers. Spanish colonialism (missions) is based upon utilizing human resources while integrating them into their society. The Mexican and American ranchers did not accept Native Americans into their social order and used them specifically for the extraction of labor, resources, and profit. Rather than being incorporated, they were either subjugated or exterminated (Cook 1976).

By 1846, tensions between the United States and Mexico had escalated to the point of war (Rolle 1969). In order to reach a peaceful agreement, the Treaty of Guadalupe Hidalgo was put into effect in 1848, which resulted in the annexation of California to the United States. Once California opened to the United States, waves of settlers moved in searching for gold mines, business opportunities, political opportunities, religious freedom, and adventure (Rolle 1969; Caughey 1970). By 1850, California had become a state and was eventually divided into 27 separate counties. While a much larger population was now settling in California, this was primarily in the central valley, San Francisco, and the Gold Rush region of the Sierra Nevada mountain range (Rolle 1969; Caughey 1970). During this time, southern California grew at a much slower pace than northern California and was still dominated by the cattle industry established during the earlier rancho period.

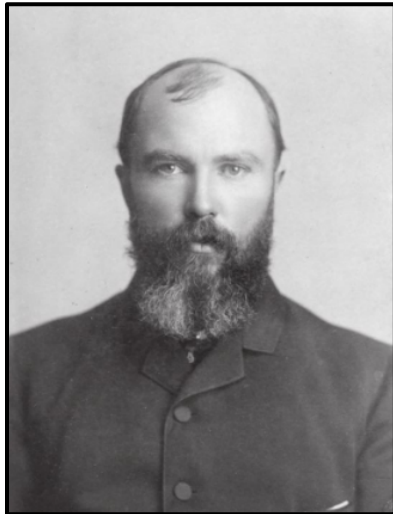
During the same decade, circa 1852, the Native Americans of southern Riverside County, including the Luiseño and the Cahuilla, thought they had signed a treaty resulting in their ownership of all lands from Temecula to Aguanga east to the desert, including the San Jacinto Valley and the San Gorgonio Pass. The Temecula Treaty also included food and clothing provisions for the Native Americans. However, Congress never ratified these treaties, and the promise of one large reservation was rescinded (Brigandi 1998).

With the completion of the Southern Pacific Railroad in 1869, southern California saw its first major population expansion. The population boom continued circa 1874 with the completion

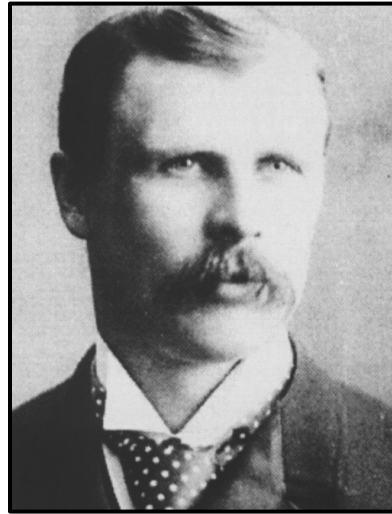
of connections between the Southern Pacific Railroad in Sacramento to the transcontinental Central Pacific Railroad in Los Angeles (Rolle 1969; Caughey 1970). The population influx brought farmers, land speculators, and prospective developers to the region.

**General History of the City of Ontario**

In late 1881, Canadian brothers George and William Chaffey (Plates 1 and 2) purchased 6,218 acres of land in the Cucamonga Desert known as the “San Antonio lands.” The Chaffey brothers soon expanded to the Southern Pacific Railroad tracks on the south and into the San Antonio Canyon to the north (City of Ontario n.d.). The Chaffey brothers intended to establish a “model colony” for migrants coming to the region and named the area “Ontario” after their hometown. Before the land could be used, however, water had to be found and brought into the town. Because of this, George Chaffey laid miles of cement pipe leading from San Antonio Canyon, which was later tapped into by the San Antonio Water Company. The need for electric power to lift the water from the deep wells in San Antonio Canyon led to the establishment of the first commercially successful hydroelectric plant in the country, the Ontario Power Company (City of Ontario n.d.).



**Plate 1: George Chaffey.** *(Photograph courtesy of Ontario City Library, Robert E. Ellingwood Model Colony History Room)*



**Plate 2: William Chaffey.** *(Photograph courtesy of the City of Ontario 2013)*

During the late nineteenth century, anyone purchasing land within the Ontario Colony automatically received shares in the water company, which ensured that water would be pumped to their property. This development aided in establishing agricultural properties, primarily citrus groves, within Ontario (Plate 3). The Ontario Colony was officially incorporated as a city in 1891 and continued to grow throughout the twentieth century (City of Ontario n.d.). The city became known for air flight after Judge Archie Mitchell, Waldo Waterman, and other airplane enthusiasts

established Latimer Field in 1923. Urban growth pushed the airfield further and further east until it reached its present location, which currently functions as the Ontario International Airport. During World War II, the airport served as a busy training center for fighter jet pilots (City of Ontario n.d.).



**Plate 3: 1887 view of the town of Ontario drawn by H.S. Crocker Co.**  
*(Illustration courtesy of Vintage City Maps)*

### **History of the Property: Ownership and Development**

Historic aerial photographs indicate that the 745 East State Street building, located within the southwest corner of the property, was the first to be constructed within the property in 1913. According to a report by the United States Social Security Administration (1966), this building was utilized for a cooperative cannery founded by Benton Ballou (Plate 4). This was followed by the construction of a cafeteria building located to the northwest of the cannery building at 235 South Campus Avenue in 1926, according to County Assessor's records.

Benton Ballou was born in Iowa in 1865. As a child, he attended schools in Iowa and Indiana and later worked in California as a carpenter, Texas as a wheat farmer, and Alaska as a gold prospector. While living in Texas, he met Alice Ferris Jenkins, who would later become his wife in 1900 (Brown and Boyd 1922). After the Alaskan gold rush, Ballou moved to Pasadena to operate one of his father's peach ranches located in Ontario, California. After he established the cooperative cannery in 1913, he acted as the president of the company for many years. This



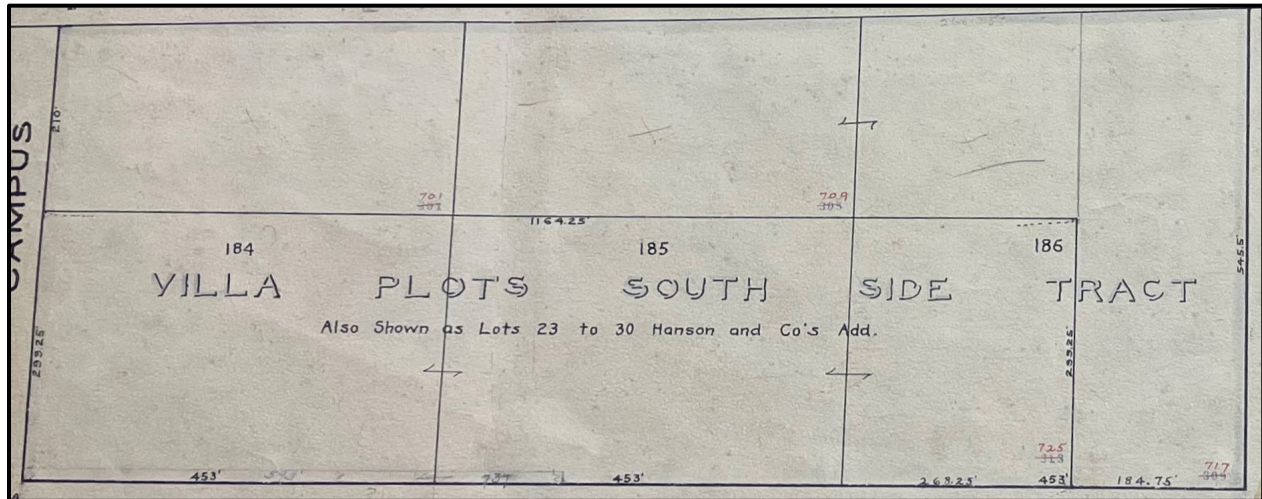
**Plate 4: Benton Ballou**  
*(Photograph courtesy of Brown and Boyd 1922)*

company later became known as the California Cooperative Canneries Association, with Ballou serving as the president (Social Security Administration 1966). He also became the president of the California Growers' Association, Inc., one of the largest and most important organizations in the United States (Brown and Boyd 1922). Records show that both of these companies owned the East State Street property later on.

Other than information about Benton Ballou owning the property, not much is known about the history of the ownership of the property prior to 1918, as the records could not be located. According to the records from 1918, the property was originally known as Block 184, Block 185, and Block 186 of the Villa Plots South Side Tract and Lots 23 to 30 on the Hanson and Co's Addition (Plate 5). The boundaries of these blocks changed several times since 1918. According to the earliest available records, in 1918, Blocks 184 and 185 were

owned by Charles P. Humphries and Block 186 was owned jointly by Humphries and the San Antonio Growers' Association. Charles P. Humphries was a native of Canada and moved to California in 1886, when he was 22. He married Mary A. Richards in San Bernardino in 1887 and lived in Ontario until 1930 when he moved to Pacific Palisades (*Pomona Progress Bulletin* 1944). Charles Humphries was a prominent pioneer rancher and owned a ranch at Bon View (*San Bernardino County Sun* 1924, 1931). The San Antonio Growers' Association also had partial ownership of the property. The San Antonio Growers' Association, a division of the California Growers' Association, was established in 1915 by deciduous fruit growers in the Ontario, Chino, Pomona, and Cucamonga areas. The board of this organization was led by Benton Ballou as its first president (*Pacific Rural Press* 1915).

Records show that after 1920, the lot descriptions were changed. While Charles P. Humphries still had partial ownership the property between 1920 and 1922, his ownership was limited to a small portion of the Block 186. The majority of the ownership of the East State Street property was passed to the California Growers' Association and they acquired full ownership in 1922. The California Growers' Association was a cooperative cannery organization that included the 745 East State Street cannery in Ontario, as well as canneries in Hemet, San Jacinto, and Elsinore Valley (*Riverside Daily Press* 1919). The 745 East State Street cannery was the largest cannery owned by the organization (*Riverside Daily Press* 1920).




**Plate 5: 1918 Villa Plots South Side Tract map showing Blocks 184, 185, and 186.**  
*(Photograph courtesy of San Bernardino Assessor's Office)*


After 1925, the majority of the property ownership was passed to the California Cooperative Canneries (CCC). The CCC was established in 1919 and was owned by different growers' organizations (Committee on Agriculture and Forestry 1922). The CCC worked as a grower cooperative that sold their produce directly to Armour & Co., a meat-packing company. While Armour argued that this agreement would provide farmers better flexibility and profits, the other cooperative associations saw it as an attempt by meatpackers to dominate the industry of food production (Committee on Agriculture and Forestry 1922). After a lengthy battle, Armour left California canning and CCC did not survive after it lost its biggest client (Statz 2012).

In 1927, the Los Angeles and Salt Lake (L.A. & S.L.) Railroad acquired small portions of Blocks 184 and 185. That same year, the railroad company developed a railroad spur through the property, bisecting it from north to south (current APN 1049-111-03), and an easement for the railroad along East State Street (current APN 1049-111-04). The L.A. & S.L. Railroad was a rail company based in California, Nevada, and Utah that constructed and operated the railway line between Los Angeles and Salt Lake City (Plate 6) (Malmquist 1971). They owned this portion of Block 185 until at least 1947 and, by 1950, Union Pacific Railway was listed as the owner. The rest of the property remained in the possession of the CCC until 1933, when it was acquired by the Security First National Bank of Los Angeles.

The first available Sanborn Map (1928) depicts the CCC Ontario plant in the south half of the west portion of the property. The east portion of the property was not mapped at this time. The plant is bounded by the L.A. & S.L. Railroad spur to the east, which bisects the property. Also shown on the 1928 Sanborn are a cafeteria (the 235 South Campus Avenue building), a large dwelling to the north of the cafeteria, and 16 employees' cottages. Although the cafeteria remains extant on the property, the employees' cottages were removed between 1994 and 2002, and the larger dwelling was removed between 2007 and 2009.



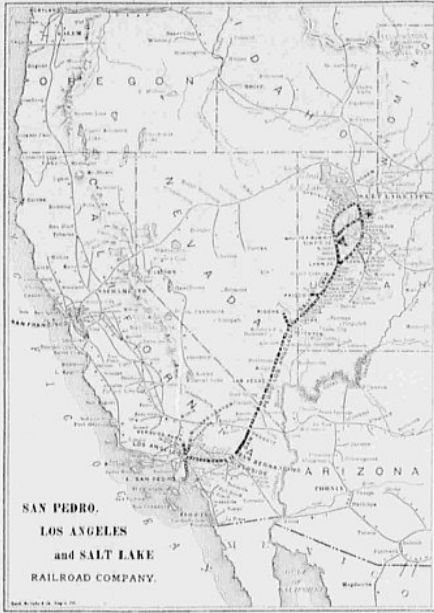
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**Plate 6: Newspaper advertisement showing a map of the railroad system.**  
*(Photograph courtesy of Desert Evening News 1903)*

The records showing the ownership between 1936 and 1941 and 1948 and 1949 are missing. However, sometime between 1935 and 1941 Block 184 was subdivided into two large parcels: the west 250 feet of the north 210 feet of Block 184 (current APN 1049-111-06) and the remaining portion of Block 184. Records from 1942 indicate that the larger remaining portion of Block 184 was owned by the Ontario Fertilizer works, while the west 250 feet of the north 210 feet of Block 184 (current APN 1049-111-06) was owned by Charles A. and Addie V. Cromley.

Charles Albert Cromley was born in Ohio in 1890 and moved to Los Angeles between 1910 and 1917 (Ancestry.com 2005, 2006). He married Addie Violet Chavez (later Cromley) in

1919. His occupation is listed as “pumper oil” in an oil refinery in 1930 census records (Ancestry.com 2002), sillman assistant in 1940 census records (Ancestry.com 2012), and proprietor in 1950 census records (Ancestry.com 2022). The Cromleys owned their portion of Block 184 until 1954, when it was sold to Ralph L. and Clemence Bertrand.

The Ontario Fertilizer Works was founded by Charles Latimer, who was the owner of the San Antonio Packing Company in Ontario and the proprietor of L-Bar-S Orchards (*Riverside Independent Enterprise* 1950; *Riverside Daily Press* 1928). Ontario Fertilizer Works stored and sold fertilizer to many of the citrus ranchers in Ontario (Wright 1994). Although records indicate that Ontario Fertilizer Works owned the property, a 1950 Sanborn Map for the area shows the 745 East State Street building as being occupied by the Firestone Tire & Rubber Company. Regardless, Ontario Fertilizer Works is listed as the owner of the majority of the property until 1968.

As stated previously, ownership records from 1948 and 1949 are missing. By 1950, the parcels within subject property were given formal assessor’s parcel numbers (Table 1). In 1951, APN 113-021-02 was subdivided into three separate parcels: 113-021-05, -06, and -07 (see Table 1). Following the lot split in 1951, the Cromleys retained ownership of their parcel (APN 113-021-01) until 1954, the Union Pacific Railroad retained ownership of APN 113-021-03, and James and Alice Beardsley continued to own APN 113-021-04, which they purchased in 1946 from the Ontario Fertilizer Works. New parcel APN 113-021-05 was added to the Beardsleys’ holdings following the lot split in 1951, and the Ontario Fertilizer Works held onto new parcel APN 114-021-06. APN 113-021-07 consists of the easement surrounding the railroad spur which bisects the property. As such, this parcel is owned jointly by the owners of the property east of the spur (APN 113-021-05, the Beardsleys), and the owners of the property west of the spur (APN 113-021-06, the Ontario Fertilizer Works).

**Table 1**  
Circa 1950 and 1951 Lot Splits and Parcel Ownership

Original Block Number(s)	1950		1951	
	Parcel Number	Property Owner	Parcel Number	Property Owner(s)
184	113-021-01	Charles A. and Addie V. Cromley	113-021-01	Charles A. and Addie V. Cromley
185	113-021-02	Ontario Fertilizer Works	113-021-05	James S. and Alice E. Beardsley
184 and 185			113-021-06	Ontario Fertilizer Works
185 and 186			113-021-07	Ontario Fertilizer Works / James and Alice Beardsley
184 and 185	113-021-03	Union Pacific Railroad	113-021-03	Union Pacific Railway
186	113-021-04	James S. and Alice E. Beardsley	113-021-04	James S. and Alice E. Beardsley



James S. Beardsley was born in Pennsylvania circa 1882 and worked as a builder in San Diego according to the census reports from 1940 and 1950 (Ancestry.com 2012, 2022). E. Alice Beardsley was originally from Massachusetts and worked as a teacher (Ancestry.com 2012, 2022). The Beardsley family continue to own portions of the property until 1971.

After 1951, the East State Street property was owned by many different people and organizations. The Bertrands owned APN 113-021-01 until 1962, when it was purchased by Kenneth and Betty J. Williams. Kenneth and Betty Williams retained ownership of the parcel through 1978, when it was sold to James T. Brown. Brown sold the property in 1992 to Ed Laird, who sold it in 1998 to the 810 Main Street Corporation. In 2007, 717 State Street Associates, LLC purchased this parcel, and in 2013 it was purchased by Southern California Holdings XIII, LLC. In 2014, the parcel was purchased by Opone, LLC, who retained ownership through 2021.

