CULTURAL RESOURCES STUDY FOR THE 27195 ALMOND AVENUE PROJECT

SAN BERNARDINO COUNTY, CALIFORNIA

APNs 292-055-03 and -04

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Report Date:	September 14, 2022
Report Title:	Cultural Resources Study for the 27195 Almond Avenue Project, San Bernardino County, California
Type of Study:	Phase I Cultural Resources Survey and Historic Structure Evaluation
USGS Quadrangle:	Township 1 South, Range 3 West of the *Redlands, California* (7.5-minute) USGS Quadrangle.
Acreage:	9.55 acres
Key Words:	Survey; P-36-024296 (historic irrigation system); historic residence and shed at 77 Almond Avenue and detached garage at 27195 Almond Avenue recorded as Temp-1; monitoring of grading is recommended; historic buildings and structures not significant and preservation not recommended.

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MANAGEMENT SUMMARY/ABSTRACT

In response to a request from Lilburn Corporation, a cultural resources study was conducted by Brian F. Smith and Associates, Inc. (BFSA) for the proposed 27195 Almond Avenue Project. The project consists of the development of a 208,000-square-foot building with approximately 6,000 square feet of office space and 202,000 square feet of industrial warehouse with associated hardscape, landscaping, and infrastructure. As proposed, the project would also include demolishing the existing early-1900s single-family residence, detached garage, shed, and irrigation features on the property. The 9.55-acre study area for the project is identified as Assessor's Parcel Numbers (APNs) 292-055-03 and -04 and is situated west of the intersection of Almond Avenue and Alabama Street, just outside the Redlands city limits in unincorporated San Bernardino County, California. The project lies within the unsectioned San Bernardino Land Grant, Township 1 South, Range 3 West as shown on the U.S. Geological Survey (USGS) *Redlands, California* Quadrangle. According to the aerial photographs, the property was used agriculturally from at least 1930. The property currently contains one 1912 single-family residence, a detached garage and shed structure likely dating to the 1910s, and mid-nineteenth century irrigation features.

The purpose of this investigation was to locate and record any cultural resources within the project and subsequently evaluate any resources as part of the County of San Bernardino environmental review process conducted in compliance with the California Environmental Quality Act (CEQA). The archaeological investigation of the project also includes the review of an archaeological records search performed at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton) in order to assess previous archaeological studies and identify any previously recorded archaeological sites within the project or in the immediate vicinity. A Sacred Lands File (SLF) search was also requested from the Native American Heritage Commission (NAHC).

Survey conditions were excellent with approximately 90 percent of the ground surface visible. The survey resulted in the identification of one previously recorded historic resource (Site P-36-024296, a historic irrigation system), additional historic irrigation features, a 1912 single-family residence, and a detached garage and shed structure likely dating to the 1910s located at 77 and 27195 Almond Avenue that meet the age threshold under the National Register (36 CFR 60.4) and the California Code of Regulations (CCR § 4852) to require evaluations of potential eligibility to the California Register of Historical Resources (CRHR). Because these structures would be impacted by development, the evaluation of the structures was needed to address potentially significant impacts to historical resources. The structures were evaluated by BFSA as part of this study.

While the buildings and irrigation features meet the age threshold of 50 years to be evaluated, they were not designed by an architect of importance, do not possess any architecturally important elements, and the owners were not historically significant to the community. Therefore,

the buildings and features do not meet the criteria to be eligible for the CRHR. Although the historic buildings and features were evaluated as not CEQA-significant, the potential exists that unidentified cultural resources may be present that are related to the historic use of the area since at least the early 1910s. Based upon this potential, monitoring of grading is recommended to prevent the inadvertent destruction of any potentially important cultural deposits that were not observed or detected during the current cultural resources study. Should potentially significant cultural deposits be discovered, mitigation measures will be implemented to reduce the effects of the grading impacts. If prehistoric cultural resources are discovered, Native American monitoring would be required for all subsequent earthwork for the project. As a part of this study, a copy of this report will be submitted to the SCCIC at CSU Fullerton. Qualifications of key BFSA staff involved in the preparation of this report can be found within Appendix A.

1.0 INTRODUCTION

1.1 Project Description

The archaeological survey program for the 27195 Almond Avenue Project was conducted in order to comply with CEQA and County of San Bernardino environmental compliance procedures. The 9.55-acre project is located west of the intersection of Almond Avenue and Alabama Street, just outside the Redlands city limits in unincorporated San Bernardino County, California (APNs 292-055-03 and -04) (Figure 1.1–1). The project is situated within the unsectioned San Bernardino Land Grant, Township 1 South, Range 3 West as shown on the USGS *Redlands, California* Quadrangle (Figure 1.1–2). The project includes the demolition of the existing structures on the property for the construction of a 208,000-square-foot building with approximately 6,000 square feet of office space and 202,000 square feet of industrial warehouse with associated hardscape, landscaping, and infrastructure (Figures 1.1–3 and 1.1–4). The decision to request this investigation was based upon cultural resource sensitivity of the locality as suggested by known site density and predictive modeling. Sensitivity for cultural resources in a given area is usually indicated by known settlement patterns, which in southwestern San Bernardino County were focused around freshwater resources and a food supply.

1.2 Environmental Setting

The 27195 Almond Avenue Project is generally located in southwestern San Bernardino County and situated within the Peninsular Ranges Geologic Province of southern California. The range, which lies in a northwest to southeast trend through the county, extends some 1,000 miles from the Raymond-Malibu Fault Zone in western Los Angeles County to the southern tip of Baja California. The project lies within the broad, fault-bounded alluvial valley of the Santa Ana Wash between the San Bernardino Mountains to the north and the San Timoteo Badlands to the south (Matti et al. 2003). The San Andreas Fault lies at the foot of the San Bernardino Mountains, and the Banning Fault lies approximately two miles south-southwest of the project. The specific soils on the property are classified as Hanford sandy loam, 0 to 2 percent slopes (HbA) (NRCS 2019). Further, the project is positioned within a half-mile of the ephemeral Santa Ana River bed (Matti et al. 2003). Stratigraphically, the project overlies middle Holocene Young axial-valley deposits, Unit 3 (Wirths 2019). These sedimentary deposits are characterized as fine to coarse-grained sands and pebbly sands that coarsen eastward. The unit is capped by weak to moderate A/AC soils. Based on borings and terrace wall exposures in the Santa Ana Wash, these deposits are at least 10 to 15 meters thick (equivalent to approximately 33 to 49 feet) (Matti et al. 2003).