The Beardsleys owned APN 113-021-04 through 1956, when it was purchased by Charles E. and Barbara E. Williams. The Williams sold the property in 1970 to Ward Properties, Inc. who sold the property in 1973 to the James White Oil Company. The James White Oil Company sold the property in 1986 to the RC Trading Company, Inc. The Midland Partnership (later the Midland Realty Corporation) purchased APN 113-021-04 in 1991, which they owned through 2014, when it was purchased by Diadia, LLC. Diadia, LLC retained ownership through 2021.

While the Beardsleys sold APN 113-021-04 in 1956, they retained ownership of APN 113-021-05 through 1971. That year, Amy R. and Paris S. Swanger purchased the parcel and retained ownership through 1981. Frances M. and Dell R. Jensen purchased the parcel in 1981 and in 2001, it was purchased by David Rodriguez and Camelia Dulgheru. In 2004, APN 113-021-05 was purchased by CLS Properties, LLC, who retained ownership through 2021.

With regards to APN 113-021-06, the Ontario Fertilizer Works entered into joint ownership of the property beginning in 1953. From 1953 through 1959, Joseph and Augusta Spiegelman and the Ontario Fertilizer Works each owned a portion of the parcel. In 1959, the Ontario Fertilizer Works owned four-tenths of the parcel, which they retained through 1969. The Spiegelmans owned five-tenths of the parcel until 1964 and Harvey and Elise K. Herzberg owned one-tenth of the parcel from 1959 through 1964. The Spiegelmans' and Herzbergs' portions of the parcel were sold to John Ross Engineering, Inc. in 1964, effectively selling six-tenths ownership of the parcel. John and Helen Ross obtained ownership of the entire parcel in 1969, which they retained through trusts through 1990. In 1990, the parcel was transferred to the Nicholas E. Lanphier Trust, and in 2007, it was purchased by 717 State Street Associates, LLC. Similar to APN 113-021-01, APN 113-021-06 was then purchased by Southern California Holdings XIII, LLC in 2013. In 2014, the parcel was purchased by Opone, LLC, who retained ownership through 2021.

As stated previously, APN 113-21-07 refers to the easement located on either side of the railroad spur which bisects the property from north to south. As such, this easement is owned by the property owners listed above, while they owned the adjacent parcels.

In 1975, the current APNs were assigned to the parcels (Table 2). No changes were made to the parcels, with the exception of APN 1049-111-02 in 1981. That year, the south 11 feet of the

parcel along East State Street was excluded from the parcel boundaries and the parcel was given the new parcel number of APN 1049-111-07. In April of 2021, the City of Ontario acquired all of the parcels within the project, with the exception of APN 1049-111-04, which continues to be owned by the Union Pacific Railway. In October of 2021, Duke Realty State Street, LP purchased APNs 1049-111-01, -03, -05, -06, and -07 for the current project.

**Table 2**  
1951 to Current APNs

1951 to 1975 APNs	1975-1981 APNs	1981-Current APNs
113-021-01	1049-111-06	
113-021-03	1049-111-04	
113-021-04	1049-111-01	
113-021-05	1049-111-02	1049-111-07
113-021-06	1049-111-05	
113-021-07	1049-111-03	

#### **IV. METHODS AND RESULTS**

##### **Archival Research**

Records relating to the ownership and developmental history of the property were sought to identify any associated potential historic or architectural significance. Records located at the BFSa research library, the San Bernardino County Assessor/Recorder/County Clerk, and the Ontario Historical Society were accessed for information regarding the structures. Appendix C contains maps of the property, including a general location map, historic USGS project location maps, a current USGS project location map, Sanborn Fire Insurance Maps, historic Assessor’s parcel maps, and current Assessor’s parcel maps (Figures 1 to 12).

##### **Field Survey**

BFSa conducted a historic structure survey on June 12, 2022. The purpose of the survey was to locate and document any potentially historic structures situated within the property that would be potentially affected by any renovation program. Preparation of architectural descriptions was conducted in the field and supplemented using the photographic documentation. Additional information was drawn from supplemental research efforts and incorporated into this report.

##### **Description of Surveyed Resources**

The East State Street property includes four historic structures (Plate 7). The 745 East State Street building was constructed in the southwest corner of the lot circa 1913; the 235 South Campus Avenue building was constructed northwest of the 745 East State Street building in 1926;

the 810 East Main Street building was constructed north of the 745 East State Street building between 1949 and 1959; and the 825 East State Street building was built in the southeast corner of the lot between 1960 and 1966. The manufacturing buildings are constructed in the Utilitarian Industrial style. The 235 South Campus Avenue building was constructed in the Utilitarian style and later was converted into a Minimal Traditional-style residence at an unknown date.

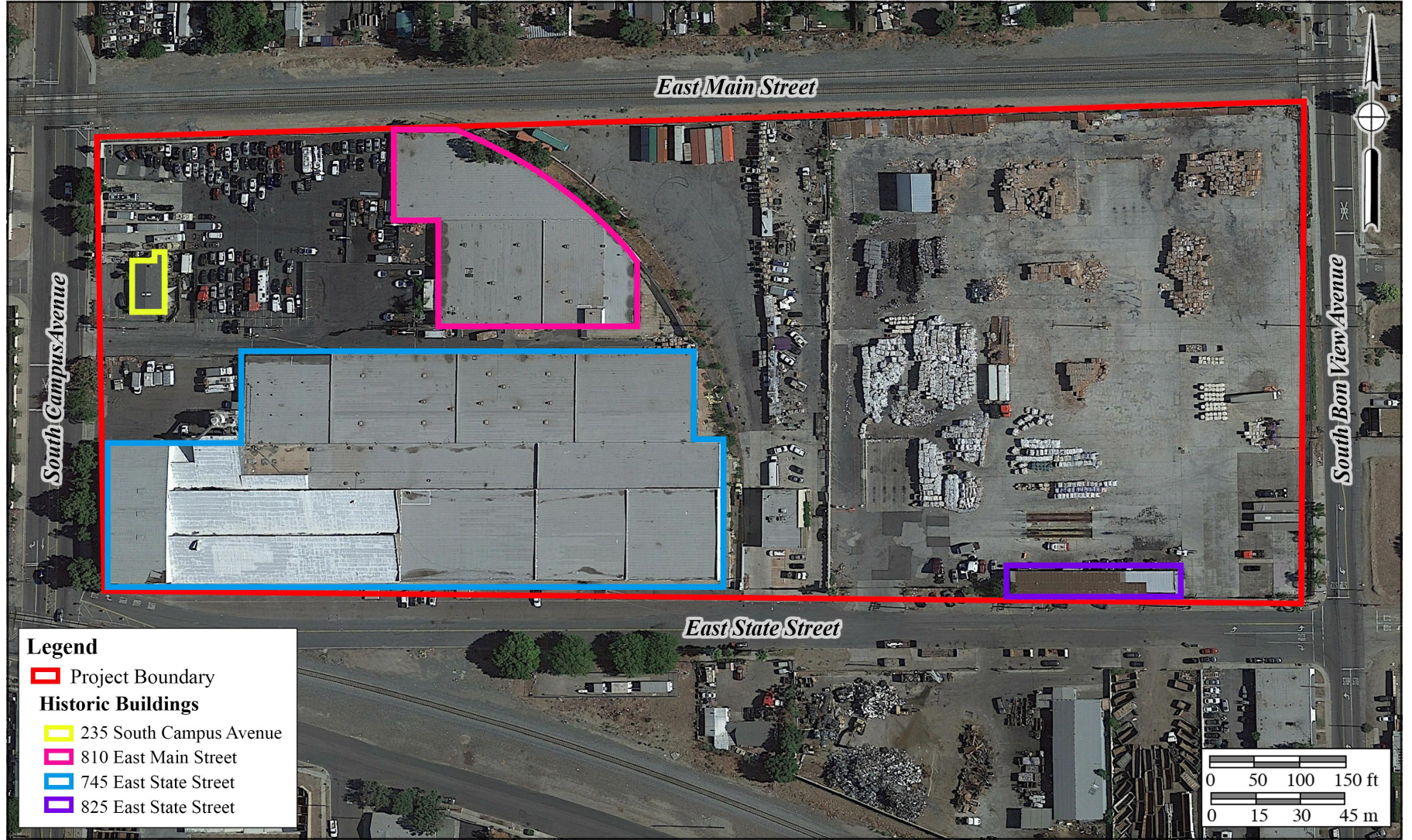
The 745 East State Street building is the first building to be constructed at the lot and is located at the southwestern corner of the East State Street property. The building was constructed in 1913 and was expanded north between 1949 and 1953. The building is composed of several structures and functions as the main production plant on the property (Plate 8). Aerial photographs indicate that Structures A, B, and C were constructed by 1932 (the earliest available image), but it is not clear whether they were completed at the same time. These structures form the south, east, and west façades of the building.

Structure A is located west of Structures B and C and has a rectangular plan. It is taller than the other structures and features a very low-pitched gable roof covered with metal sheets. The west façade of Structure A faces South Campus Avenue (Plate 9) and the south façade faces East State Street (Plate 10). This structure features loading doors on its west and north façades and vents under the roof (Plate 11). The walls consist of plywood sheets clad in stucco.

Structure B is located east of Structure A and features a sawtooth roof. Since it shares walls with other structures, only the south façade of this structure is visible (see Plate 10). This south façade features five loading doors, a loading platform, and a pedestrian door (see Plate 10). The straight side of the sawtooth roof exhibits windows that are facing north. A mixing tower is attached to the north side of this structure (Plate 12).

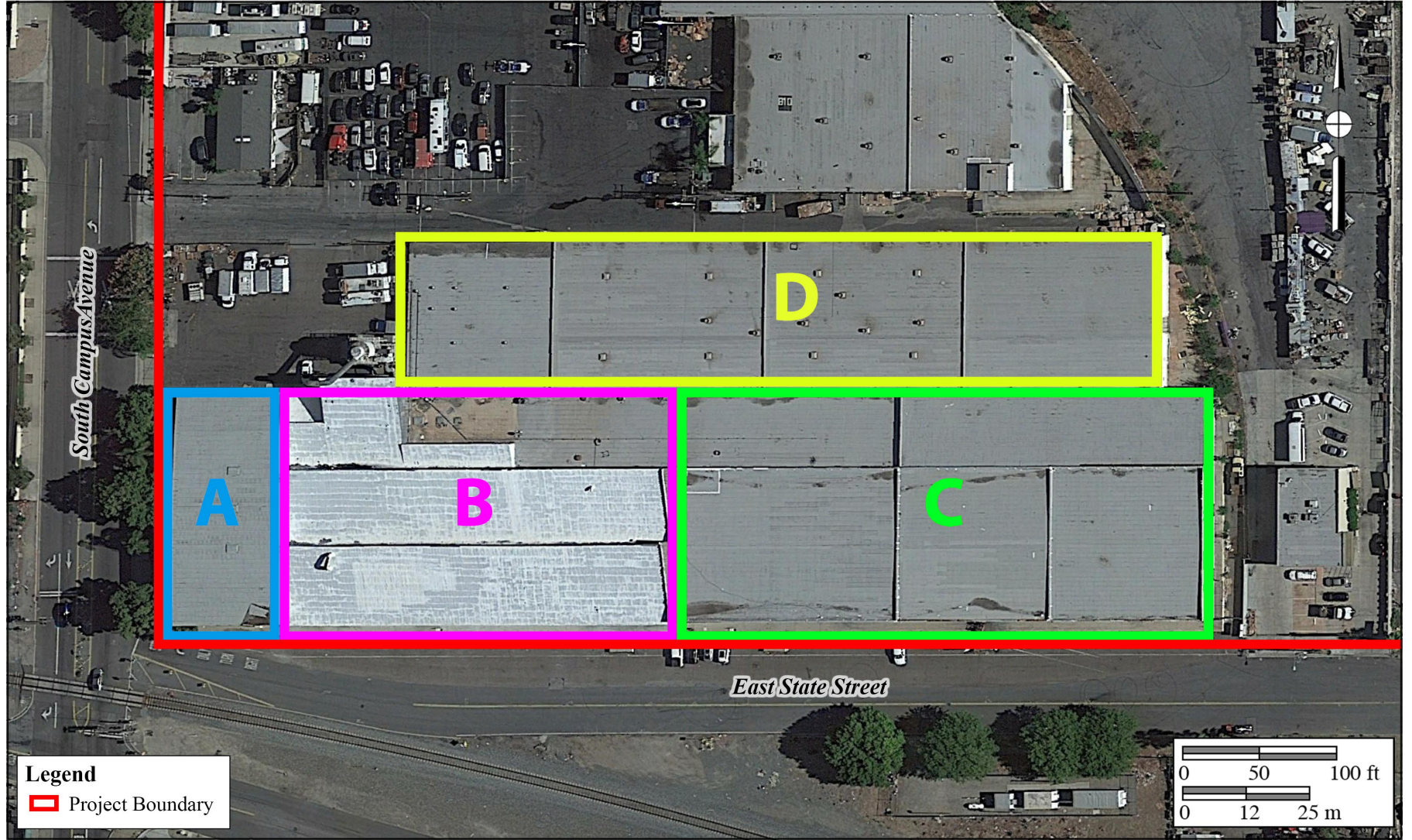
Structure C covers the east end of the large manufacturing plant. The south façade of the structure features four loading doors, two pedestrian doors, and a loading dock (Plates 13 and 14). The structure has a flat roof covered with sheet metal. A platform runs along the south façade of Structures A, B and C and is level with the loading docks in front of buildings B and C (see Plates 13 and 14). This platform envelops the building on its east façade and ends where Structure C and Structure D meet. The east façade of Structure C features two roll-top loading doors (Plate 15).

Structure D is a later addition to the manufacturing plant constructed between 1949 and 1953. Although Structure D shows an address of “810 E. Main Bldg. 11,” it is attached to the north side of the 745 East State Street building, north of Structures A, B, and C. The structure exhibits a flat roof covered with metal sheets and brick walls. Its east façade features a pedestrian door and a large sliding loading door (Plate 16). The north façade includes three loading doors and three pedestrian doors (Plate 17). Other than these elements, this façade is plain (Plates 18 and 19). The west façade features a loading door and a pedestrian door. Some infrastructure elements are attached to this façade (Plate 20).



**Plate 7**  
**Historic Building Location Map**  
 The East State Street Project  
*(Image courtesy of Google Maps)*





### Plate 8

## Aerial View of the 745 East State Street Building

The East State Street Project

*(Image courtesy of Google Maps)*





**Plate 9**  
**View of the West Façade of Structure A at the**  
**745 East State Street Building, Facing Southeast**  
The East State Street Project



**Plate 10**  
**View of the South Façade of Structures A and B**  
**at the 745 East State Street Building, Facing Northwest**  
The East State Street Project



**Plate 11**  
**View of the North Façade of Structure A**  
**at the 745 East State Street Building, Facing Southwest**  
The East State Street Project





**Plate 12**  
**View of the Mixing Tower Attached to the North Façade of Structure B**  
**at the 745 East State Street Building, Facing Northeast**

The East State Street Project



**Plate 13**

**View of the South Façade of Structure C  
at the 745 East State Street Building, Facing Northeast**

The East State Street Project





**Plate 14**

**View of the South Façade of Structure C  
at the 745 East State Street Building, Facing Southwest**

The East State Street Project





**Plate 15**  
**View of the East Façade of Structure C**  
**at the 745 East State Street Building, Facing Southwest**

The East State Street Project



**Plate 16**  
**View of the East Façade of Structure D**  
**at the 745 East State Street Building, Facing Southeast**  
The East State Street Project



**Plate 17**

**View of the North Façade of Structure D  
at the 745 East State Street Building, Facing Southeast**

The East State Street Project





**Plate 18**  
**View of the North Façade of Structure D**  
**at the 745 East State Street Building, Facing Southeast**  
The East State Street Project



**Plate 19**  
**View of the North Façade of Structure D**  
**at the 745 East State Street Building, Facing West**  
The East State Street Project





**Plate 20**  
**View of the West Façade of Structure D**  
**at the 745 East State Street Building, Facing East**  
The East State Street Project

### 235 South Campus Avenue

The 235 South Campus Avenue building was originally constructed as a cafeteria in 1926 in the Utilitarian style. The building has been converted into a Minimal Traditional-style residence at an unknown date. The building features a rectangular plan with a projection on the east side of its north façade and a side gable roof. The roof is covered with composite shingles. The east façade of the building is clad in stucco and includes a plain entry door on its north end, two sliding windows, a small picture window, a garage door, and another wood and glass entry door on its south end (Plate 21). A ramp with a red railing is located in front of the south door, making it accessible for wheelchairs (see Plate 21). The south façade of the residence features a sliding window, a fan, and a window opening covered with a wood board (Plate 22). The top part of this façade is clad in horizontal wood siding, the middle part exhibits vertical boards and the bottom part is clad in stucco which features a decorative linear design (see Plate 22). This stucco design extends to the east façade and covers the southern end of it and the bottom part of the rest of this façade. This façade features two windows and a glass and wood door (Plate 23).

### 810 East Main Street

The 810 East Main Street building is located north of 745 East State Street and its east façade follows the curve of the former spur track, providing railroad access into the property. The south portion of the building was constructed between 1949 and 1953 and the curved north portion was added between 1953 and 1959. The building has a quarter circle footprint with a curved edge facing northeast. The building features a flat roof covered in composite rolled roofing material and stucco-clad brick walls, similar to Structure D within the main production plant. The south façade of the building features two loading doors (Plate 24). While the west door features a ramp in front, the east door has a platform in front (Plate 25). The platform is accessed through a small staircase. The east door is an industrial sliding door that includes a metal pedestrian door (Plate 26). The platform in front of the east door extends east and north and forms a platform in front of the east façade of the building. The east façade of the building features two roll-top loading doors (Plate 27). Two loading doors are located on the west façade: one on the older part of the building (Plate 28) and the other on the later addition. The curved north portion of the east façade of the building does not feature any elements except for a large loading door (Plates 29 and 30).