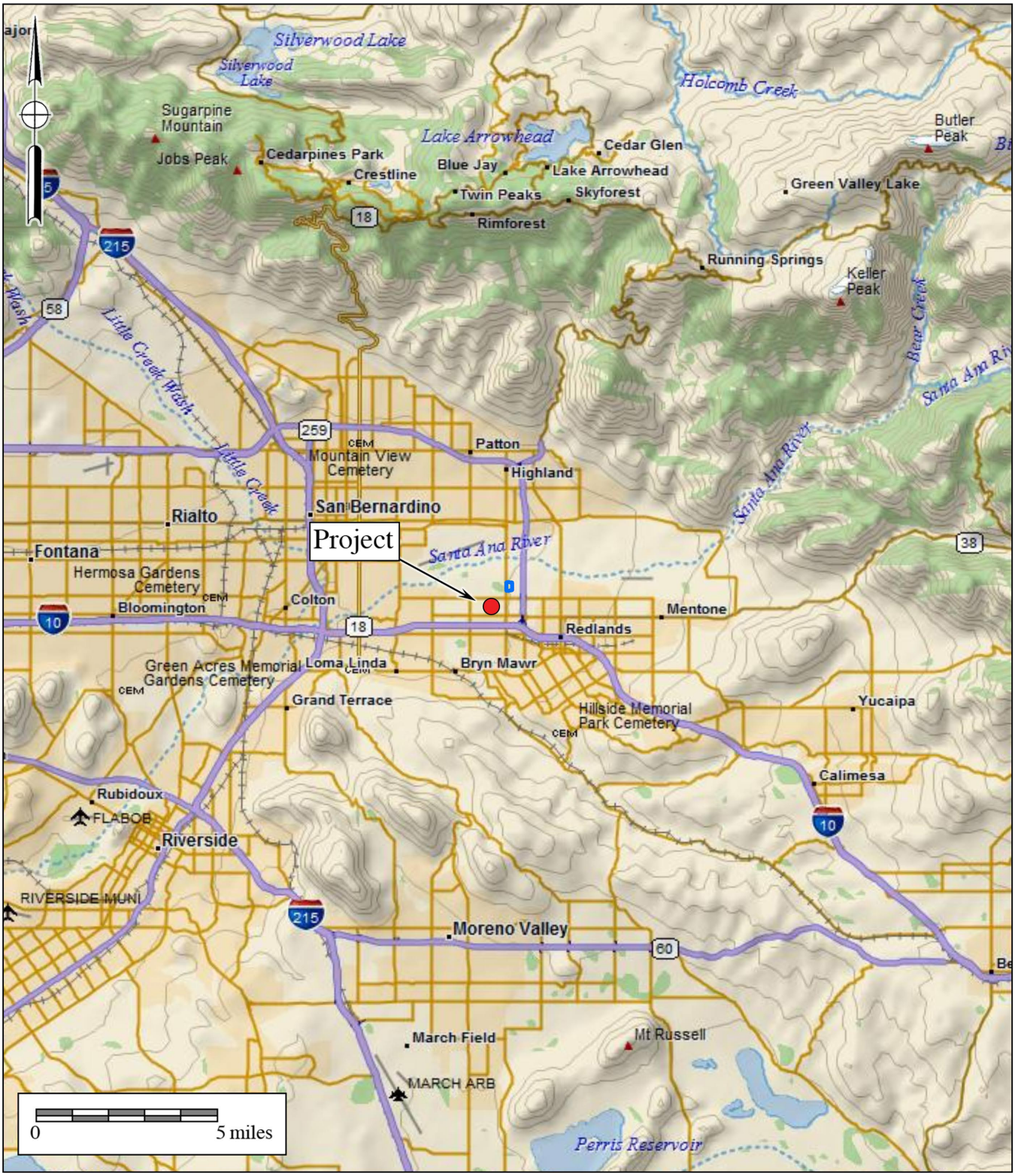

Figure 1.1–1

General Location Map

The 27195 Almond Avenue Project

DeLorme (1:250,000)

Figure 1.1–2

Project Location Map

The 27195 Almond Avenue Project

USGS *Redlands* Quadrangle (1:24,000 series)