### 825 East State Street

The 825 East State Street building is located east of the other historic buildings at the East State Street property. This building is constructed between 1960 and 1966. The back of the building faces East State Street and the front of the building faces north. The building features a shed roof covered with metal sheets and the building is clad in corrugated metal (Plate 31). The north façade features several openings of various sizes and some of these openings are covered with plastic wrap (Plate 32). A shed structure is attached to the west end of this façade (see Plate 32). The other façades of the building do not feature any elements (Plate 33).



**Plate 21**  
**View of the East Façade of the 235 South Campus**  
**Avenue Building, Facing West**  
The East State Street Project



**Plate 22**  
**View of the South Façade of the 235 South Campus**  
**Avenue Building, Facing North**  
The East State Street Project



**Plate 23**

**View of the East Façade of the 235 South  
Campus Avenue Building, Facing Northeast**

The East State Street Project





**Plate 24**  
**View of the South Façade of the 810 East Main**  
**Street Building, Facing Northeast**  
The East State Street Project



**Plate 25**

**View of the West Door on the South Façade of the  
810 East Main Street Building, Facing Northeast**

The East State Street Project





**Plate 26**

**View of the East Door on the South Façade of the  
810 East Main Street Building, Facing North**

The East State Street Project







**Plate 27**  
**View of the East Façade of the 810 East Main**  
**Street Building, Facing West**  
The East State Street Project



**Plate 28**  
**View of the South Portion of the West Façade of the 810 East Main**  
**Street Building, Facing East**  
The East State Street Project



**Plate 29**  
**View of the Northeast Façade of the 810 East Main**  
**Street Building, Facing Northwest**  
The East State Street Project



**Plate 30**  
**View of the Northeast Façade of the 810 East Main**  
**Street Building, Facing Northwest**  
The East State Street Project



**Plate 31**  
**View of the South Façade of the 825 East State**  
**Street Building, Facing Northwest**  
The East State Street Project



**Plate 32**  
**View of the North (Left) and West (Right) Façades of the 825 East State Street Building, Facing Southeast**

The East State Street Project



**Plate 33**  
**View of the Southwest Corner of the 825 East State**  
**Street Building, Facing Northeast**  
The East State Street Project

## V. SIGNIFICANCE EVALUATIONS

Because removal or alteration of the historic buildings located at 235 South Campus Avenue, 745 East State Street, and 810 and 825 East State Street would require approval from the City of Ontario, CEQA and City of Ontario guidelines were used to evaluate them as potentially significant historic buildings. Therefore, criteria for listing on the CRHR were used to measure the significance of the resources. When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of construction. It is important to note that integrity is not the same as condition; integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. CEQA guidelines (Section 15064.5) address archaeological and historic resources, noting that physical changes that would demolish or materially alter in an adverse manner those characteristics that convey the historic significance of the resource and justify its listing on inventories of historic resources, are typically considered significant impacts.

The buildings were evaluated to determine whether they are eligible for listing on the CRHR. Furthermore, BFSAs based the review upon the recommended criteria listed in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002). This review is based upon the evaluation of integrity of the buildings followed by the assessment of distinctive characteristics.

1. **Integrity of Location** [*refers to*] the place where the historic property was constructed or the place where the historic event occurred (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the buildings had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. Historical research revealed that 235 South Campus Avenue, 745 and 825 East State Street, and 810 East Main Street buildings were constructed in their current locations between 1913 and 1966, and therefore, retain integrity of location.
2. **Integrity of Design** [*refers to*] the combination of elements that create the form, plan, space, structure, and style of a property (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the buildings and any architectural features present.
  - a. **745 East State Street:** The 745 East State Street building is the first building to be constructed at the lot and is located at the southwestern corner of the East



State Street property as a Utilitarian Industrial-style structure. The building was constructed circa 1913 and was altered significantly as it was expanded north between 1949 and 1953. Since this major modification replaced original materials with non-historic, modern versions, it had a negative effect on the integrity of design as it altered the overall architectural style of the building. Therefore, the 745 East State Street building does not retain integrity of design.

- b. **235 South Campus Avenue:** The 235 South Campus Avenue building was constructed in 1926 as a side-gabled, Utilitarian-style cafeteria building. This structure was converted into a Minimal Traditional-style single-family residence on an unknown date. While the extent of the modifications made to the building since its initial construction is unknown, as it was converted from a Utilitarian-style cafeteria building into a Minimal Traditional-style residence, the building no longer retains the original architectural style and design. Therefore, the 235 South Campus Avenue building does not retain integrity of design.
- c. **810 East Main Street:** The 810 East Main Street building is located north of the main production plant and its east façade follows the curve of the spur track that is no longer extant, providing railroad access into the property. The south portion of the building was constructed between 1949 and 1953 and the curved north part was added between 1953 and 1959. The building is a Utilitarian Industrial-style structure. Since this major modification replaced original materials with non-historic, modern versions, it had a negative effect on the integrity of design as it altered the overall architectural style of the building. Therefore, the 810 East Main Street building does not retain integrity of design.
- d. **825 East State Street:** The 825 East State Street building is located east of the main production plant away from the other historic buildings at the East State Street property. This building is constructed between 1960 and 1966 as a Utilitarian-Industrial structure. Modifications made to the building since its initial construction are unknown; however, it appears that some of the metal sheets on the south façade were replaced. However, since there is no definitive indication of an alteration to the structure, the 825 East State Street building retains integrity of design.

3. **Integrity of Setting** *[refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features (Andrus and Shrimpton 2002).* Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscape, vegetation, man-made features, and relationships between buildings and other features. The construction of the historic

building located at 745 East State Street started circa 1913 and the historic aerial photographs indicate that Structures A, B, and C were completed by 1932. An addition, Structure D, was constructed north of the existing structures between 1949 and 1953. The 235 South Campus Avenue building was constructed in 1926; the 810 East Main Street building was constructed between 1949 and 1959; and the 825 East State Street building was constructed between 1960 and 1966. Since the time of the construction of these buildings, the surrounding area underwent major changes.

The earliest aerial photographs from 1932 and 1935 show that, at the time of their construction, the surrounding area had already been developed and consisted of industrial development to the south of the 745 East State Street building and residential development to the south and north. The building east of the 745 East State Street building was not developed with the exception of a few residential structures scattered in the building lot. At the time of its construction, no other building, except for the barracks for the workers that are no longer extant, existed at the property. By 1968, the lot east of the property was fully developed and included many residential structures. By this time, the empty lot located south of the East State Street property included industrial buildings. New residential buildings were constructed on the lot north of the property. While the lot located west of the property preserved its industrial character, the buildings were demolished, and new buildings were constructed since then. Since 1968, the area changed even further. The residential development east of the property was completely removed, the residences north and south of the property were removed and replaced by commercial development, and the industrial buildings west of the property were replaced once again. Because the area is no longer recognizable as how it was since the construction of the buildings and longer retains the same open space, viewshed, landscape, vegetation, or general built environment, the buildings do not retain integrity of setting.

4. **Integrity of Materials** *[refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property* (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials that may have altered the architectural design of the buildings. The 235 South Campus Avenue, 745 East State Street, and 810 East Main Street buildings have been modified since their original construction, primarily due to their expansions or transformations. All buildings have undergone enough original material replacements that none of the buildings retain integrity of materials. On the other hand, since modifications made to the 825 East State Street building since its initial construction are unknown, there is no definitive

indication of an alteration to the structure. Therefore, the 825 East State Street building retains integrity of materials.

5. **Integrity of Workmanship** *[refers to] the physical evidence of the labor and skill of a particular culture or people during any given period in history* (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the buildings. The original workmanship demonstrated by the 235 South Campus Avenue, 745 East State Street, and 810 East Main Street buildings has been modified since their original construction, primarily due to their expansions or alterations. All three buildings have been substantially modified since their initial construction and the modifications were conducted using a lesser level of workmanship. While modifications made to the 825 East State Street building since its initial construction are unknown, there is no definitive indication of an alteration to the structure or its workmanship. However, none of the buildings possess elements or details that would make them representative of the labor or skill of a particular culture or people. Therefore, none of the buildings ever possessed integrity of workmanship.
  
6. **Integrity of Feeling** *[refers to] a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the resources' features, in combination with their setting, conveyed a historic sense of the property during the period of construction. As noted previously, the integrity of setting for the East State Street property has been lost. In addition, the modifications made to the buildings and surroundings since their original construction have negatively impacted their ability to convey their historic dates of construction. Therefore, none of the buildings retain integrity of feeling.
  
7. **Integrity of Association** *[refers to] the direct link between an important historic event or person and a historic property* (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the resources' data or information and their ability to answer any research questions relevant to the history of the Ontario area or the state of California. Historical research indicates that none of the buildings are associated with any significant persons or events. None of the individuals who owned or lived in the buildings were found to be significant and no known important events occurred at the property. Therefore, the buildings have never possessed integrity of association.

Of the seven aspects of integrity, the 235 South Campus Avenue, 745 East State Street, and 810 East Main Street buildings were determined to retain only integrity of location. The 825 East State Street building was determined to retain integrity of location, design, and materials.

### **CRHR Evaluation**

For a property to be eligible for listing on the CRHR, the resource must be found significant at the local, state, or national level, under one or more of the following criteria:

- **CRHR Criterion 1:**

*It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

Historical research revealed that none of the buildings are associated with any events that have made a significant contribution to the broad patterns of California's history or cultural heritage. Therefore, none of the buildings located at East State Street property qualifies for the listing on the CRHR under Criterion 1.

- **CRHR Criterion 2:**

*It is associated with the lives of persons important to the history of California or its communities.*

Historical research revealed that neither building is associated with the lives of any persons important to the history of California or its communities. Therefore, none of the buildings located at East State Street property qualifies for the listing on the CRHR under Criterion 2.

- **CRHR Criterion 3:**

*It embodies the distinctive characteristics of a type, period, California region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.*

- a. **745 East State Street, 810 East Main Street, and 825 East State Street buildings:** The 745 East State Street building was constructed circa 1913, the 810 Main Street building was constructed between 1949 and 1959, and the 825 East State Street building was constructed between 1960 and 1966 in the Utilitarian Industrial style. The architects and builders of the buildings are unknown.

As the City of Ontario does not have a historic context statement that addresses the Utilitarian Industrial style, the most relevant context statement can be found in Barrio Logan Historical Resources Survey (Smith et al. 2011):

Utilitarian Industrial style refers to buildings whose architecture is

significantly determined by the use of the building. For instance, a utilitarian industrial-style manufacturing facility may have a particular roof built to accommodate the interior crane. Utilitarian style structures are of various sizes, roof styles and clad in different materials (often corrugated metal or masonry), but what distinguishes them is that the builder has made no attempt to impose any detailing or ornamentation besides those that are deemed necessary for the business of the building. Utilitarian buildings include factories, warehouses, and storage sites and usually are industrial structures (Bradley 1999). Most industrial buildings built from the mid-20th century to the present are utilitarian.

While the buildings at the East State Street property can best be defined as having been constructed in the Utilitarian Industrial style and do still feature elements of the Utilitarian Industrial style, they are not exemplary, distinctive, or significant examples of the style, type, or method of construction. Furthermore, they are not valuable examples of the use of indigenous materials or craftsmanship. In addition, as the builders are unknown, the buildings cannot be identified as representing the work of any important creative individuals. Therefore, none of these buildings are eligible for designation under CRHR Criterion 3.

- b. **235 South Campus Avenue:** The 235 South Campus Avenue building was constructed in 1926 as a cafeteria building. It was converted into a Minimal Traditional-style residence at an unknown date. According to the architectural context statement published by the City of Ontario, the Minimal Traditional style was popular between the 1930s and 1950s and was a transitional style between the revival styles of the 1920s and 1930s and the post-war tract houses. According to the context statement:

The style referenced traditional styles without actually achieving a specific style. Elements common to many styles, but belonging exclusively to none, are favored. These include gables, chimneys, and shutters. Houses of this style may be built of virtually any traditional material; brick and wood are common. Roofs always lack the eaves or overhangs found on styles that are more assertive. Most examples are single-story or one and one-half stories in height. (City of Ontario 2012)

Identifying features of the Minimal Traditional style, as provided by The City of Ontario (2012) include:

- Asymmetrical design
- Shallow to medium-pitched gable or hipped roof, usually with no eaves, and a front end
- Small entry porch with simple pillars or columns
- Simple floor plan, rectangular in shape and often with small ells
- Garages may be either attached to, or detached from, the main house
- Exteriors incorporate a variety of materials siding or brick were common
- Minimal exterior ornamentation, limited to decorative details on windows (typically shutters)

The 235 South Campus Avenue residence possesses four of the seven features listed above: asymmetrical design, simple floor plan that is rectangular in shape, attached garage, and minimal decorative details that are limited to decorative window trim details. On the other hand, although the residence features a low-pitched gable roof, it also exhibits eaves, which is not typical of the Minimal Traditional style. Additionally, the residence does not possess a small entry porch and most of the house is clad in stucco, which is not a listed material for this style.

Although the 235 South Campus Avenue residence possesses four out of the seven characteristics of the Minimal Traditional style, this style is common throughout the United States (McAlester 2015) and, as such, examples of the style that are eligible for listing on the CRHR should retain a high degree of integrity. As the 235 South Campus Avenue residence no longer possesses integrity of design, setting, materials, workmanship, feeling, or association, the building no longer conveys the mid-1920s period in which it was constructed. Therefore, the 235 South Campus Avenue building is not eligible for designation under CRHR Criterion 3.

- **CRHR Criterion 4:**

*It has yielded or may be likely to yield information important in the state of California, or national prehistory or history.*

The 235 South Campus Avenue, 745 and 825 East State Street, and 810 East Main Street buildings are not associated with any significant individuals or events, and it is unlikely that the buildings would yield additional information about the history of the

state of California or the nation. Therefore, the buildings are not eligible for listing on the CRHR under Criterion 4.

## **VI. FINDINGS AND CONCLUSIONS**

The four historic buildings at 235 South Campus Avenue, 745 East State Street, 810 East Main Street, and 825 East State Street have been evaluated as not historically or architecturally significant under any CEQA criteria due to a lack of association with any significant persons or events and not being representative examples of any specific architectural style, period, or region. Because neither building is eligible for listing on the CRHR, no mitigation measures are recommended for any future alterations or planned demolition of the buildings. As such, the proposed project does not appear to be a source of direct impact to any built historic resources.

## **VII. CERTIFICATION**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this historic structure assessment. This assessment is based upon the professional opinion of Consulting Historian Brian F. Smith. Any conclusions or recommendations included herein may be changed or challenged by the City of Fontana during the environmental review process.



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Brian F. Smith, M.A.  
Consulting Historian

June 22, 2022

Date

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## **IX. APPENDICES**

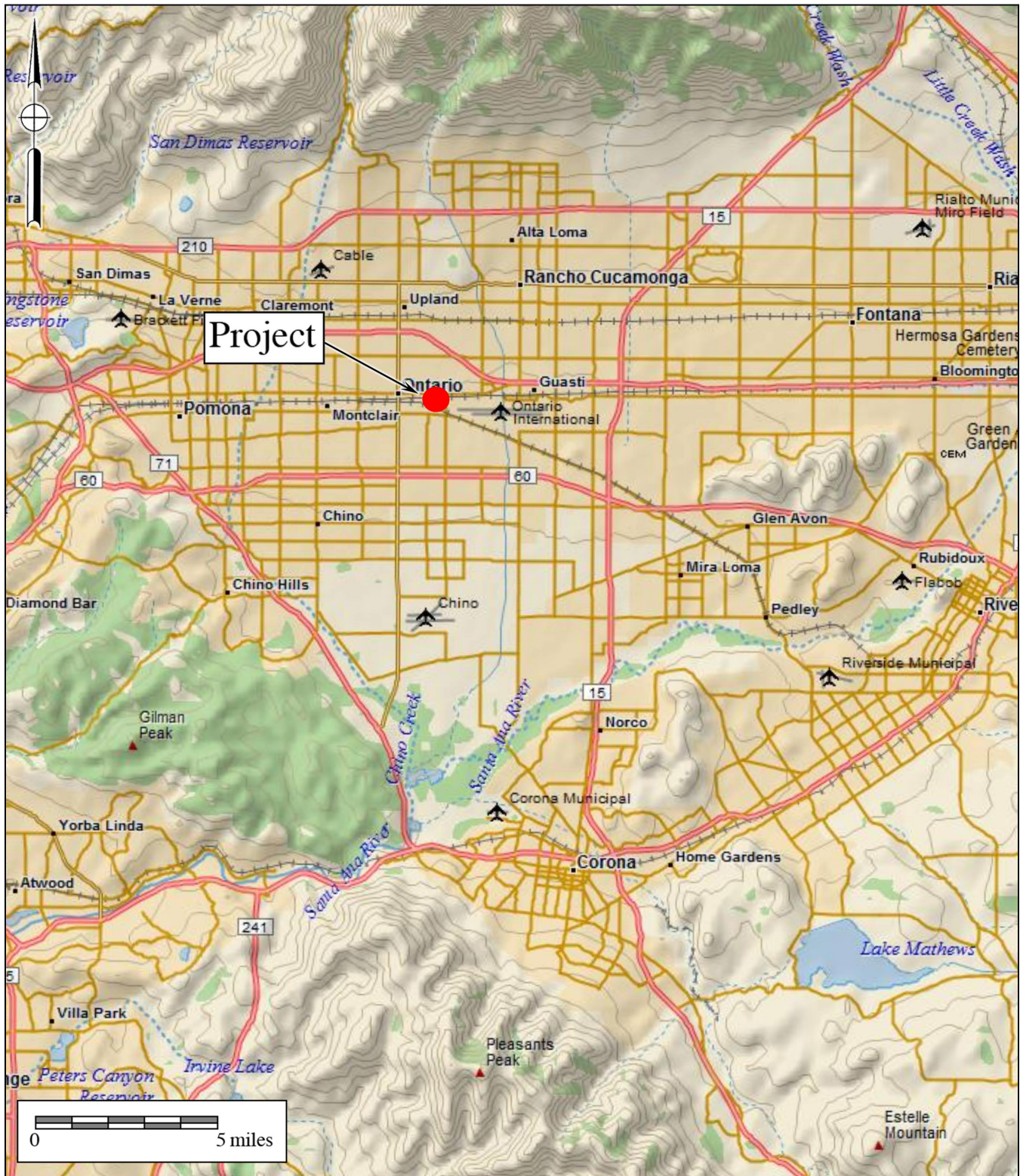
Appendix A – Maps

Appendix B – DPR Forms

Appendix C – Preparers' Qualifications

**APPENDIX A**

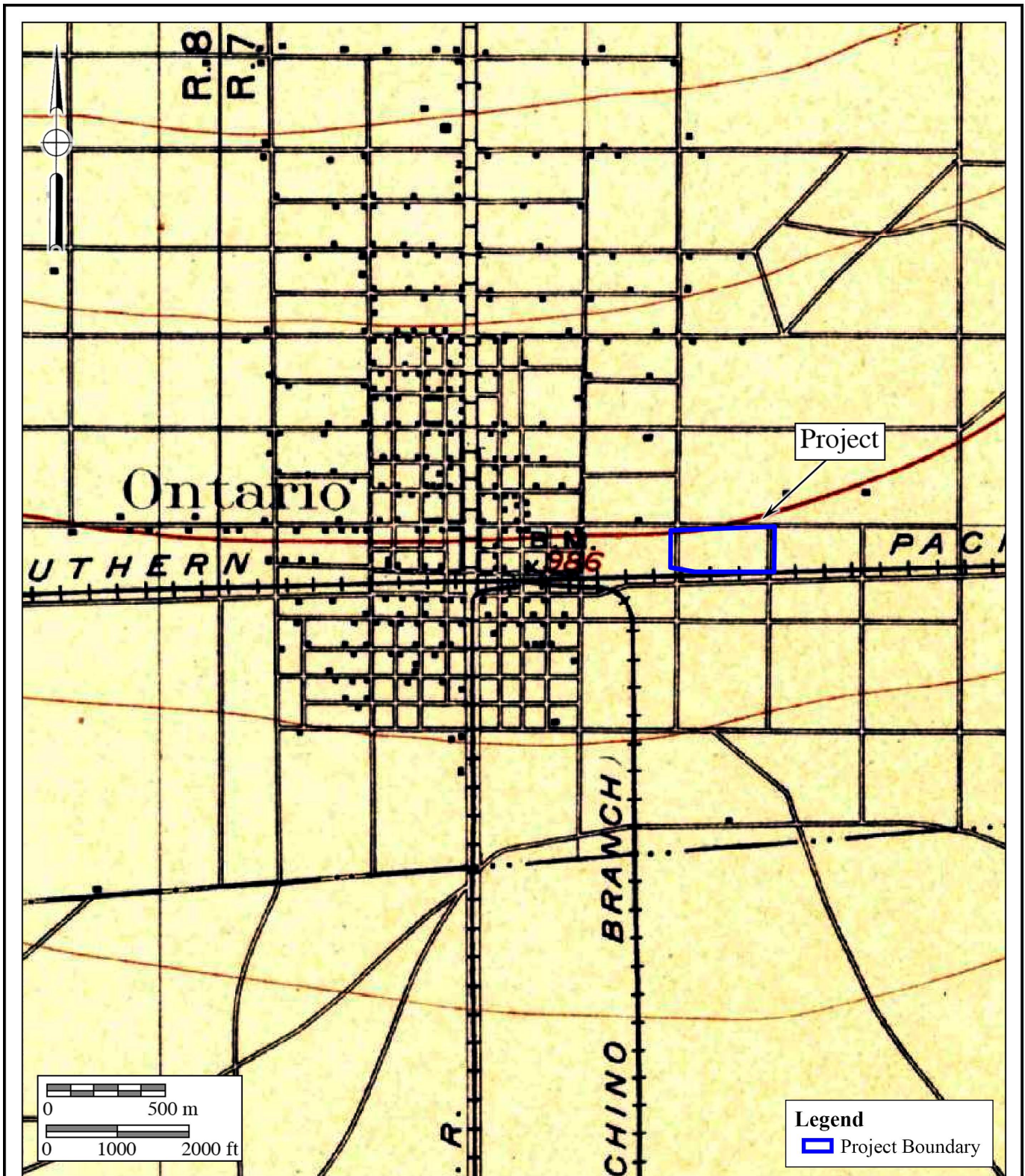
**Maps**



**Figure 1**  
**General Location Map**  
 The East State Street Project

DeLorme (1:250,000)



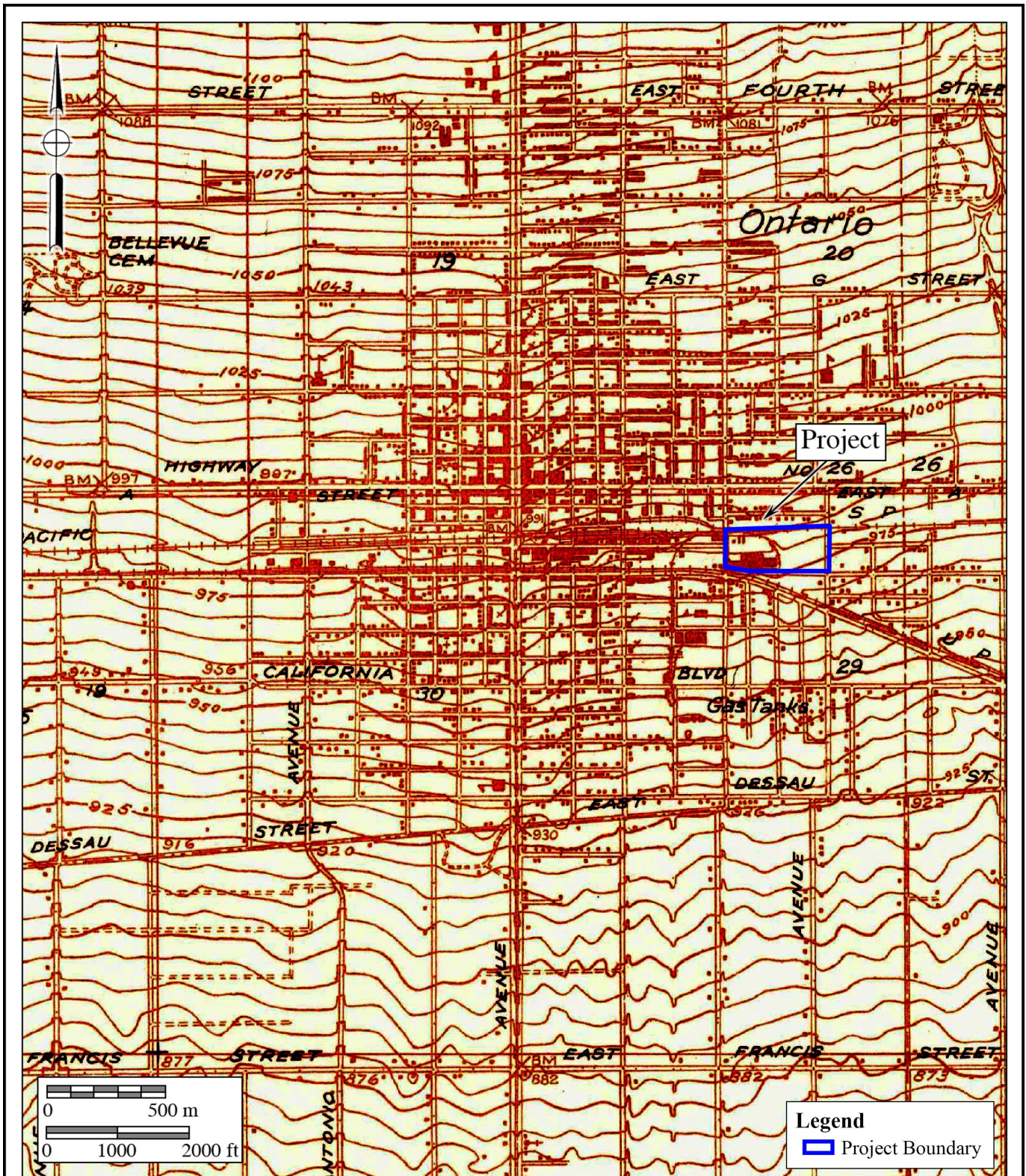


**Figure 2**  
**1903 USGS Map**

The East State Street Project

USGS *Cucamonga* Quadrangle (15-minute series)



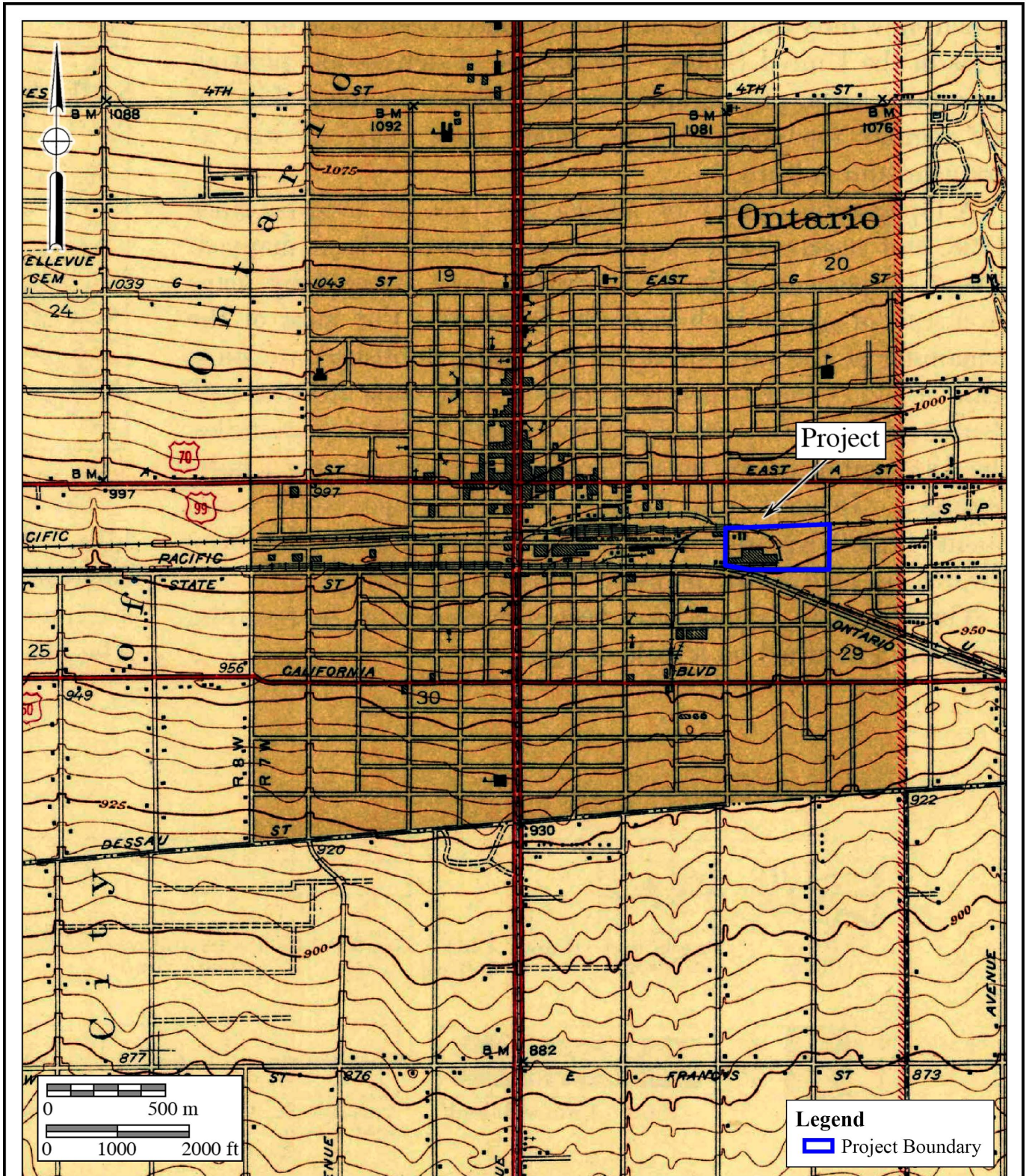


**Figure 3**  
**1933 USGS Map**

The East State Street Project

USGS Ontario Quadrangle (7.5-minute series)



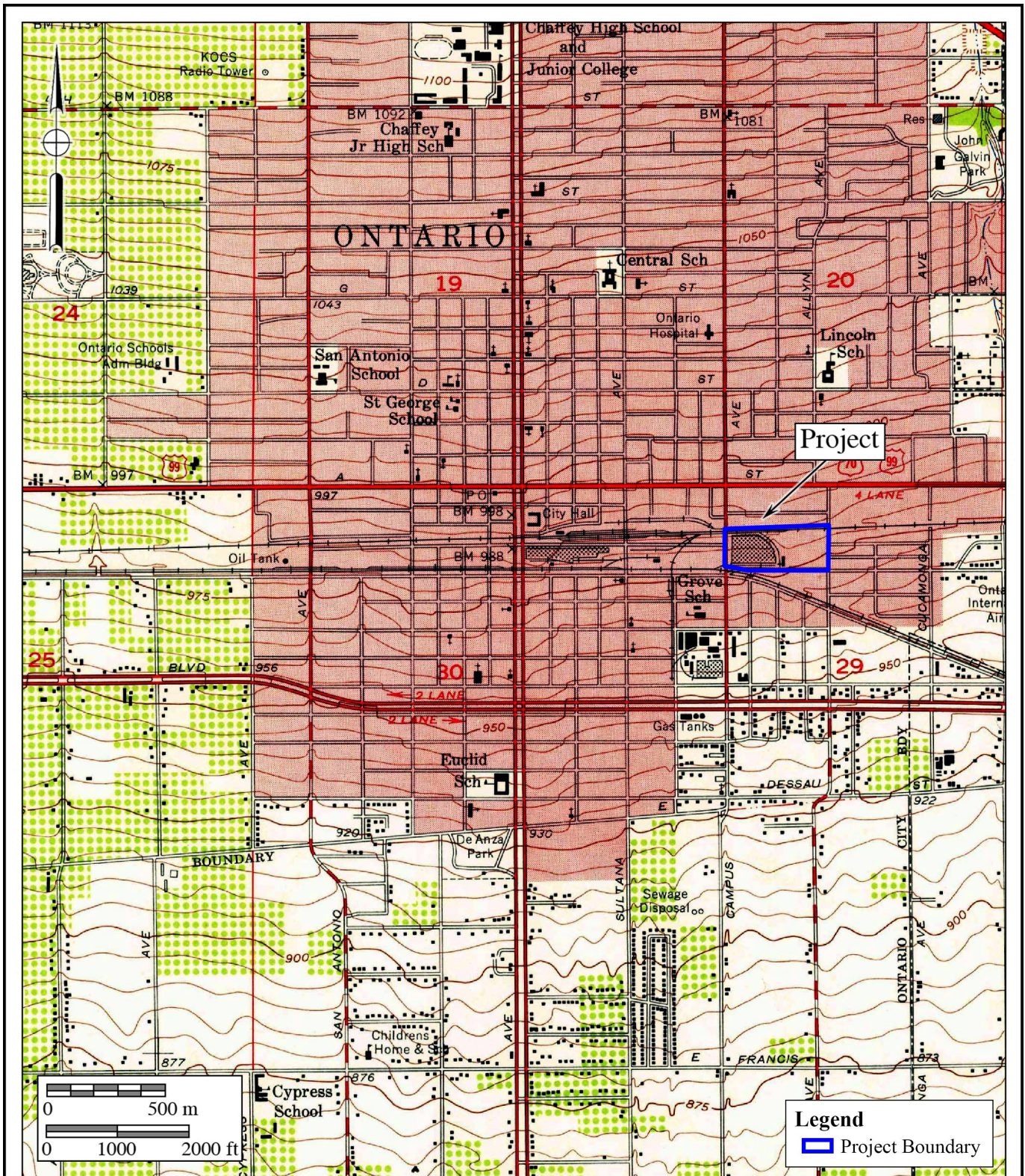


**Figure 4**  
**1942 USGS Map**

The East State Street Project

USGS Ontario and Vicinity Quadrangles (7.5-minute series)