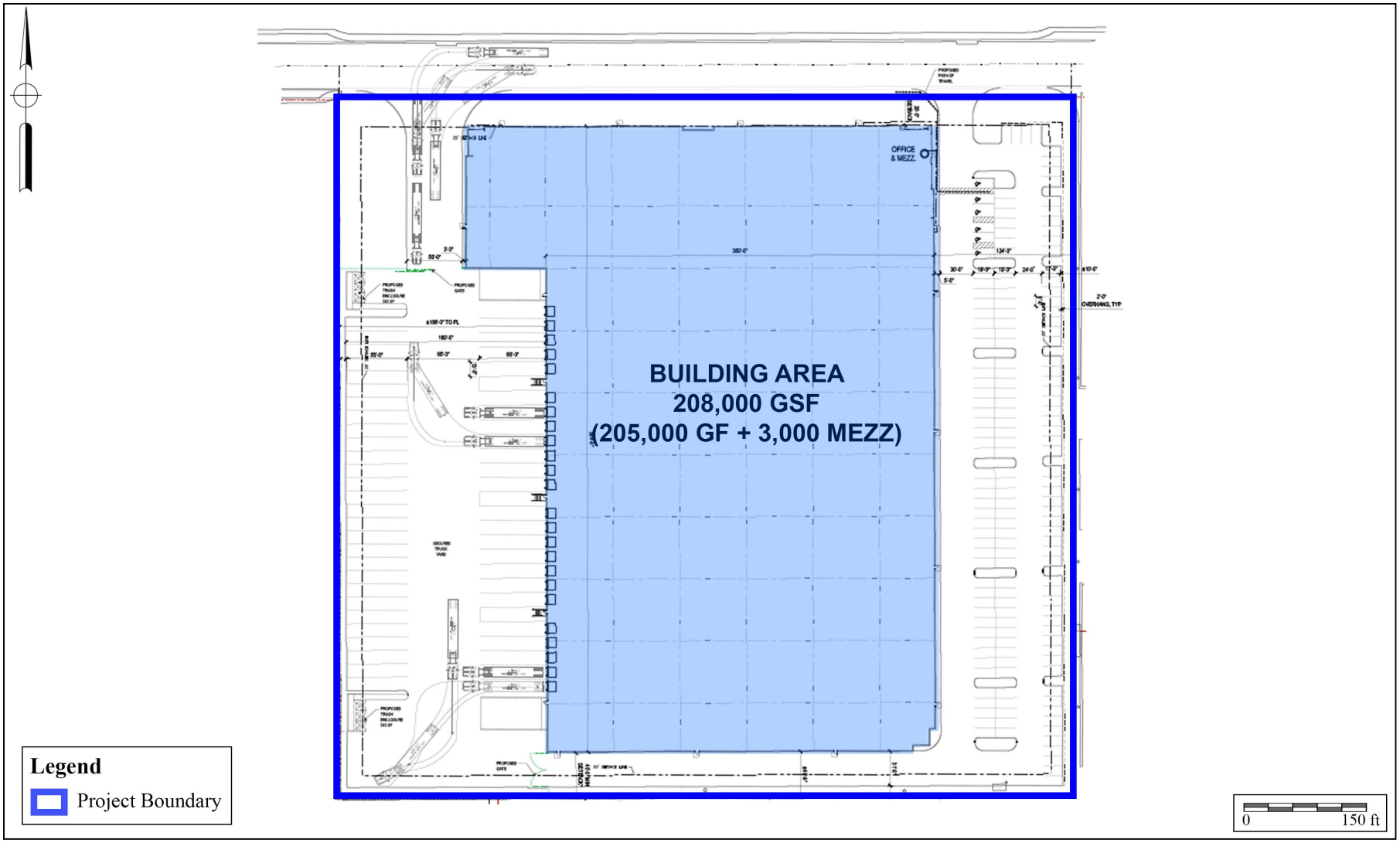

Figure 1.1–3

Project Development Map

The 27195 Almond Avenue Project

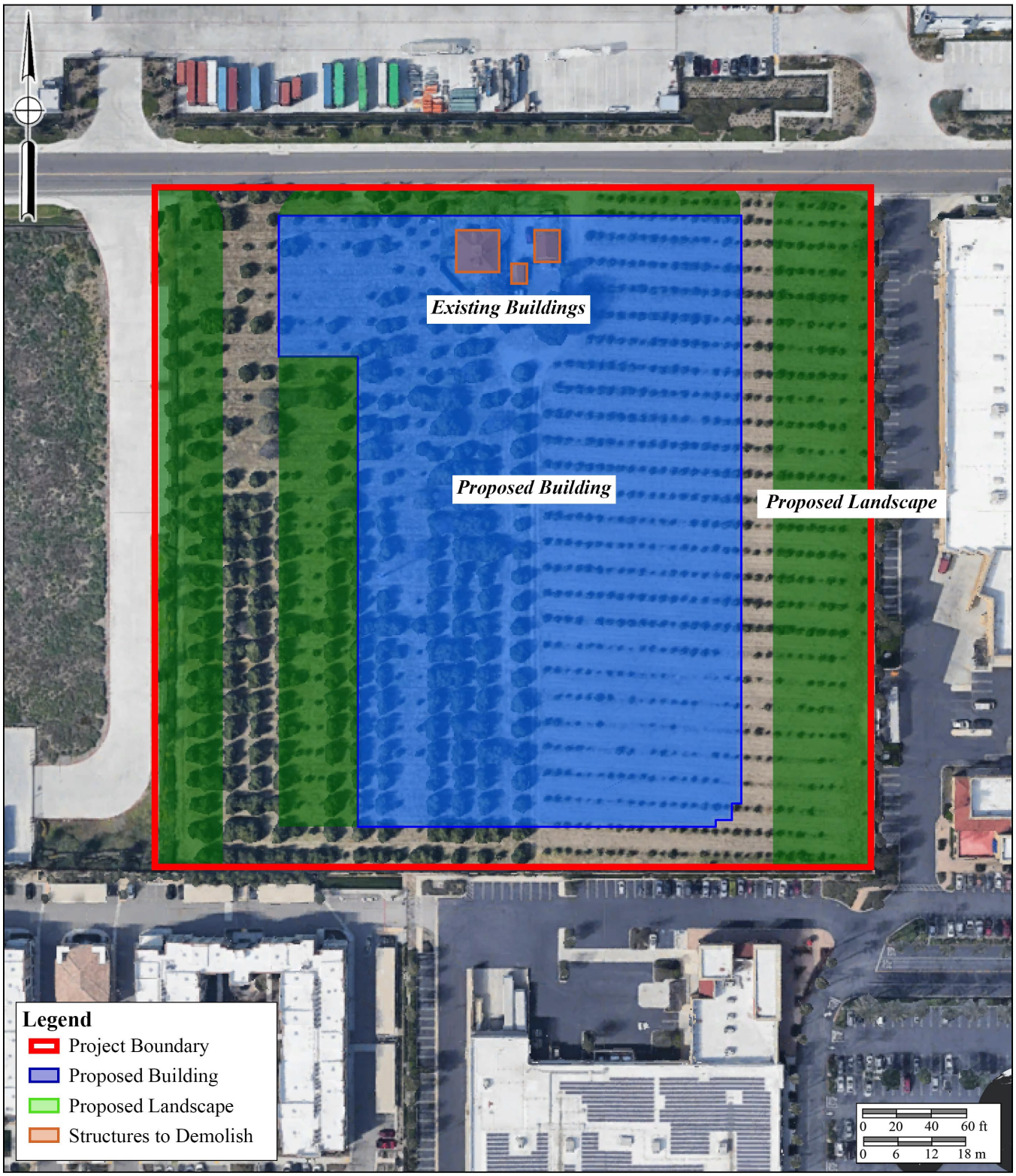

Figure 1.1–4

Site Plan Shown on a Current Aerial

The 27195 Almond Avenue Project

The property is characterized by relatively flat land with an average elevation of approximately 1,225 feet above mean sea level. The property has been previously impacted by cultivation, rural-residential development, and, most recently, commercial and industrial enterprises constructed on adjacent parcels. No natural features that are often associated with prehistoric sites, such as bedrock outcrops or natural sources of water, are visible on aerial photographs or maps of the project.