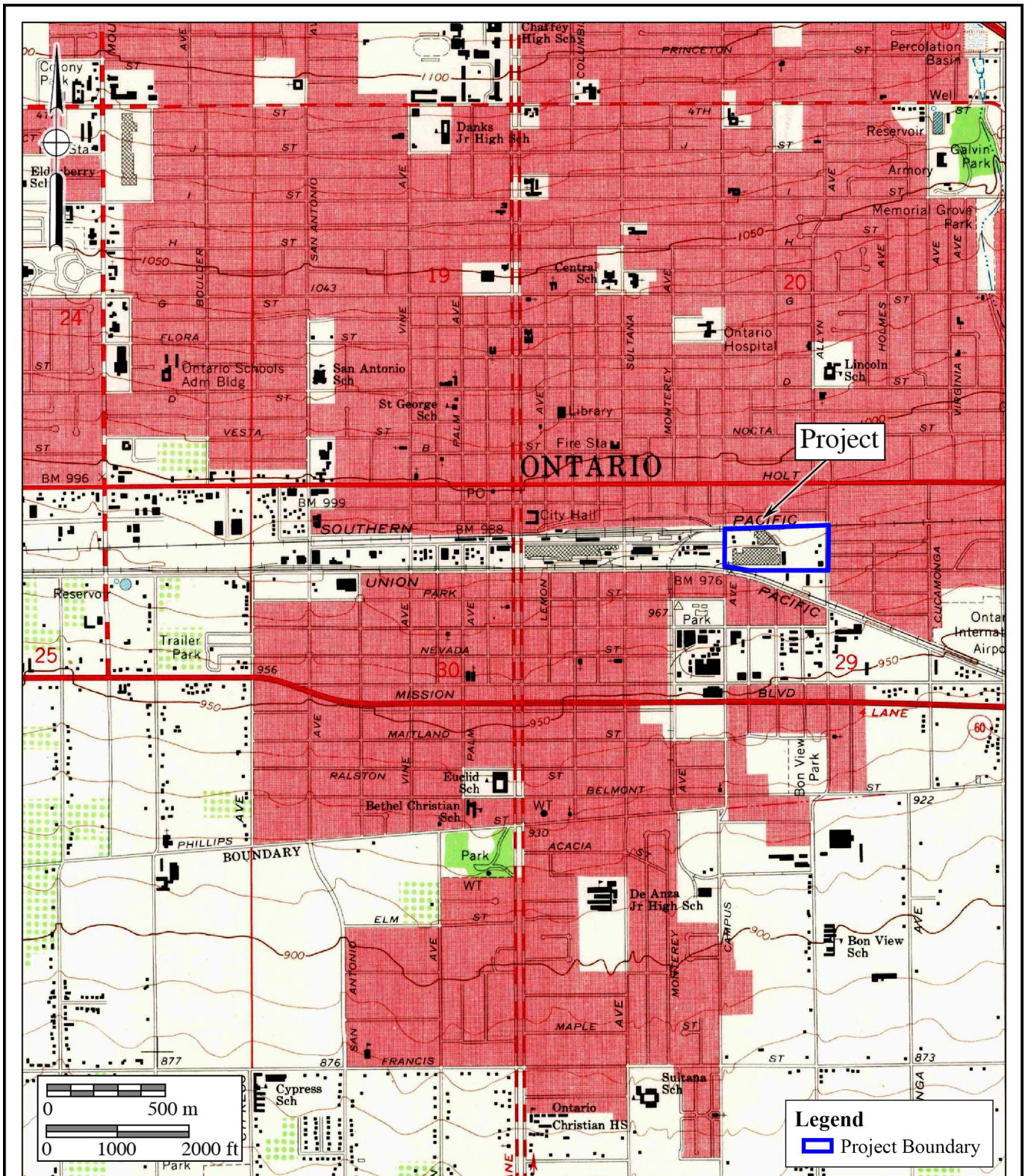
**Figure 5**  
**1954 USGS Map**

The East State Street Project

USGS Ontario Quadrangle (7.5-minute series)





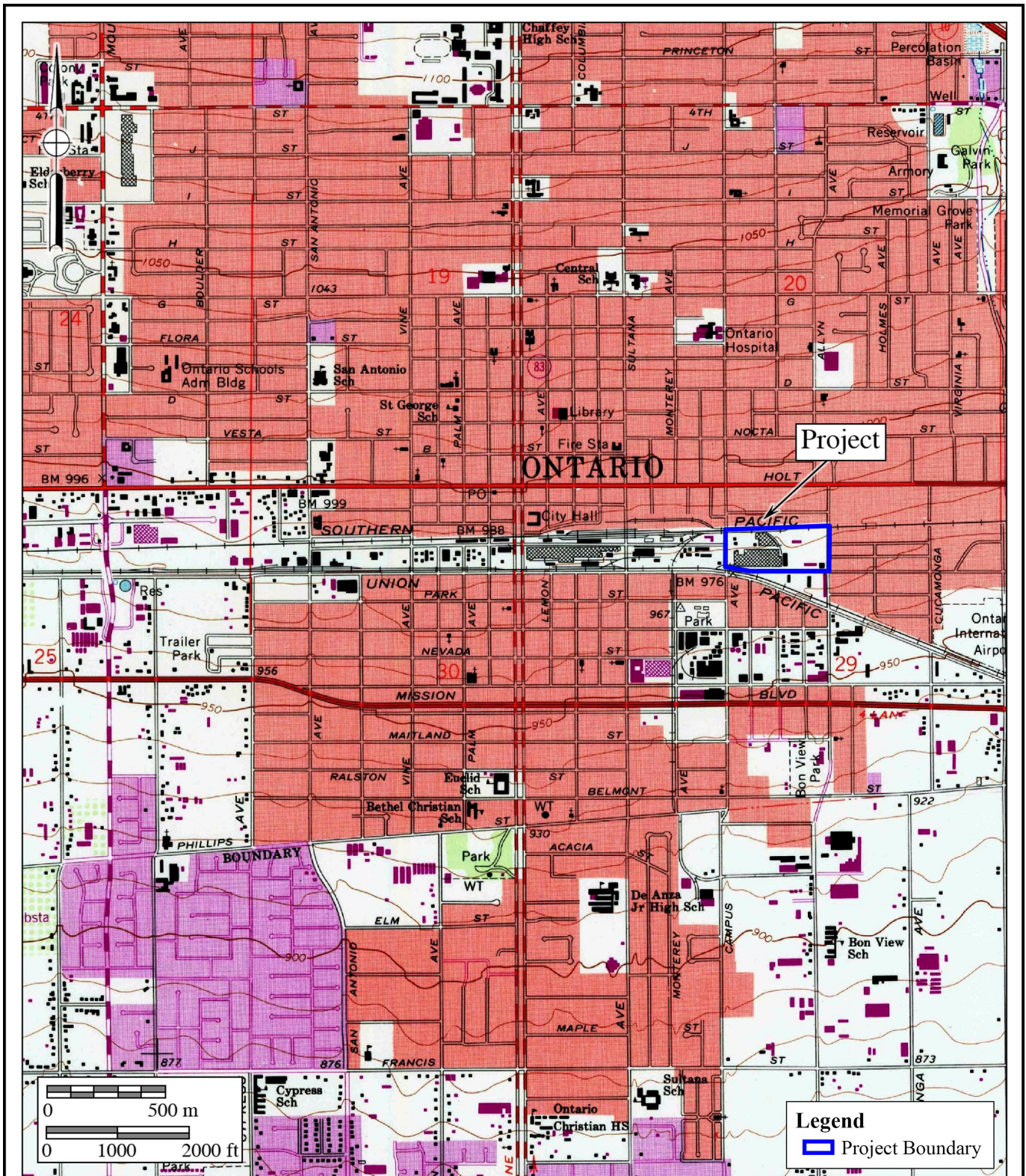


**Figure 6**  
**1967 USGS Map**

The East State Street Project

USGS Ontario Quadrangle (7.5-minute series)





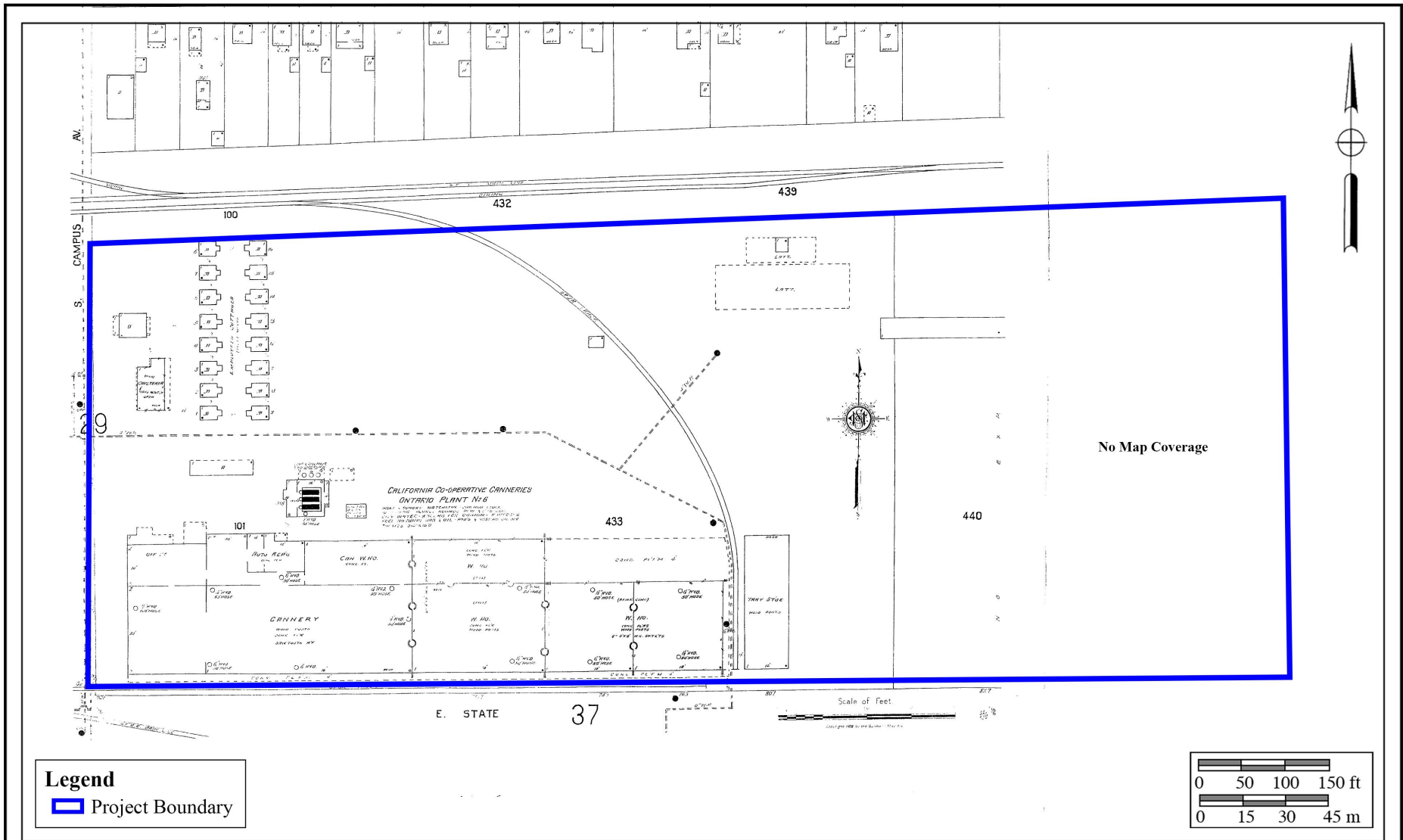
**Figure 7**  
**1982 USGS Map**

The East State Street Project

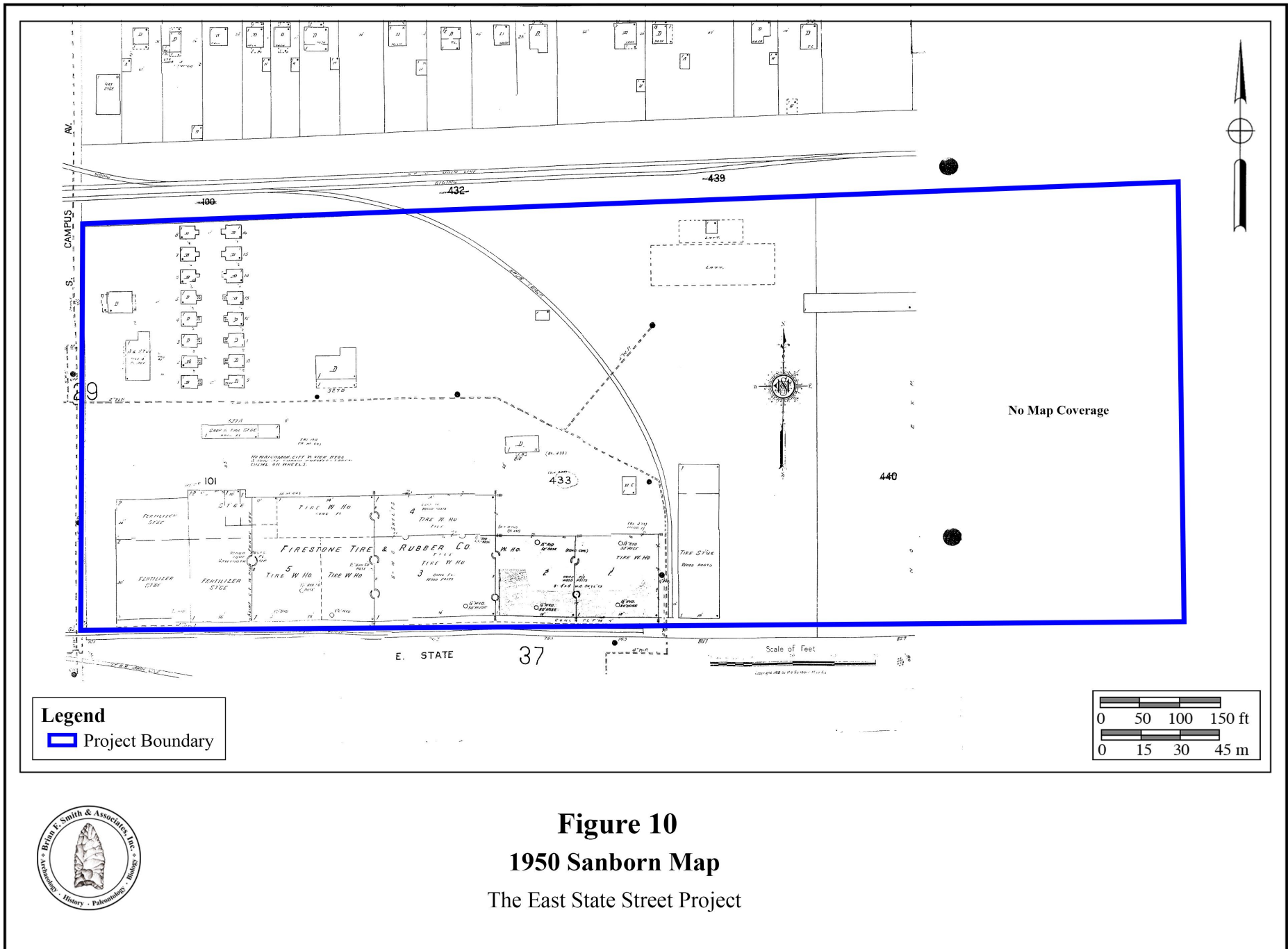
USGS Ontario Quadrangle (7.5-minute series)





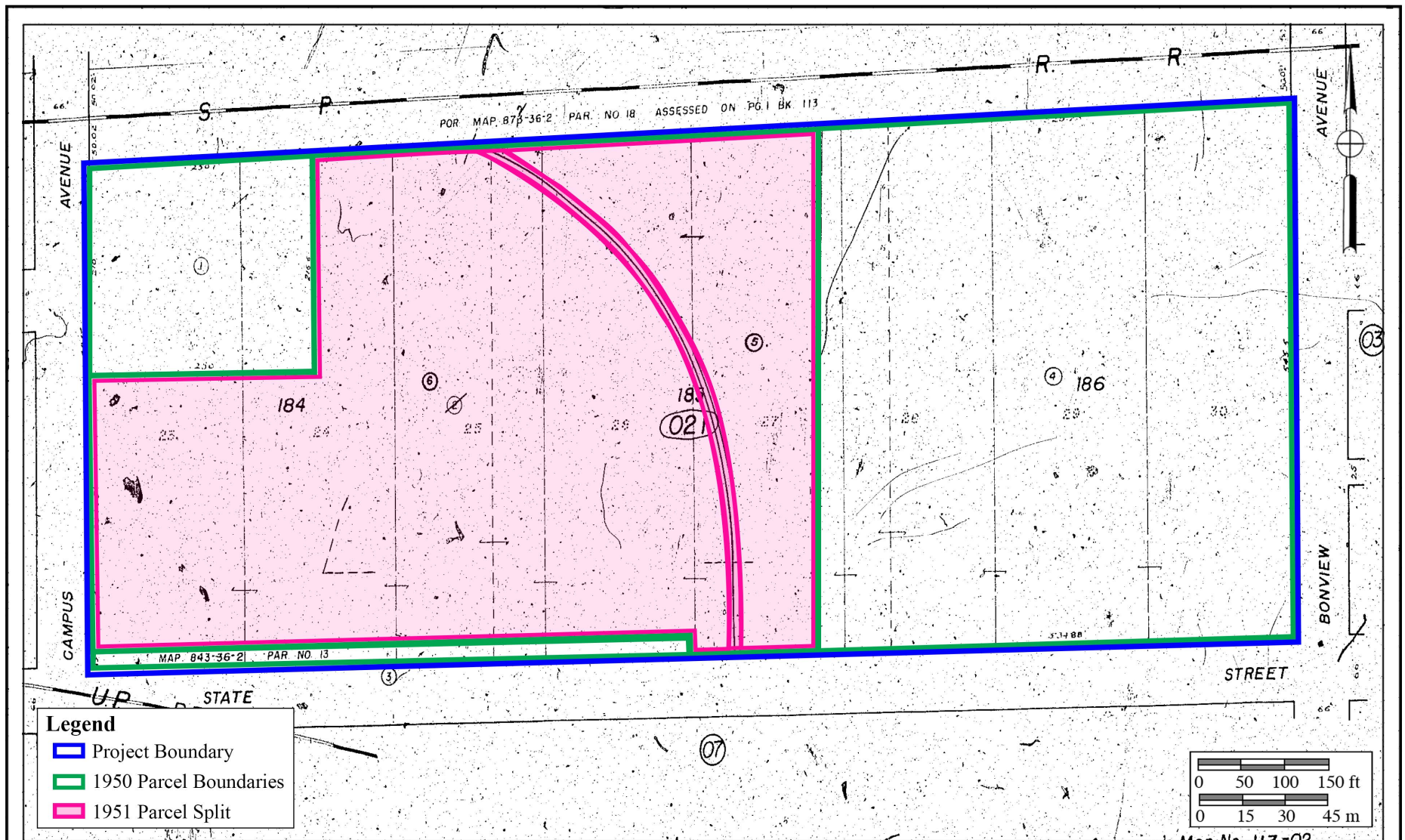


**Figure 9**  
**1928 Sanborn Map**  
 The East State Street Project



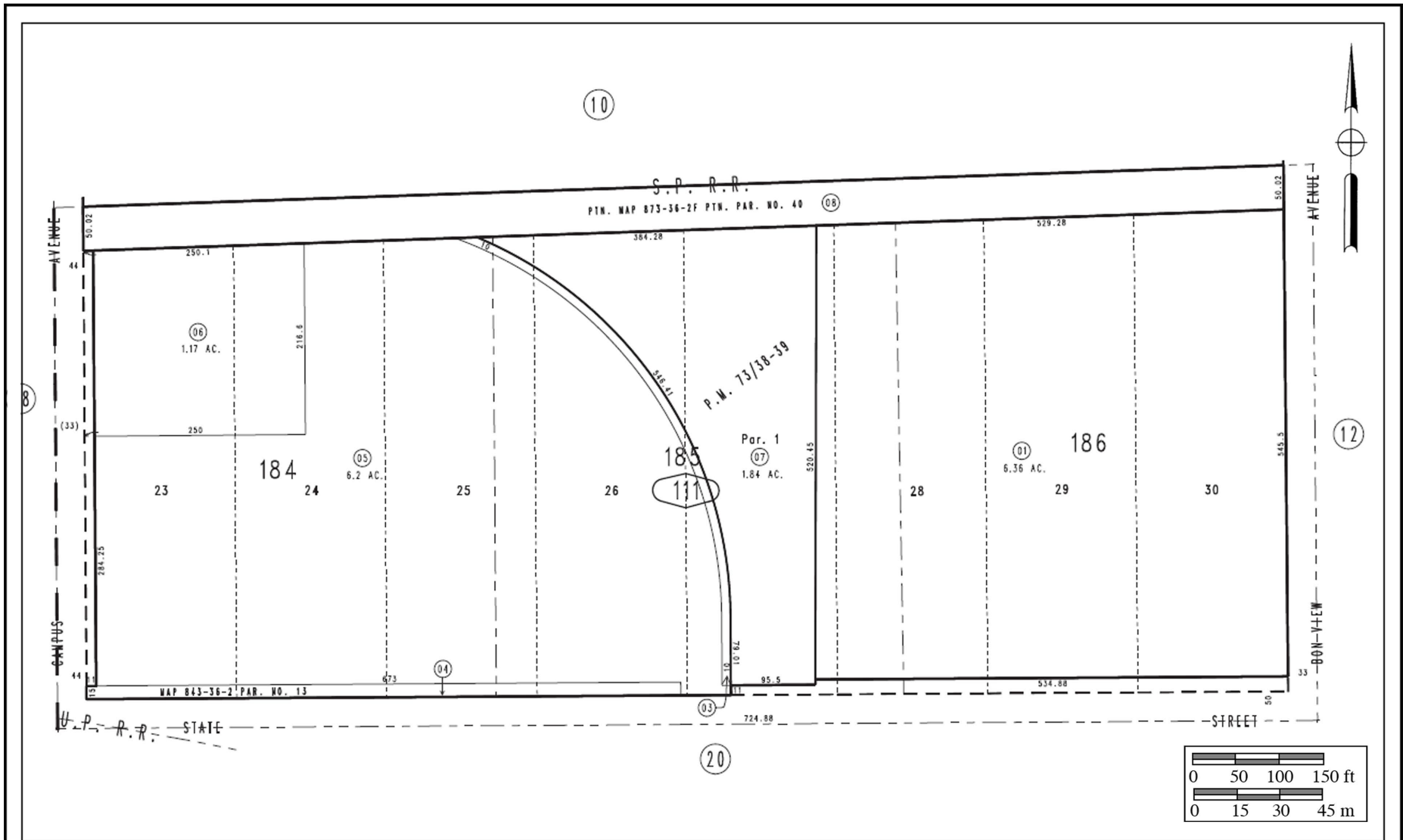
**Figure 10**  
**1950 Sanborn Map**  
 The East State Street Project





**Figure 11**  
**1950 to 1957 Assessor's Parcel Map**  
 The East State Street Project





**Figure 12**  
**Current Assessor's Parcel Map**  
 The East State Street Project

**APPENDIX B**

**DPR Forms**



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: 745 East State Street

**P1. Other Identifier:**

\*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: Ontario, California Date: N.D.

Sec 29 T 1 S R 7 W ; M.D. B.M. San Bernardino

c. Address: 745 East State Street

City: Ontario

Zip: 91761

d. UTM: Zone 11S 440932 mE/ 3769046 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The 745 East State Street Structure within Assessor's Parcel Number 1049-111-05. The property is located northeast of the intersection of South Campus Avenue and East State Street in the city of Ontario, San Bernardino County, California.

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

The 745 East State Street building was constructed in 1913 in the Utilitarian Industrial style. The building was expanded north between 1949 and 1953. The building is composed of several structures and functions as the main production plant on the property. Aerial photographs indicate that Structures A, B, and C were constructed by 1932 (the earliest available image), but it is not clear whether they were completed at the same time. These structures form the south, east, and west façades of the building. Structure A is located west of Structures B and C and has a rectangular plan. It is taller than the other structures and features a very low-pitched gable roof covered with metal sheets. The west façade of Structure A faces South Campus Avenue and the south façade faces East State Street. This structure features loading doors on its west and north façades and vents under the roof. The walls consist of plywood sheets clad in stucco. Structure B is located east of Structure A and features a sawtooth roof. Since it shares walls with other structures, only the south façade of this structure is visible. This south façade features five loading doors, a loading platform, and a pedestrian door. The straight side of the sawtooth roof exhibits windows that are facing north. A mixing tower is attached to the north side of this structure. Structure C covers the east end of the large manufacturing plant. The south façade of the structure features four loading doors, two pedestrian doors, and a loading dock. The structure has a flat roof covered with sheet metal. A platform runs along the south façade of Structures A, B and C and is level with the loading docks in front of buildings B and C. This platform envelops the building on its east façade and ends where Structure C and Structure D meet. The east façade of Structure C features two roll-top loading doors. Structure D is a later addition to the manufacturing plant constructed between 1949 and 1953. Although Structure D shows an address of "810 E. Main Bldg. 11," it is attached to the north side of the 745 East State Street building, north of Structures A, B, and C. The structure exhibits a flat roof covered with metal sheets and brick walls. Its east façade features a pedestrian door and a large sliding loading door. The north façade includes three loading doors and three pedestrian doors. Other than these elements, this façade is plain. The west façade features a loading door and a pedestrian door. Some infrastructure elements are attached to this façade.

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

HP8. Industrial building

\*P4. Resources Present:  Building  Structure  Object  
 Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

View of the south façades of Structures A and B at 745 East State Street, 2022

\*P6. Date Constructed/Age and Sources:

1913 (San Bernardino County Parcel Information Systems, 2022)

Historic  Prehistoric  Both

\*P7. Owner and Address:

Restricted

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

Courtney J.A. McNair

Brian F. Smith and Associates, Inc.

14010 Poway Road, Suite A

Poway, California 92064

\*P9. Date Recorded: 6/22/22

\*P10. Survey Type: (Describe) Historic Structure Evaluation

P5a. Photo or Drawing



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

Irem Oz and Brian F. Smith, Historic Structure Assessment for the East State Street Project, 745 and 825 East State Street, 810 East Main Street, and 235 south Campus Avenue, city of Ontario, San Bernardino County, California (APNs 1049-111-01 and -03 to -07, Brian F. Smith and Associates, Inc., report in progress, 2022

\*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):

DPR 523L (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code: 6Z

\*Resource Name or #: 745 East State Street

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Industrial building

B4. Present Use: Industrial building

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

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

Building constructed in 1913; expanded north between 1949

\*B7. **Moved?** No Yes Unknown **Date:** N/A

**Original Location:** N/A

\*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. **Significance:**

**Theme:** Industrial Development

**Area:** Ontario, California

**Period of Significance:** Industrial Development in Ontario, 1913-1966

**Property Type:** Industrial

**Applicable Criteria:** None

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

Of the seven aspects of integrity, the 745 East State Street was determined to retain only integrity of location. The building located has been evaluated as not historically or architecturally significant under any CEQA criteria due to a lack of association with any significant persons or events and a lack of distinctive characteristics representative of a specific type, style, or method of construction. Because the building is not eligible for listing on the CRHR, no mitigation measures are required for any future alterations or planned demolition. See Oz and Smith (2022) for further historic context and evaluation information.

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

None

\*B12. **References:**

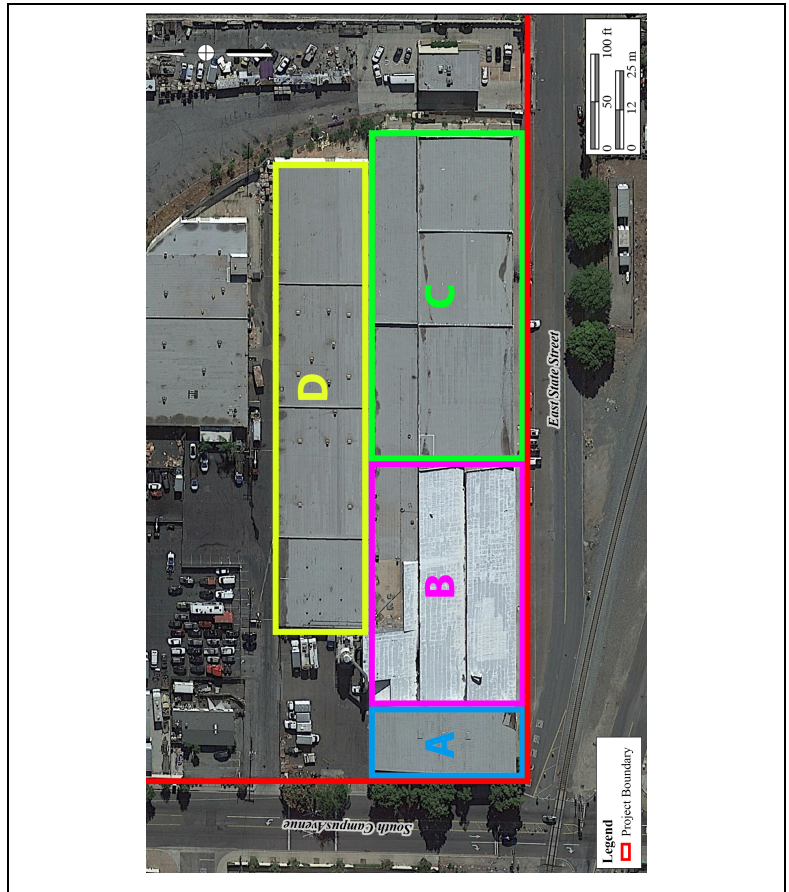
See Oz and Smith (2022) for additional references

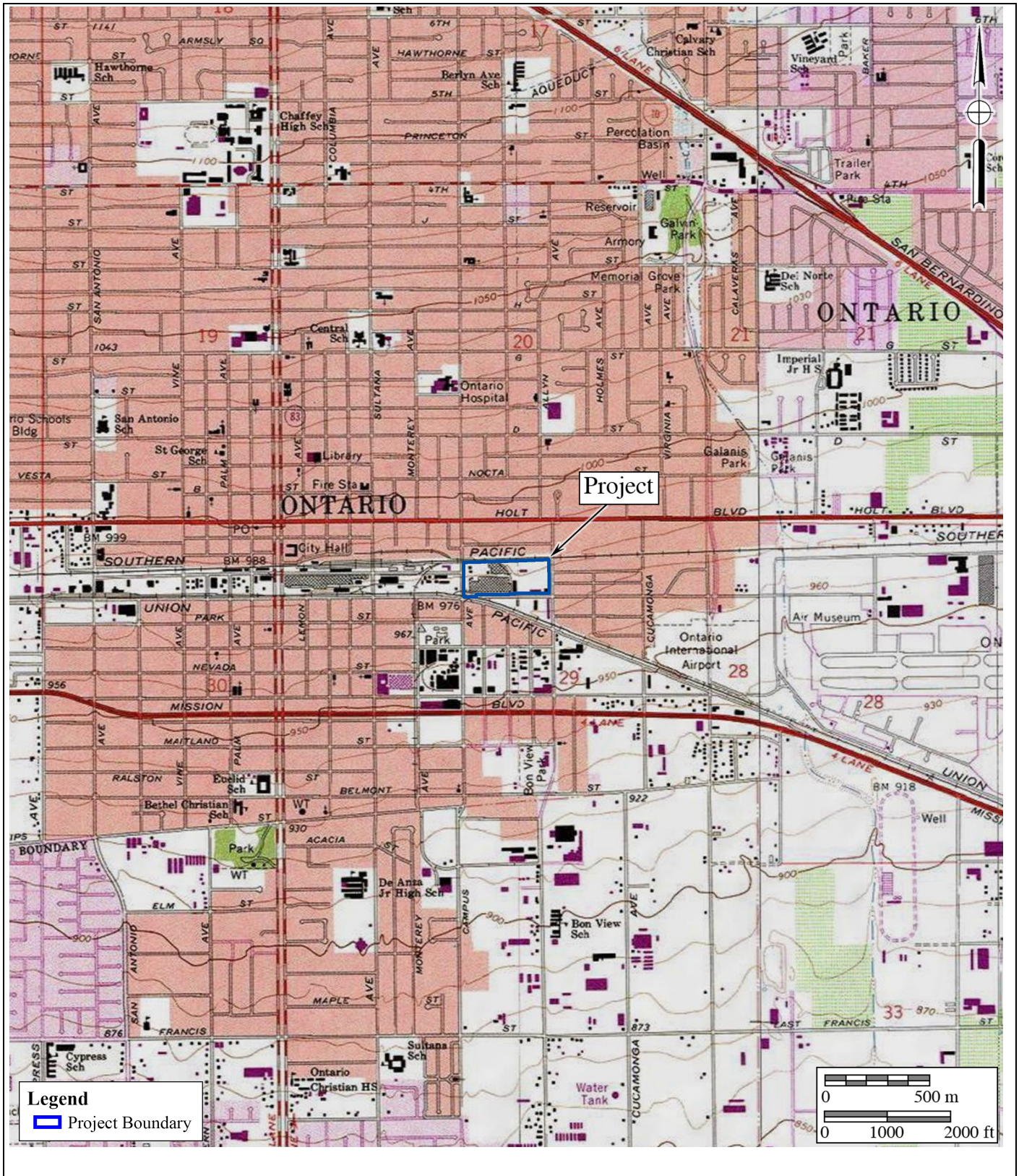
B13. Remarks: None

\*B14. **Evaluator:** Irem Oz and Brian F. Smith

\***Date of Evaluation:** 6/22/22

(This space reserved for official comments.)





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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code                      Reviewer                      Date

Page 1 of 3                      \*Resource Name or #: 825 East State Street

**P1. Other Identifier:**

\*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: Ontario, California                      Date: N.D.                      Sec 29    T 1 S    R 7 W ; M.D.    B.M. San Bernardino

c. Address: 825 East State Street                      City: Ontario                      Zip: 91761

d. UTM:    Zone: 11S    441162                      mE/    3769016                      mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The 825 East State Street structure is located within Assessor's Parcel Number 1049-111-01. The property is located northwest of the intersection of East State Street and South Bon View Avenue in the city of Ontario, San Bernardino County, California.

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

The 825 East State Street building is was constructed between 1960 and 1966 in the Utilitarian Industrial style. The back of the building faces East State Street and the front of the building faces north. The building features a shed roof covered with metal sheets and the building is clad in corrugated metal. The north façade features several openings of various sizes and some of these openings are covered with plastic wrap. A shed structure is attached to the west end of this façade. The other façades of the building do not feature any elements. The building has been evaluated as not historically or architecturally significant under any CEQA criteria due to a lack of association with any significant persons or events and a lack of distinctive characteristics representative of a specific type, style, or method of construction. Because the building is not eligible for listing on the CRHR, no mitigation measures are required for any future alterations or planned demolition.

\*P3b. Resource Attributes: (List attributes and codes) HP8. Industrial building

\*P4. Resources Present:  Building                       Structure     Object     Site     District     Element of District     Other (Isolates, etc.)