1.3 Cultural Setting

1.3.1 Prehistoric Period

Paleo Indian, Archaic Period Milling Stone Horizon, and the Late Prehistoric Shoshonean groups are the three general cultural periods represented in San Bernardino County. The following discussion of the cultural history of San Bernardino County references the San Dieguito Complex, Encinitas Tradition, Milling Stone Horizon, La Jolla Complex, Pauma Complex, and San Luis Rey Complex, since these culture sequences have been used to describe archaeological manifestations in the region. The Late Prehistoric component in San Bernardino County was represented by the Cahuilla, Serrano, and potentially the Vanyume Indians. According to Kroeber (1976), the Serrano probably owned a stretch of the Sierra Madre from Cucamonga east to above Mentone and halfway up to San Timoteo Canyon, including the San Bernardino Valley and just missing Riverside County. However, Kroeber (1976) also states that this area has been assigned to the Gabrielino, "which would be a more natural division of topography, since it would leave the Serrano pure mountaineers."

Absolute chronological information, where possible, will be incorporated into this discussion to examine the effectiveness of continuing to use these terms interchangeably. Reference will be made to the geological framework that divides the culture chronology of the area into four segments: late Pleistocene (20,000 to 10,000 years before the present [YBP]), early Holocene (10,000 to 6,650 YBP), middle Holocene (6,650 to 3,350 YBP), and late Holocene (3,350 to 200 YBP).

Paleo Indian Period (Late Pleistocene: 11,500 to circa 9,000 YBP)

The Paleo Indian Period is associated with the terminus of the late Pleistocene (12,000 to 10,000 YBP). The environment during the late Pleistocene was cool and moist, which allowed for glaciation in the mountains and the formation of deep, pluvial lakes in the deserts and basin lands (Moratto 1984). However, by the terminus of the late Pleistocene, the climate became warmer, which caused the glaciers to melt, sea levels to rise, greater coastal erosion, large lakes to recede and evaporate, extinction of Pleistocene megafauna, and major vegetation changes (Moratto 1984; Martin 1967, 1973; Fagan 1991). The coastal shoreline at 10,000 YBP, depending upon the particular area of the coast, was near the 30-meter isobath, or two to six kilometers further west than its present location (Masters 1983).

Paleo Indians were likely attracted to multiple habitat types, including mountains, marshlands, estuaries, and lakeshores. These people likely subsisted using a more generalized hunting, gathering, and collecting adaptation while utilizing a variety of resources including birds, mollusks, and both large and small mammals (Erlandson and Colten 1991; Moratto 1984; Moss and Erlandson 1995).

Archaic Period (Early and Middle Holocene: circa 9000 to 1300 YBP)

The Archaic Period of prehistory begins with the onset of the Holocene around 9,000 YBP. The transition from the Pleistocene to the Holocene was a period of major environmental change throughout North America (Antevs 1953; Van Devender and Spaulding 1979). The general warming trend caused sea levels to rise, lakes to evaporate, and drainage patterns to change. In southern California, the general climate at the beginning of the early Holocene was marked by cool/moist periods and an increase in warm/dry periods and sea levels. The coastal shoreline at 8,000 YBP, depending upon the particular area of the coast, was near the 20-meter isobath, or one to four kilometers further west than its present location (Masters 1983).

The rising sea level during the early Holocene created rocky shorelines and bays along the coast by flooding valley floors and eroding the coastline (Curray 1965; Inman 1983). Shorelines were primarily rocky with small littoral cells, as sediments were deposited at bay edges but rarely discharged into the ocean (Reddy 2000). These bays eventually evolved into lagoons and estuaries, which provided a rich habitat for mollusks and fish. The warming trend and rising sea levels generally continued until the late Holocene (4,000 to 3,500 YBP).

At the beginning of the late Holocene, sea levels stabilized, rocky shores declined, lagoons filled with sediment, and sandy beaches became established (Gallegos 1985; Inman 1983; Masters 1994; Miller 1966; Warren and Pavesic 1963). Many former lagoons became saltwater marshes surrounded by coastal sage scrub by the late Holocene (Gallegos 2002). The sedimentation of the lagoons was significant in that it had profound effects on the types of resources available to prehistoric peoples. Habitat was lost for certain large mollusks, namely *Chione* and *Argopecten,* but habitat was gained for other small mollusks, particularly *Donax* (Gallegos 1985; Reddy 2000). The changing lagoon habitats resulted in the decline of larger shellfish, loss of drinking water, and loss of Torrey Pine nuts, causing a major depopulation of the coast as people shifted inland to reliable freshwater sources and intensified their exploitation of terrestrial small game and plants, including acorns (originally proposed by Rogers 1929; Gallegos 2002).

The Archaic Period in southern California is associated with several different cultures, complexes, traditions, periods, and horizons, including San Dieguito, La Jolla, Encinitas, Milling Stone, Pauma, and Intermediate.

Late Prehistoric Period (Late Holocene: 1,300 YBP to 1790)

Around approximately 1,350 YBP, a Shoshonean-speaking group from the Great Basin region moved into San Bernardino County, marking the transition to the Late Prehistoric Period.

This period has been characterized by higher population densities and elaborations in social, political, and technological systems. Economic systems diversified and intensified during this period, with the continued elaboration of trade networks, the use of shell-bead currency, and the appearance of more labor-intensive, yet effective, technological innovations. Technological developments during this period included the introduction of the bow and arrow between A.D. 400 and 600 and the introduction of ceramics. Atlatl darts were replaced by smaller arrow darts, including the Cottonwood series points. Other hallmarks of the Late Prehistoric Period include extensive trade networks as far reaching as the Colorado River Basin and cremation of the dead.

Protohistoric Period (Late Holocene: 1790 to Present)

Prior to the arrival of the Spanish missionaries, the San Bernardino area was inhabited by the Cahuilla, Serrano, and potentially the Vanyume Indians. The territory of the Vanyume was covered by small and relatively sparse populations focused primarily along the Mojave River, north of the Serrano and southeast of the Kawaiisu. It is believed that the southwestern extent of their territory went as far as Cajon Pass and portions of Hesperia. Bean and Smith (1978) noted that it was uncertain if the Vanyume spoke a dialect of Serrano or a separate Takic-based language. However, King and Blackburn (1978) suggest that the Vanyume and other Kitanemuk speakers once occupied most of Antelope Valley. In contrast to the Serrano, the Vanyume maintained friendly social relations with the Mohave and Chemehuevi to the east and northeast (Kroeber 1976). As with the majority of California native populations, Vanyume populations were decimated around the 1820s by placement in Spanish missions and asistencias. It is believed that by 1900, the Vanyume had become extinct (Bean and Smith 1978). However, given the settlement patterns reported for the Vanyume, it is more probable that the population was dispersed rather than completely wiped out.