P5a. Photo or Drawing



\*P5b. Description of Photo: (View, date, accession #)  
View of the north (left) and west (right) façades of the 825 East State Street building, facing southeast, 2022

\*P6. Date Constructed/Age and Sources:  
Between 1960 and 1966/historic aerial photographs  
 Historic     Prehistoric     Both

\*P7. Owner and Address:  
Restricted

\*P8. Recorded by: (Name, affiliation, and address)  
Courtney J.A. McNair  
Brian F. Smith and Associates, Inc.  
14010 Poway Road, Suite A  
Poway, California 92064

\*P9. Date Recorded: 6/22/22

\*P10. Survey Type: (Describe) Historic Structure Evaluation

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

Irem Oz and Brian F. Smith, Historic Structure Assessment for the East State Street Project, San Bernardino County, California, Brian F. Smith and Associates, Inc., report in progress, 2022

\*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: 6Z

\*Resource Name or #: 825 East State Street

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Industrial building

B4. Present Use: Industrial building

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

\*B6. **Construction History:** (Construction date, alterations, and date of alterations)  
825 East State Street building constructed **between 1960 and 1966.**

\*B7. **Moved?** No Yes Unknown **Date:** N/A

**Original Location:** N/A

\*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. **Significance:**

**Theme:** Industrial Development

**Area:** Ontario, California

**Period of Significance:** Industrial Development in Ontario, 1913-1966

**Property Type:** Industrial

**Applicable Criteria:** None

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

Of the seven aspects of integrity, the 825 East State Street building was determined to retain integrity of location, design, and materials. The building has been evaluated as not historically or architecturally significant under any CEQA criteria due to a lack of association with any significant persons or events and a lack of distinctive characteristics representative of a specific type, style, or method of construction. Because the building is not eligible for listing on the CRHR, no mitigation measures are required for any future alterations or planned demolition of the building. See Oz and Smith (2022) for further historic context and evaluation information.

B11. **Additional Resource Attributes** (List attributes and codes):  
None

\*B12. **References:**

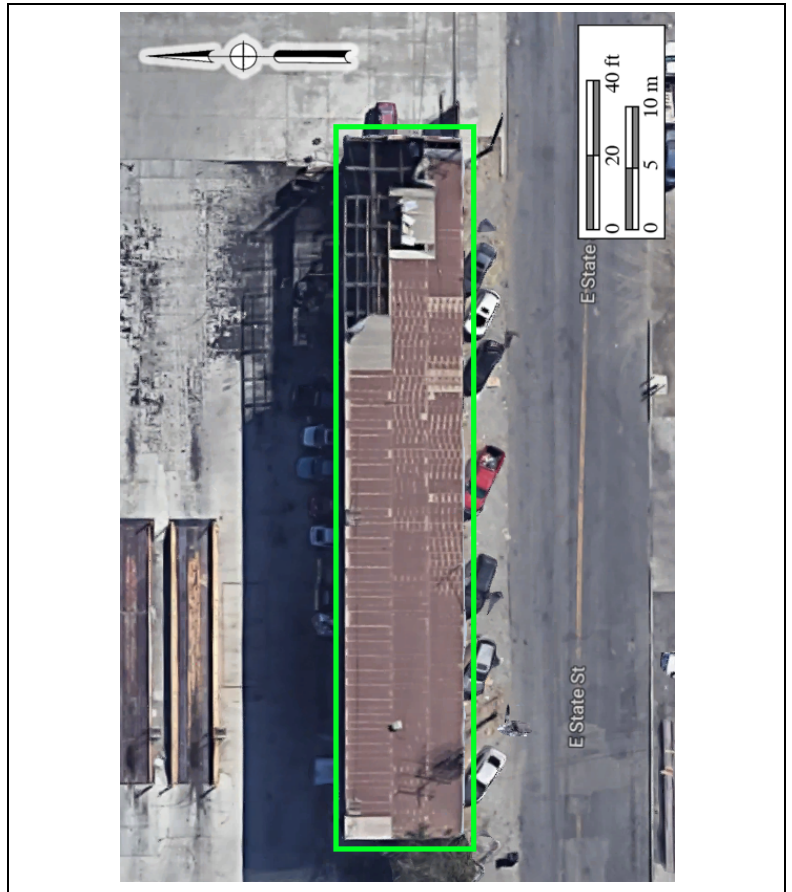
See Oz and Smith (2022) for additional references

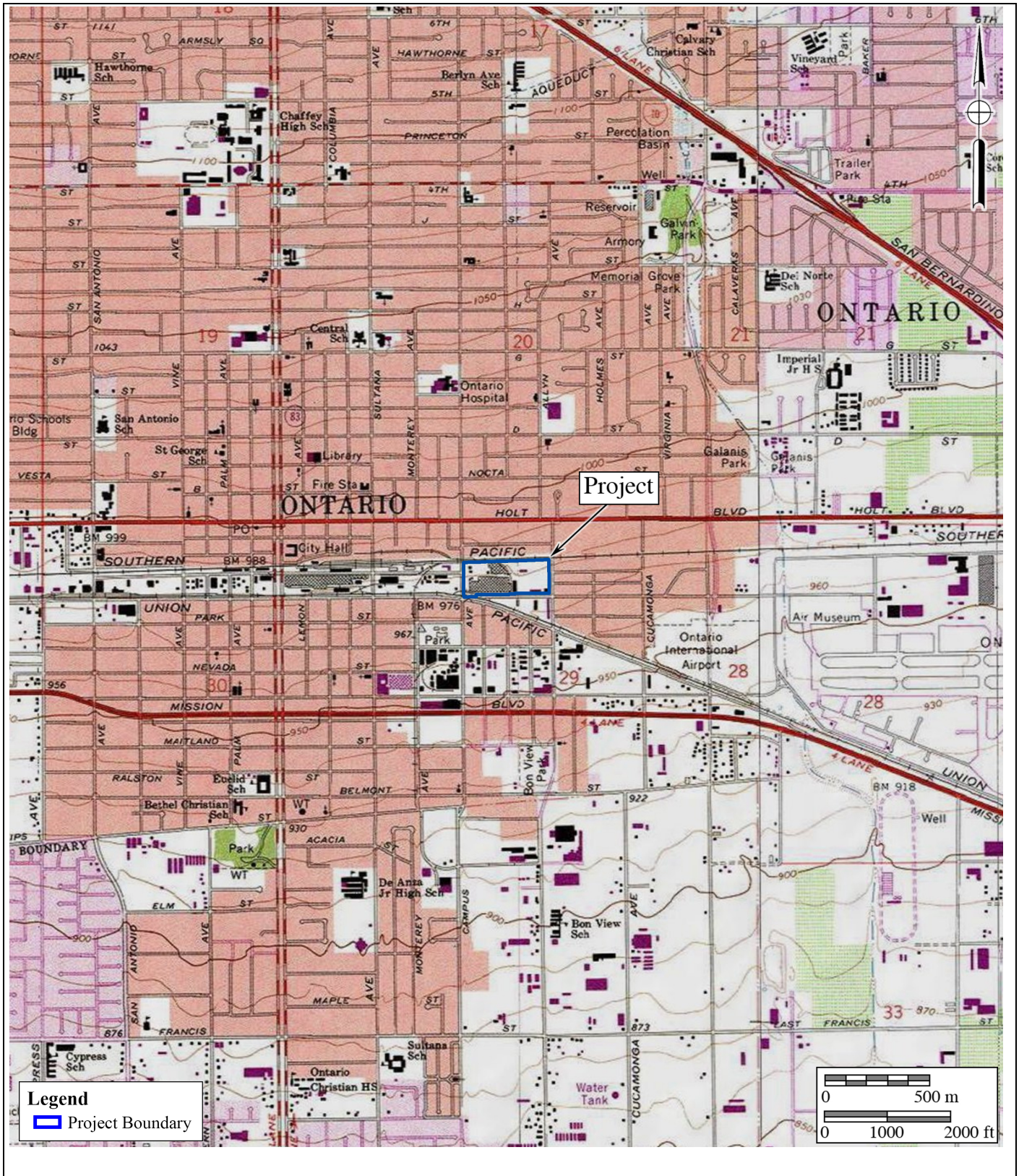
B13. **Remarks:** None

\*B14. **Evaluator:** Irem Oz and Brian F. Smith

\***Date of Evaluation:** 6/22/22

(This space reserved for official comments.)





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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code                      Reviewer                      Date

Page 1 of 3                      \*Resource Name or #: 810 East Main Street

**P1. Other Identifier:**

\*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: Ontario, California                      Date: N.D.                      Sec 29    T 1 S    R 7 W ; M.D.    B.M. San Bernardino

c. Address: 810 East Main Street                      City: Ontario                      Zip: 91761

d. UTM:    Zone 11S                      440968 mE/                      3769147 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The 810 East Main Street structure is located within Assessor's Parcel Number 1049-111-05. The property is located southeast of the intersection of South Campus Avenue and the Union Pacific Railroad in the city of Ontario, San Bernardino County, California.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The 810 East Main Street building follows the curve of the former spur track, providing railroad access into the property. The south portion of the building was constructed between 1949 and 1953 and the curved north portion was added between 1953 and 1959. The building has a quarter circle footprint with a curved edge facing northeast. The 810 East Main Street building has been evaluated as not historically or architecturally significant under any CEQA criteria due to a lack of association with any significant persons or events and a lack of distinctive characteristics representative of a specific type, style, or method of construction. Because the building is not eligible for listing on the CRHR, no mitigation measures are required for any future alterations or planned demolition of the building.

\*P3b. Resource Attributes: (List attributes and codes) HP7 (Commercial Building)

\*P4. Resources Present:  Building                       Structure     Object     Site     District     Element of District     Other (Isolates, etc.)

P5a. Photo or Drawing



**P5b. Description of Photo:** (View, date, accession #)  
View of the south portion of the west façade of the 810 East Main Street building, facing east.

\*P6. Date Constructed/Age and Sources:  
Between 1949 and 1953 (Aerial Photographs)

Historic     Prehistoric     Both

\*P7. Owner and Address:  
Restricted

\*P8. Recorded by: (Name, affiliation, and address)  
Brian F. Smith and Associates, Inc.  
14010 Poway Road, Suite A  
Poway, California 92064

\*P9. Date Recorded: 6/22/22

\*P10. Survey Type: (Describe) Historic Structure Evaluation

\*P11. Report Citation: (Cite survey report and other

sources, or enter "none")

Irem Oz and Brian F. Smith, Historic Structure Assessment for the East State Street Project, 745 and 825 East State Street, 810 East Main Street, and 235 south Campus Avenue, city of Ontario, San Bernardino County, California (APNs 1049-111-01 and -03 to -07, Brian F. Smith and Associates, Inc., report in progress, 2022

\*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: 6Z

\*Resource Name or #: 810 East Main Street

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Commercial building

B4. Present Use: Commercial building

\*B5. Architectural Style: Utilitarian Industrial

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

The south half of the 810 East Main Street building was constructed **between 1949 and 1953**; the curved north half of the building was added **between 1953 and 1959**.

\*B7. Moved? No Yes Unknown Date: N/A

Original Location: N/A

\*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance:

Theme: Commercial Development

Area: Ontario, California

Period of Significance: Commercial Development in Ontario, 1913-1966

Property Type: Commercial

Applicable Criteria: None

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

Of the seven aspects of integrity, 810 East Main Street only retains *integrity of location*. The building does not retain integrity of design, setting, feeling or materials and it never possessed integrity of workmanship or association. Additionally, the building was evaluated as not historically or architecturally significant under any CEQA criteria, due to a lack of association with any significant persons or events and a lack of distinctive characteristics representative of a specific type, style, or method of construction. Because the building is not eligible for listing on the CRHR, no mitigation measures are required for any future alterations or planned demolition of the buildings. See Oz and Smith (2022) for further historic context and evaluation information.

B11. Additional Resource Attributes (List attributes and codes):  
None

\*B12. References:

See Oz and Smith (2022) for additional references

B13. Remarks: None

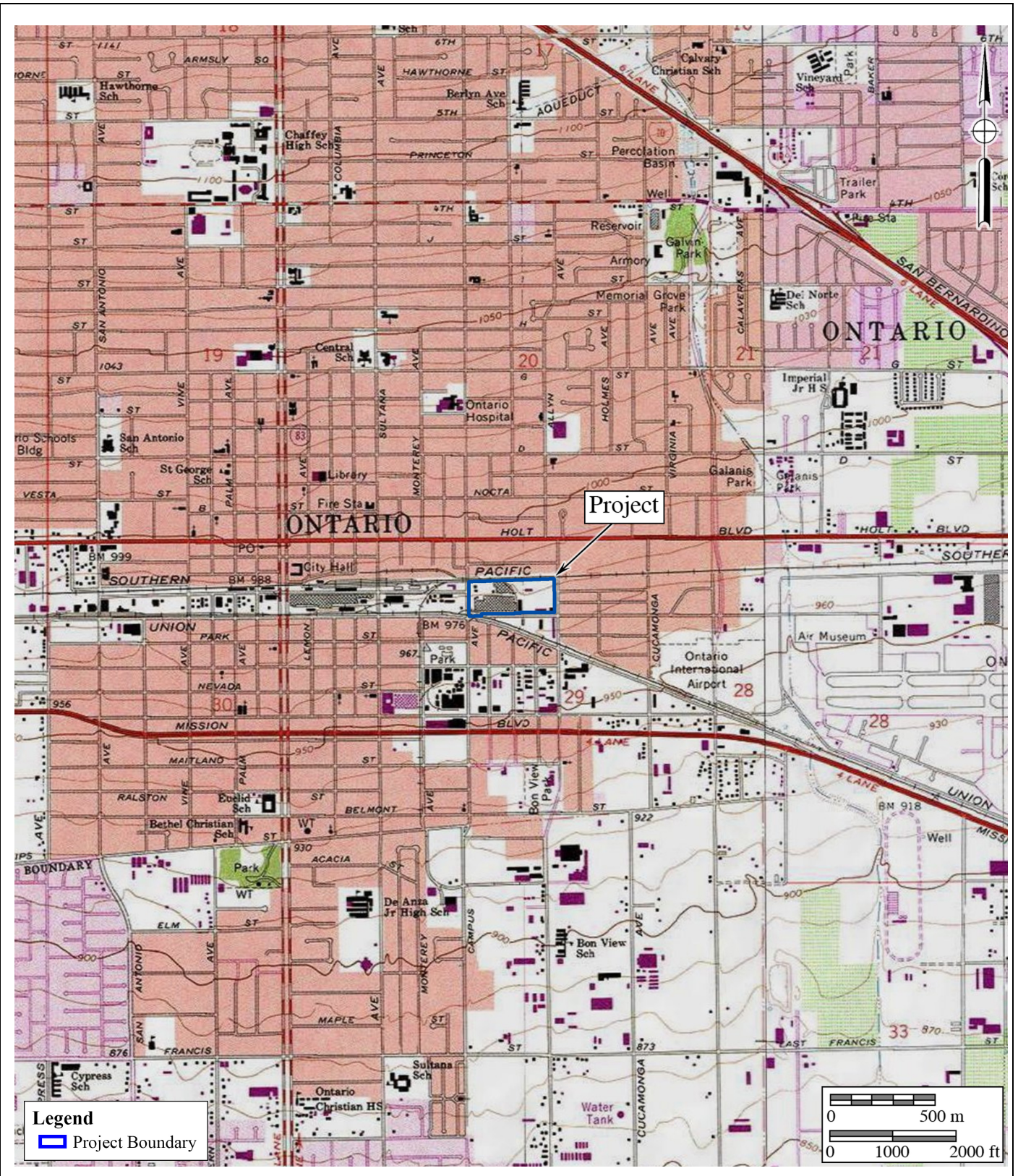
\*B14. Evaluator: Irem Oz and Brian F. Smith

\*Date of Evaluation: 6/22/22

(This space reserved for official comments.)







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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code                      Reviewer                      Date

Page 1 of 3                      \*Resource Name or #: 235 South Campus Avenue

**P1. Other Identifier:**

\*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: Ontario, California                      Date: N.D.                      Sec 29    T 1 S    R 7 W ; M.D.    B.M. San Bernardino

c. Address: 235 South Campus Avenue                      City: Ontario                      Zip: 91761

d. UTM:    Zone 11S                      440843 mE/                      3769119 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The 235 South Campus Avenue structure is located within Assessor's Parcel Number 1049-111-06. The property is located southeast of the intersection of South Campus Avenue and the Union Pacific Railroad in the city of Ontario, San Bernardino County, California.

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The 235 South Campus Avenue building was originally constructed as a cafeteria in 1926 in the Utilitarian style. The building has been converted into a Minimal Traditional-style residence at an unknown date. The 235 South Campus Avenue building has been evaluated as not historically or architecturally significant under any CEQA criteria due to a lack of association with any significant persons or events and a lack of distinctive characteristics representative of a specific type, style, or method of construction. Because the building is not eligible for listing on the CRHR, no mitigation measures are required for any future alterations or planned demolition of the building.

\*P3b. **Resource Attributes:** (List attributes and codes) HP7 (Commercial Building) HP2 (Residential Building)

\*P4. **Resources Present:**  Building                       Structure     Object     Site     District     Element of District     Other (Isolates, etc.)

P5a. Photo or Drawing



**P5b. Description of Photo:** (View, date, accession #)  
View of the east façade of the 235 South Campus Avenue cafeteria building, facing west.

\*P6. **Date Constructed/Age and Sources:**  
1926 (San Bernardino County Parcel Information Systems, 2022)  
 Historic     Prehistoric     Both

\*P7. **Owner and Address:**  
Restricted

\*P8. **Recorded by:** (Name, affiliation, and address)  
Brian F. Smith and Associates, Inc.  
14010 Poway Road, Suite A  
Poway, California 92064

\*P9. **Date Recorded:** 6/22/22

\*P10. **Survey Type:** (Describe) Historic Structure Evaluation

\*P11. **Report Citation:** (Cite survey report and other

sources, or enter "none")

Irem Oz and Brian F. Smith, Historic Structure Assessment for the East State Street Project, 745 and 825 East State Street, 810 East Main Street, and 235 south Campus Avenue, city of Ontario, San Bernardino County, California (APNs 1049-111-01 and -03 to -07, Brian F. Smith and Associates, Inc., report in progress, 2022

\*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: 6Z

\*Resource Name or #: 235 South Campus Avenue

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Commercial structure

B4. Present Use: Single-family residence

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

\*B6. **Construction History:** (Construction date, alterations, and date of alterations) The 235 South Campus Avenue building was constructed in 1926 as a cafeteria building; converted into a Minimal Traditional-style residence **at an unknown date.**

\*B7. **Moved?** No Yes Unknown **Date:** N/A

**Original Location:** N/A

\*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. **Significance:** **Theme:** Commercial Development

**Area:** Ontario, California

**Period of Significance:** Commercial Development in Ontario, 1913-1966

**Property Type:** Residential/commercial

**Applicable Criteria:** None

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

Of the seven aspects of integrity, 235 South Campus Avenue only retains *integrity of location*. The building does not retain integrity of design, setting, feeling or materials and it never possessed integrity of workmanship or association. Additionally, the building was evaluated as not historically or architecturally significant under any CEQA criteria, due to a lack of association with any significant persons or events and a lack of distinctive characteristics representative of a specific type, style, or method of construction. Because the building is not eligible for listing on the CRHR, no mitigation measures are required for any future alterations or planned demolition of the buildings. See Oz and Smith (2022) for further historic context and evaluation information.

B11. Additional Resource Attributes (List attributes and codes): None

\*B12. **References:**

See Oz and Smith (2022) for additional references

B13. Remarks: None

\*B14. **Evaluator:** Irem Oz and Brian F. Smith

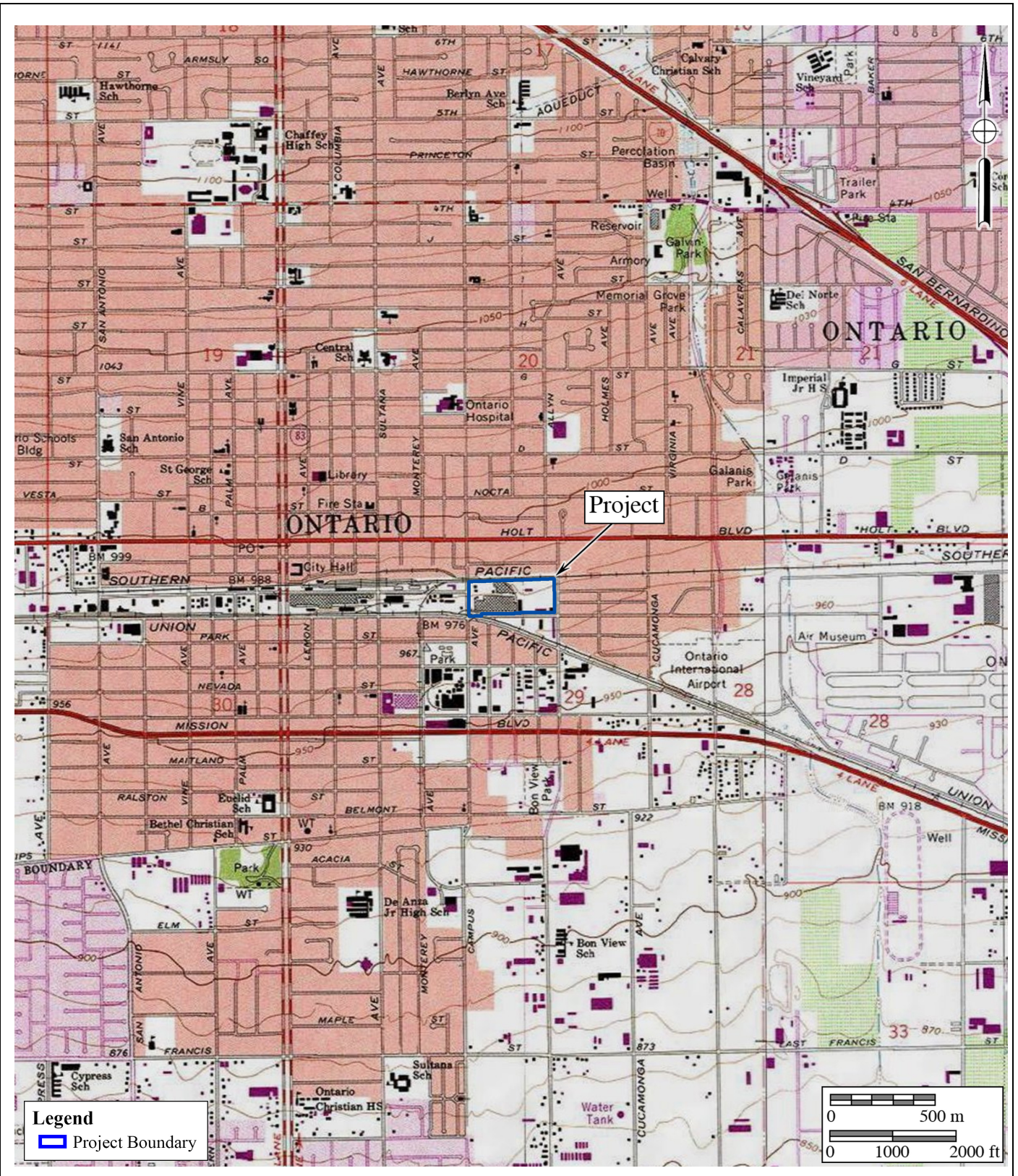
\***Date of Evaluation:** 6/22/22

DPR 523B (9/2013)

\*Required information

(This space reserved for official comments.)





**APPENDIX C**

**Preparers' Qualifications**

# Brian F. Smith, MA

## Owner, Principal Investigator

Brian F. Smith and Associates, Inc.  
14010 Poway Road • Suite A •  
Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: bsmith@bfsa-ca.com



## Education

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**Master of Arts, History, University of San Diego, California** 1982

**Bachelor of Arts, History, and Anthropology, University of San Diego, California** 1975

## Professional Memberships

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Society for California Archaeology

## Experience

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**Principal Investigator**  
**Brian F. Smith and Associates, Inc.**

**1977–Present**  
**Poway, California**

Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Corps of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

## Professional Accomplishments

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These selected major professional accomplishments represent research efforts that have added significantly to the body of knowledge concerning the prehistoric life ways of cultures once present in the southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted.

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large numbers of downtown San Diego mitigation and monitoring projects, some of which included Broadway Block (2019), 915 Grape Street (2019), 1919 Pacific Highway (2018), Moxy Hotel (2018), Makers Quarter Block D (2017), Ballpark Village (2017), 460 16<sup>th</sup> Street (2017), Kettner and Ash (2017), Bayside Fire Station (2017), Pinnacle on the Park (2017), IDEA1 (2016), Blue Sky San Diego (2016), Pacific Gate (2016), Pendry Hotel (2015), Cisterra Sempra Office Tower (2014), 15<sup>th</sup> and Island (2014), Park and G (2014), Comm 22 (2014), 7<sup>th</sup> and F Street Parking (2013), Ariel Suites (2013), 13<sup>th</sup> and Marker (2012), Strata (2008), Hotel Indigo (2008), Lofts at 707 10<sup>th</sup> Avenue Project (2007), Breeza (2007), Bayside at the Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperture (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7<sup>th</sup> Avenue (2005), Aloft on Cortez Hill (2005), Front and Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkloff

Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

1900 and 1912 Spindrift Drive: An extensive data recovery and mitigation monitoring program at the Spindrift Site, an important prehistoric archaeological habitation site stretching across the La Jolla area. The project resulted in the discovery of over 20,000 artifacts and nearly 100,000 grams of bulk faunal remains and marine shell, indicating a substantial occupation area (2013-2014).

San Diego Airport Development Project: An extensive historic assessment of multiple buildings at the San Diego International Airport and included the preparation of Historic American Buildings Survey documentation to preserve significant elements of the airport prior to demolition (2017-2018).

Citracado Parkway Extension: A still-ongoing project in the city of Escondido to mitigate impacts to an important archaeological occupation site. Various archaeological studies have been conducted by BFSA resulting in the identification of a significant cultural deposit within the project area.

Westin Hotel and Timeshare (Grand Pacific Resorts): Data recovery and mitigation monitoring program in the city of Carlsbad consisted of the excavation of 176 one-square-meter archaeological data recovery units which produced thousands of prehistoric artifacts and ecofacts, and resulted in the preservation of a significant prehistoric habitation site. The artifacts recovered from the site presented important new data about the prehistory of the region and Native American occupation in the area (2017).

The Everly Subdivision Project: Data recovery and mitigation monitoring program in the city of El Cajon resulted in the identification of a significant prehistoric occupation site from both the Late Prehistoric and Archaic Periods, as well as producing historic artifacts that correspond to the use of the property since 1886. The project produced an unprecedented quantity of artifacts in comparison to the area encompassed by the site, but lacked characteristics that typically reflect intense occupation, indicating that the site was used intensively for food processing (2014-2015).

Ballpark Village: A mitigation and monitoring program within three city blocks in the East Village area of San Diego resulting in the discovery of a significant historic deposit. Nearly 5,000 historic artifacts and over 500,000 grams of bulk historic building fragments, food waste, and other materials representing an occupation period between 1880 and 1917 were recovered (2015-2017).

Archaeology at the Padres Ballpark: Involved the analysis of historic resources within a seven-block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to the 1940s. Over a period of two years, BFSA recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark Project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade (2000-2007).

4S Ranch Archaeological and Historical Cultural Resources Study: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, containing primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

Charles H. Brown Site: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the city of San Diego.

Del Mar Man Site: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

Site W-20, Del Mar, California: A two-year-long investigation of a major prehistoric site in the Del Mar area of the city of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs documenting this major study.

City of San Diego Reclaimed Water Distribution System: A cultural resource study of nearly 400 miles of pipeline in the city and county of San Diego.

Master Environmental Assessment Project, City of Poway: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the city. The information was used in conjunction with the City's General Plan Update to produce a map matrix of the city showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City's Cultural Resource Guidelines, which were adopted as City policy.

Draft of the City of Carlsbad Historical and Archaeological Guidelines: Contracted by the City of Carlsbad to produce the draft of the City's historical and archaeological guidelines for use by the Planning Department of the City.

The Mid-Bayfront Project for the City of Chula Vista: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the city. The study included the analysis of some potentially historic features and numerous prehistoric

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Audie Murphy Ranch, Riverside County, California: Project manager/director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic—including project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February- September 2002.

Cultural Resources Evaluation of Sites Within the Proposed Development of the Otay Ranch Village 13 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—including project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

Cultural Resources Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County: Project manager/director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project—project coordination and budgeting; direction of field crews; site identification and recordation; assessment of potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee West GPA, Riverside County, California: Project manager/director of the investigation of nine sites, both prehistoric and historic—including project coordination and budgeting; direction of field crews; assessment of sites



for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Cultural Resources Survey and Test of Sites Within the Proposed French Valley Specific Plan/EIR, Riverside County, California: Project manager/director of the investigation of two prehistoric and three historic sites—included project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee Ranch, Riverside County, California: Project manager/director of the investigation of one prehistoric and five historic sites—included project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage Mitigation of a Portion of the San Diego Presidio Identified During Water Pipe Construction for the City of San Diego, California: Project archaeologist/director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project, Pacific Beach, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage Mitigation of a Portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California: Project archaeologist/director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural Resources Phase I and II Investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Westview High School Project for the City of San Diego, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—included direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

Monitoring of Grading for the Herschel Place Project, La Jolla, California: Project archaeologist/ monitor— included monitoring of grading activities associated with the development of a single- dwelling parcel. September 1999.

Survey and Testing of a Historic Resource for the Osterkamp Development Project, Valley Center, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; budget development; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Testing of a Prehistoric Cultural Resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project manager/director —included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report, in prep. July-August 1999.

Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project archaeologist—included direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Evaluation of Cultural Resources at the Village 2 High School Site, Otay Ranch, City of Chula Vista, California: Project manager/director —management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural Resources Phase I, II, and III Investigations for the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997- January 2000.

Phase I, II, and III Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—included recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.

# Irem Oz, Ph.D.

## Architectural Historian

Brian F. Smith and Associates, Inc.

14010 Poway Road • Suite A •

Phone: (858) 484-0915 • Fax: (858) 679-9896 • E-Mail: irem@bfsa-ca.com



## Education

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<b>Doctor of Philosophy, Architecture</b>	<b>2022</b>
The Pennsylvania State University, University Park, Pennsylvania	
<b>Master of Arts, Archaeology and Art History</b>	<b>2014</b>
Koc University, Istanbul, Turkey	
<b>Bachelor of Science, City and Regional Planning</b>	<b>2010</b>
Middle East Technical University, Ankara, Turkey	

## Research Interests

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History of Architecture	Archival Research
Historic Structure Significance Eligibility	Ethnography
Cultural Heritage Management	Qualitative Research

## Experience

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**Architectural Historian** **March 2022–Present**  
**Brian F. Smith and Associates, Inc.**

Writing, editing, and producing cultural resource reports for both California Environmental Quality Act and National Environmental Policy Act compliance; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation.

**On-Call Architectural Historian** **September 2021–March 2022**  
**Stell Environmental Enterprises, Inc.**

Writing, editing, and producing cultural resource reports; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation.

**Research and Teaching Assistant/Ph.D. Candidate  
The Pennsylvania State University**

**August 2015–December 2021**

Conducting literature reviews and research on various large-scale urban planning projects; teaching history of architecture and urban planning (ARCH 100) to non-specialist groups of 150+ students per semester; acting as a jury in architectural design studios; developing and conducting comprehensive qualitative research projects with clearly stated scope of work, cultural and scientific significance, and expected outcomes; analyzing and synthesizing spatial and socio-cultural data; producing 3-D models, site plans, section drawings and synthesis plans; preparing interview and focus group protocols, conducting expert, in-depth and walkalong interviews and moderating focus groups; writing grant applications.

**Research Assistant  
UNESCO Mudurnu Cultural Heritage Management Plan Project**

**March 2013–November 2014**

Conducting literature reviews and archival research on the history of the town of Mudurnu in Turkey; conducting field surveys and interviews to identify local tangible and intangible cultural heritage; developing a conservation action plan; preparing and digitizing conservation implementation plan proposals

**Project Supervisor  
Taksim Yapi, Istanbul**

**January 2000–December 2001**

Conducting literature reviews and archival research on the architectural heritage in Istanbul; developing conservation projects for the Molla Çelebi and Hüseyin Ağa Mosques in Istanbul through rigorous archival research and interviews; managing a team of 50 workers and contractors during the implementation of conservation projects; preparing and submitted fiscal reports and memos on project progress.

## Scholarly Works

---

Oz, I. and Staub, A.

2020 The Performance of Gender and Ethnic Identity in the Diaspora Mosque in The Architect and the City. *Proceedings of the ARCC 15th International Conference.*

Oz, I. and Staub, A.

2019 Fieldwork in-between Architecture and Anthropology: The Case of Marxloh, Duisburg in *Future Praxis: Applied Research as a Bridge between the Theory and Praxis. Proceedings of the ARCC 14th International Conference.*

Oz, I. and Staub, A.

2018 The Tale of Two Mosques: Marxloher Merkez Mosque vs. Cologne Central Mosque in Architectural Research for a Global Community. *Proceedings of the EAEE ARCC 13th International Conference.*

Oz, I.

2018 The Tale of Marxloher Merkez Mosque: The Miracle of Duisburg or an Illusion of Miracle?. *Archi-DOCT, 10.*

Oz, I. and Staub, A.

2016 Integration of Turkish Migrants in Germany: A Case Study in Polarities in Architectural Research Addressing Societal Challenges. *Proceedings of the EAEE ARCC 11th International Conference.*

Oz, I.

2015 Spatial Representations of Ideology and Politics in Urban Scene: Keçiören Example. *Journal of Ankara Studies*, 2, 131-158.

2015 Yıldırım, A. E., Nalbant, K., Aydın, B., Güzelsarı, S., Onur, F., Oz, I., ..., Moralı, Y. (2014). *Mudurnu Cultural Heritage Area Management Plan, Mudurnu, Turkey: Municipality of Mudurnu*

## Technical Reports

---

Oz, Irem

2022 *History of the Poultry Research Facilities at the Beltsville Agricultural Research Center*. Prepared for Stelle Environmental Enterprises, Inc to be submitted to the United States Army Corps of Engineers and the Bureau of Engravings. Report under revision.

Oz, Irem and Sarah Steinkraus

2022 *Historic Structure Assessment for 401 Avery Street, Walla Walla County, Washington. Parcel Numbers 350724440024, 360730220010 and 360730220029*. Prepared for Gram Northwest, LLC.

2021 *Historic Structure Assessment for 2121 Keene Road, Benton County, Washington. Parcel Number 122983000001009*. Prepared for Gram Northwest, LLC.

Yıldırım, A. E., Nalbant, K., Aydın, B., Güzelsarı, S., Onur, F., Oz, I, Moralı, Y.

2014 *Mudurnu Cultural Heritage Area Management Plan, Mudurnu, Turkey: Municipality of Mudurnu*