At the time of Spanish contact in the sixteenth century, the Cahuilla occupied territory that included the San Bernardino Mountains, Orocopia Mountain, and the Chocolate Mountains to the west, Salton Sea and Borrego Springs to the south, Palomar Mountain and Lake Mathews to the west, and the Santa Ana River to the north. The Cahuilla are a Takic-speaking people closely related to their Gabrielino and Luiseño neighbors, although relations with the Gabrielino were more intense than with the Luiseño. They differ from the Luiseño and Gabrielino in that their religion is more similar to the Mohave tribes of the eastern deserts than the Chingichngish cult of the Luiseño and Gabrielino. The following is a summary of ethnographic data regarding this group (Bean 1978; Kroeber 1976).

Cahuilla villages were typically permanent and located on low terraces within canyons in proximity to water sources. These locations proved to be rich in food resources and afforded protection from prevailing winds. Villages had areas that were publicly owned as well as areas that were privately owned by clans, families, or individuals. Each village was associated with a particular lineage and series of sacred sites that included unique petroglyphs and pictographs. Villages were occupied throughout the year; however, during a several-week period in the fall,

most of the village members relocated to mountain oak groves to take part in acorn harvesting (Bean 1978; Kroeber 1976).

The Serrano and Vanyume, however, were primarily hunters and gatherers. Individual family dwellings were likely circular, domed structures. Vegetal staples varied with locality; acorns and piñon nuts were found in the foothills, and mesquite, yucca roots, cacti fruits, and piñon nuts were found in or near the desert regions. Diets were supplemented with other roots, bulbs, shoots, and seeds (Heizer 1978). Deer, mountain sheep, antelopes, rabbits, and other small rodents were among the principal food packages. Various game birds, especially quail, were also hunted. The bow and arrow were used for large game, while smaller game and birds were killed with curved throwing sticks, traps, and snares. Occasionally, game was hunted communally, often during mourning ceremonies (Benedict 1924; Drucker 1937; Heizer 1978). In general, manufactured goods included baskets, some pottery, rabbit-skin blankets, awls, arrow straighteners, sinew-backed bows, arrows, fire drills, stone pipes, musical instruments (rattles, rasps, whistles, bull-roarers, and flutes), feathered costumes, mats, bags, storage pouches, and nets (Heizer 1978). Food acquisition and processing required the manufacture of additional items such as knives, stone or bone scrapers, pottery trays and bowls, bone or horn spoons, and stirrers. Mortars, made of either stone or wood, and metates were also manufactured (Strong 1971; Drucker 1937; Benedict 1924).

Much like the Vanyume, the Serrano suffered large population decreases during the early 1800s. While the missionaries are credited with developing the first stable water supply in the area by diverting water from Mill Creek into a zanja that terminated at the Asistencia de Mission San Gabriel on Barton Road, the task was completed through labor provided by the Serrano. The zanja, known as the Mill Creek Zanja, is located in Redlands, California. It has been listed on the National Register of Historic Places (NRHP) since 1976.

1.3.2 Historic Period

Traditionally, the history of the state of California has been divided into three general periods: the Spanish Period (1769 to 1821), the Mexican Period (1822 to 1846), and the American Period (1848 to present) (Caughey 1970). The American Period is often further subdivided into additional phases: the nineteenth century (1848 to 1900), the early twentieth century (1900 to 1950), and the Modern Period (1950 to present). From an archaeological standpoint, all of these phases can be referred to together as the Ethnohistoric Period. This provides a valuable tool for archaeologists, as ethnohistory is directly concerned with the study of indigenous or non-Western peoples from a combined historical/anthropological viewpoint, which employs written documents, oral narrative, material culture, and ethnographic data for analysis.

European exploration along the California coast began in 1542 with the landing of Juan Rodriguez Cabrillo and his men at San Diego Bay. Sixty years after the Cabrillo expeditions, an expedition under Sebastian Viscaíno made an extensive and thorough exploration of the Pacific coast. Although the voyage did not extend beyond the northern limits of the Cabrillo track,

Viscaíno had the most lasting effect upon the nomenclature of the coast. Many of his place names have survived, whereas practically every one of the names created by Cabrillo have faded from use. For instance, Cabrillo named the first (now) United States port he stopped at "San Miguel"; 60 years later, Viscaíno changed it to "San Diego" (Rolle 1969). The early European voyages observed Native Americans living in villages along the coast but did not make any substantial, long-lasting impact. At the time of contact, the Luiseño population was estimated to have ranged from 4,000 to as many as 10,000 individuals (Bean and Shipek 1978; Kroeber 1976).

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 colonizing the region and surrounding areas (Chapman 1921).

Native Californians may have first coalesced with Europeans around 1769 when the first Spanish mission was established in San Diego. In 1771, Friar Francisco Graces first searched the Californian desert for potential mission sites. Interactions between local tribes and Franciscan priests occurred by 1774 when Juan Bautista De Anza made an exploration of Alta California.

Serrano contact with the Europeans may have occurred as early as 1771 or 1772, but it was not until approximately 1819 that the Spanish directly influenced the culture. The Spanish established asistencias in San Bernardino, Pala, and Santa Ysabel. Between the founding of the asistencia and secularization in 1834, most of the Serranos in the San Bernardino Mountains were removed to the nearby missions (Beattie and Beattie 1951:366) while the Cahuilla maintained a high level of autonomy from Spain (Bean 1978).

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 upon 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). A review of Riverside County place names quickly illustrates that many of the ranchos in Riverside County lent their names to present-day locations, including Jurupa, El Rincon, La Sierra, El Sobrante de San Jacinto, La Laguna (Lake Elsinore), Santa Rosa, Temecula, Pauba, San Jacinto Nuevo y Potrero, and San Jacinto Viejo (Gunther 1984). As was typical of many ranchos, these were all located in the valley environments within western Riverside County.

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 as compared to the Mexican and United States ranchers. Spanish colonialism (missions) is based upon utilizing human resources while

integrating them into their society. The ranchers, both Mexican and American, 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).

In 1846, war erupted between Mexico and the United States. In 1848, with the signing of the Treaty of Guadalupe Hidalgo, the region was annexed as a territory of the United States, and in 1850, California became a state. These events generated a steady flow of settlers into the area, including gold miners, entrepreneurs, health-seekers, speculators, politicians, adventurers, seekers of religious freedom, and individuals desiring to create utopian colonies. As the non-native population increased through immigration, the indigenous population rapidly declined from the high morbidity of European diseases, low birth rates, and conflict and violence. California became a state in 1850 and was divided into 21 counties. The dwindling native populations were eventually displaced into reservations after California became a state.

By the late 1880s and early 1890s, there was growing discontent between San Bernardino and Riverside, its neighbor 10 miles to the south, due to differences in opinion concerning religion, morality, the Civil War, politics, and fierce competition to attract settlers. After a series of instances in which charges were claimed about unfair use of tax monies to the benefit of only the city of San Bernardino, several people from Riverside decided to investigate the possibility of a new county. In May of 1893, voters living within portions of San Bernardino County (to the north) and San Diego County (to the south) approved the formation of Riverside County. Early business opportunities were linked to the agriculture industry, but commerce, construction, manufacturing, transportation, and tourism also provided a healthy local economy.

General History of the Redlands Area

The Redlands area was originally located within the 35,509 acres of land that comprised Rancho San Bernardino Land Grant. This Rancho was created by Mission San Gabriel in 1819 and, like most of the ranchos, it was used for agriculture and cattle raising through the nineteenth century. Since there was no reliable water source in the area, from 1819 to 1820, the missionaries developed Mill Creek Zanja through the use of Native American labor from the Guachama Rancheria. This Zanja extended from Mill Creek, through Redlands, ending near the Mission San Gabriel, facilitating the agricultural and cattle raising enterprises (Smallwood 2006 [SBR-8092/H site form]). After Spain relinquished control of the Alto and Baja California in 1821, the missions became secularized, and by 1834, the missions were closed. The former mission lands started to be granted to wealthy private citizens, often through political and familial connections (San Bernardino History and Railroad Museum 2010). The Mill Creek Zanja was nominated to and subsequently listed on the NRHP in 1976, and is still used for local drainage, spreading, and flood control (City of Redlands 2010).

Don Antonio Maria Lugo, a wealthy landowner in Los Angeles requested the land grant in San Bernardino for his three sons and nephew: José del Cármen Lugo, Vincente Lugo, José Maria

Lugo, and Diego Sepúlveda (San Bernardino County Historical Archives 2012). It was granted by the governor, Juan Bautista Alvarado, Don Lugo's grandnephew, on June 21, 1842. The three Lugos and their cousin built homes on the land and raised cattle, but they eventually sold it off to the Mormon church in 1851 (Haenszel 1984). At the time the Mormons purchased the land, the exact boundaries had not been established, and many non-Mormons were living on portions of the land grant. When the boundaries were determined, the Mormons claimed land occupied by Jerome Benson. Benson refused to move and was joined by several other people in the same predicament. In response, Benson's adobe barn was fortified with a cannon and dubbed "Fort Benson." Ultimately, the fort was never attacked, nor was anyone forced off their land. The settlement that the Mormons created within the rancho was short-lived, however, as in 1857, Brigham Young recalled all Mormons in San Bernardino back to Utah. Approximately half returned to Utah, while the other half remained in San Bernardino, choosing "to forsake the church rather than leave their homes" (Lyman 1989).

As with much of the inland portion of southern California, irrigation systems played a crucial role in the development and settlement of the San Bernardino region by supporting the spread of agriculture. The Mill Creek Zanja was the first ditch constructed in the region; however, the construction of several irrigation ditches diverting water from the Santa Ana River and its tributaries in the 1870s and 1880s facilitated agriculture and population growth within the region and created a demand for railway transportation. Many of the ditches created during the nineteenth century, including the zanja, were built by local Native Americans. Agriculture, particularly citriculture, flourished in the region, leading to increased population and economic growth thorough the late nineteenth and early twentieth centuries (City of Redlands 2017).

The portion of Rancho San Bernardino where the asistencia is now located was purchased by several wealthy ranchers around 1859 (County of San Bernardino 2017). This area became known as the Mission District. Among these new residents were Dr. Benjamin Barton, Anson Van Leuven, and J. W. Curtis. Another townsite, the Redlands Colony, was formed just east of the Mission District in 1881 by Frank Brown and Edward Judson. Judson and Brown laid out the townsite parallel to the slope of a canal they had built, known as the Judson and Brown Ditch. The Judson and Brown Ditch extended from Santa Ana Canyon to Reservoir Canyon, located along the path of present-day Interstate 10. The canal was designed to bring water to the area for citrus groves. Judson and Brown named the town Redlands after the dry, red, adobe soil (City of Redlands 2010).

The town continued to grow over the next four years with the Bear Valley Dam and Reservoir, a consistent water supply, and the extension of two transcontinental rail lines through San Bernardino; however, the first population growth spurt began in 1887 (City of Redlands 2010). Population growth spurred the subdivision of land for both residential and agricultural development with small, localized communities sprouting up around what is now Redlands. However, in 1888, after the collapse of the land boom in California, Redlands, Lugonia, the Brookside area, and a portion of Crafton voted to collectively incorporate as Redlands, joining the

north-to-south Lugonia grid and the slope-oriented Redlands grid along the southern edge of San Bernardino Valley (City of Redlands 2010).

In the 1890s, due to the downturn in the economic development, residential development within Redlands was mostly limited to the southern area of the town, south of Redlands Boulevard (Hinckley 1956; Mermilliod 2002). During this period, the town began to pave streets and construct commercial and industrial properties. Due to the philanthropy of prominent Redlands residents, such as Albert K. and Alfred K. Smiley, many citywide beautification projects were funded, including the construction of the A.K. Smiley Public Library.

During the early twentieth century, Redlands again experienced a steady growth in population. More than two dozen packinghouses and over 15,000 acres of citrus groves earned Redlands, along with much of the Inland Empire, the reputation as the navel orange capital of the world. However, everything changed in early January of 1913, when a three-day-long cold spell referred to simply as "the Freeze" devastated most of the area's citrus groves. Nearly the entire yield from the 1913 season was ruined, "except for fruit from the very few groves with oil-fueled heaters known as smudgepots (about 7% of the total)" (City of Redlands 2017). The loss of the crop lead to a decline in business, property values, residential growth, and tourism, which impacted the Redlands population and economy.

By the 1920s, Redlands had reestablished its dominance in the citrus industry. New groves were planted and more packinghouses and industrial properties were developed. The citrus industry continued to thrive until after World War II, when land values began to make it more worthwhile to develop properties into residential subdivisions (Burgess and Gonzales 2004). Since the mid-twentieth century, the older citrus groves have steadily given way to residential and commercial development. However, the city of Redlands has continued to steadily grow while maintaining a connection to the historic agricultural roots. Currently, the City of Redlands owns 16 citrus groves, including Valencia oranges, navel oranges, Star Ruby grapefruit, and Rio Red grapefruit, throughout the city, totaling 164 acres (City of Redlands 2022).

1.4 Results of the Archaeological Records Search

An archaeological records search for a one-mile radius around the project was requested by BFSA at the SCCIC at CSU Fullerton on May 11, 2022. According to the records search results, 11 resources have been recorded within one-half mile of the project, one of which, Site P-36-024296, is located within the subject property (Table 1.4–1). Site P-36-024296 consists of a linear gravity-flow concrete standpipe irrigation system mostly located outside of the current project that extends along the southern border of the property. All of the previously recorded resources are historic and are associated with agricultural history of the area with the most ubiquitous feature being water conveyance systems. These systems are mainly comprised of split cobble-stone and concrete mortar flumes and associated weirs. The flumes and weirs generally date to the late nineteenth century (1890s) when the surrounding area was subdivided. They represent the remnants of an old gravity-fed irrigation system that was utilized throughout the

Redlands, Mentone, and Highland citrus groves until replaced by drip irrigation in the mid-twentieth century (Smith and Garrison 2018; Mills and McCausland 2018).

Table 1.4–1
Archaeological Resources Located Within One-Half Mile of the Project

Site(s)	Description
SBR-8135H	Historic water conveyance system
SBR-8136H and SBR-8137H	Historic farm complex
P-36-013514 and P-36-024295	Historic single-family residence
SBR-9991H	Historic landscape (palm trees)
SBR-12,386H	Historic orchard with associated trash scatter and water conveyance system
SBR-12,663H	Historic water control system with associated trash scatter
SBR-12,669H	Historic water control system
P-36-013776	Historic concrete weir box (isolate)
P-36-024296	Historic irrigation system

The records search results also indicate that there have been 11 cultural resource studies conducted within a one-half mile of the project, none of which covered the subject property. The full records search results are included in Appendix C.

In addition, BFSA reviewed the following historic sources:

- The NRHP Index
- The Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility
- The OHP, Built Environment Resources Directory
- The USGS 1901 *Redlands* 15' Quadrangle map and the 1954, 1963, and 1967 *Redlands* 7.5' Quadrangle maps
- Aerial photographs (1930, 1938, 1953, 1959, 1968, 1976, 1994, 2005 and current)

No additional recorded resources were identified as a result of any of the above sources.

In addition, BFSA requested a SLF search from the NAHC. The NAHC SLF search was positive for sites within the vicinity of the project, but did not indicate that sites or Tribal Cultural Resources have been located directly within the project. The NAHC specifically recommended contacting the San Manuel Band of Mission Indians for additional information. All correspondence is provided in Appendix D.

The records search and literature review suggest that there is a low potential for prehistoric sites to be contained within the boundaries of the property. Due to the extent of past ground

disturbances and the lack of natural resources often associated with prehistoric sites, it is unlikely that any prehistoric cultural resources remain within this property. Further, no prehistoric resources have been recorded within one-half mile of the project. Rather, the records search and literature review suggest that historic structures, features, and sites associated with the agricultural history of the area are the most likely cultural resources to be encountered within the 27195 Almond Avenue Project. Therefore, based upon the records search results, there is a high potential for historic resources to be located within the subject property.

1.5 Applicable Regulations

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of San Bernardino County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, the criteria outlined in CEQA, provide the guidance for making such a determination. The following sections detail the criteria that a resource must meet in order to be determined important.

1.5.1 California Environmental Quality Act

According to CEQA (§15064.5a), the term "historical resource" includes the following:

1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the CRHR (Public Resources Code [PRC] SS5024.1, Title 14 CCR. Section 4850 et seq.).
2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in an historical resource survey, meeting the requirements of Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3) Any object, building, structure, site, area, place, record, or manuscript, which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR (PRC SS5024.1, Title 14, Section 4852) including the following:

    a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
    b) Is associated with the lives of persons important in our past;

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

4) The fact that a resource is not listed in, or determined eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1[k] of the PRC), or identified in an historical resources survey (meeting the criteria in Section 5024.1[g] of the PRC) does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC Section 5020.1(j) or 5024.1.

According to CEQA (§15064.5b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
2) The significance of an historical resource is materially impaired when a project:

a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the CRHR; or
b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or,
c) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA.

Section 15064.5(c) of CEQA applies to effects on archaeological sites and contains the following additional provisions regarding archaeological sites:

1) When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).
2) If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the PRC, Section 15126.4 of the guidelines, and the limits contained in Section 21083.2 of the PRC do not apply.
3) If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archaeological resource in Section 21083.2 of the PRC, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in PRC Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.
4) If an archaeological resource is neither a unique archaeological nor historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or Environmental Impact Report, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

Section 15064.5(d) and (e) contain additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) states:

(d) When an Initial Study identifies the existence of, or the probable likelihood of, Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in PRC SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC. Action implementing such an agreement is exempt from:

    1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
    2) The requirements of CEQA and the Coastal Act.

2.0 RESEARCH DESIGN

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project through time, as well as to aid in the determination of resource significance. For the current project, the study area under investigation is southwestern San Bernardino County. The scope of work for the cultural resources study conducted for the 27195 Almond Avenue Project included the survey of a 9.55-acre study area and the assessment of one 1912 single-family residence, one detached garage, and one shed structure that was constructed in the early 1910s. Given the area involved, the research design for this project was focused upon realistic study options. Since the main objective of the investigation was to identify the presence of and potential impacts to cultural resources, the goal is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of the identified resources. Nevertheless, the assessment of the significance of a resource must take into consideration a variety of characteristics, as well as the ability of the resource to address regional research topics and issues.

Although survey programs are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed cultural resources:

- Can located cultural resources be associated with a specific time period, population, or individual?
- Do the types of located cultural resources allow a site activity/function to be determined from a preliminary investigation? What are the site activities? What is the site function? What resources were exploited?
- How do the located sites compare to others reported from different surveys conducted in the area?
- How do the located sites fit existing models of settlement and subsistence for the region?

For the historic residence, the research process was focused upon the built environment and those individuals associated with the ownership, design, and construction of the building. Although historic structure evaluations are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed historic resources:

- Can the building be associated with any significant individuals or events?
- Is the building representative of a specific type, style, or method of construction?
- Is the building associated with any nearby structures? Does the building, when studied with the nearby structures, qualify as a contributor to a potential historic district?

- Was the building designed or constructed by a significant architect, designer, builder, or contractor?

Data Needs

At the survey level, the principal research objective is a generalized investigation of changing settlement patterns in both the prehistoric and historic periods within the study area. The overall goal is to understand settlement and resource procurement patterns of the project area occupants. Further, the overall goal of the historic structure assessment is to understand the construction and use of the building within its associated historic context. Therefore, adequate information on site function, context, and chronology from both archaeological and historic perspectives is essential for the investigation. The fieldwork and archival research were undertaken with the following primary research goals in mind:

1) To identify cultural and historic resources occurring within the project;
2) To determine, if possible, site type and function, context of the deposit, and chronological placement of each cultural resource identified, and the type, style, and method of construction for any buildings;
3) To place each cultural resource identified within a regional perspective;
4) To identify persons or events associated with any buildings and their construction; and
5) To provide recommendations for the treatment of each cultural and historic resource identified.

3.0 ANALYSIS OF PROJECT EFFECTS

The cultural resources study of the project consisted of an institutional records search, archival research, an intensive cultural resource survey of the entire 9.55-acre study area, and the preparation of this technical report. This study was conducted in conformance with Section 21083.2 of the California Public Resources Code and CEQA. Statutory requirements of CEQA (Section 15064.5) were followed for the identification and evaluation of resources. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Office (SHPO 1995).

3.1 Survey Methods

The survey methodology employed during the current investigation followed standard archaeological field procedures and was sufficient to accomplish a thorough assessment of the project. The field methodology employed for the project included walking evenly spaced survey transects set approximately 10 meters apart while visually inspecting the ground surface. All potentially sensitive areas where cultural resources might be located were closely inspected. Photographs documenting survey areas and overall survey conditions were taken frequently.

3.2 Results of the Field Survey

Archaeological Field Director Clarence Hoff conducted the archaeological survey for the 27195 Almond Avenue Project on June 6, 2022. The archaeological survey was an intensive reconnaissance consisting of a series of survey transects across the project. While the entire project was accessible, access to the portion of the property where the residence and the sheds were located was limited due to the existence of a fence surrounding the residence. Ground surface visibility was excellent across the remainder of the property and 90 percent of the ground was visible (Plates 3.2–1 and 3.2–2). The majority of the property is covered in an orange grove. Structures observed on the property include one historic residence with one detached garage and an associated shed structure, two rows of historic concrete standpipes running through the center of the property along a north-south axis, two historic standpipes located along the northern perimeter, two historic standpipes located along the southern perimeter, and a historic windmill on the western portion of the property. A pile of brick and mortar debris was located near the residence, but age of the material could not be discerned. No prehistoric resources were observed during the survey.

The southern standpipes were previously recorded as Site P-36-024296 by LSA Associates, Inc. (LSA) in 2004 and were identified as parts of a larger linear gravity-flow concrete standpipe irrigation system extending off of the property that dates to before 1959 (Goodwin 2004; Plates 3.2–3 and 3.2–4). LSA indicated that Site P-36-024296 was an example of a common resource type associated with citrus ranching in the area and was in poor condition; therefore, it was concluded that the resource "did not appear to be eligible for the California Register of Historic Places due to its lack of integrity" (Goodwin and Marvin 2004). The main factor that caused their

lack of integrity is related to development, which caused the removal of major parts of the irrigation system outside of the subject property. In 2014, the resource was updated by Jeanette McKenna as part of the larger Gist Irrigation System (P-36-024596; McKenna 2014). The site record, however, does not include the standpipes located along the northern perimeter of the property, the windmill, or the rows of standpipes running north-to-south through the property. The existence of pipes around the windmill (Plates 3.2–5 and 3.2–6) and the location and appearance of these features indicate that they were the part of the larger irrigation system that was recorded by LSA in 2004 (Goodwin 2004; Goodwin and Marvin 2004) and updated by McKenna in 2014. As part of the current study, Site P-36-024296 was updated to include these additional features (see Appendix B). The windmill and standpipes are in poor condition and no longer retain their integrity. The recording of these additional features does not change the significance evaluation conducted of the site and the site is still ineligible for listing on the CRHR. The updated site boundary for P-36-024296 is shown on Figure 3.2–1 and the location of the features within the project is shown on Figure 3.2–2.

The residence, detached garage, and associated shed structure have been recorded as Site Temp-1 (see Figure 3.2–1). According to aerial photographs, the subject property was utilized as an orchard since before the 1930s (Plates 3.2–7 to 3.2–9). County Assessor's record indicate that in 1912, the residence was constructed as a 1,232-square-foot, standard frame building consisting of one bathroom and three bedrooms. The trees existing on the property block the view of the garage structure and the shed in the early historic aerial images; however, the building materials used in their construction suggest that they were built in the early 1910s. Therefore, it is likely that the detached garage and shed structure were constructed contemporaneously with the residence. The garage building can be seen in the aerial images beginning in 1959 (Plate 3.2–10) and the shed structure can be seen in the aerial images beginning in 2005. In terms of the surrounding area, while the lots around the 27195 Almond Avenue property were entirely developed for commercial and residential uses, the subject property remained as an orchard and preserved its agricultural character (Plates 3.2–11 to 3.2–15).

Plate 3.2–1: Overview of the project, facing northeast.

Plate 3.2–2: Overview of the project, facing southeast.

Plate 3.2–3: View of the newly identified irrigation features associated with Site P-36-024296, facing west.

Plate 3.2–4: View of the newly identified irrigation features associated with Site P-36-024296, facing south.

Plates 3.2–5 and 3.2–6: View of the windmill at the property associated with Site P-36-024296, facing northeast (left) and west (right).

3.3 Historic Structure Analysis

Within the boundaries of the subject property, one 1912 historic residence, one detached garage building, and a shed were identified. The trees existing on the property blocks the view of the garage structure in the aerial images taken before 1959. The garage building can be seen in the aerial images beginning in 1959; however, the building materials used in its construction suggest that it was built in the early 1910s. As the materials used in the construction of the garage match the materials used in the construction of the residence, it is likely that the garage structure was constructed contemporaneously with the residence. Similarly, the trees existing on the property blocks the view of the shed structure in the aerial images taken before 2006. The shed structure can be seen in the aerial images from 2006 on, however, the building materials used at its construction suggest that it was built in the early 1910s. As the building materials match the materials used in the construction of the residence, it is likely that the shed structure was also constructed contemporaneously with the residence.

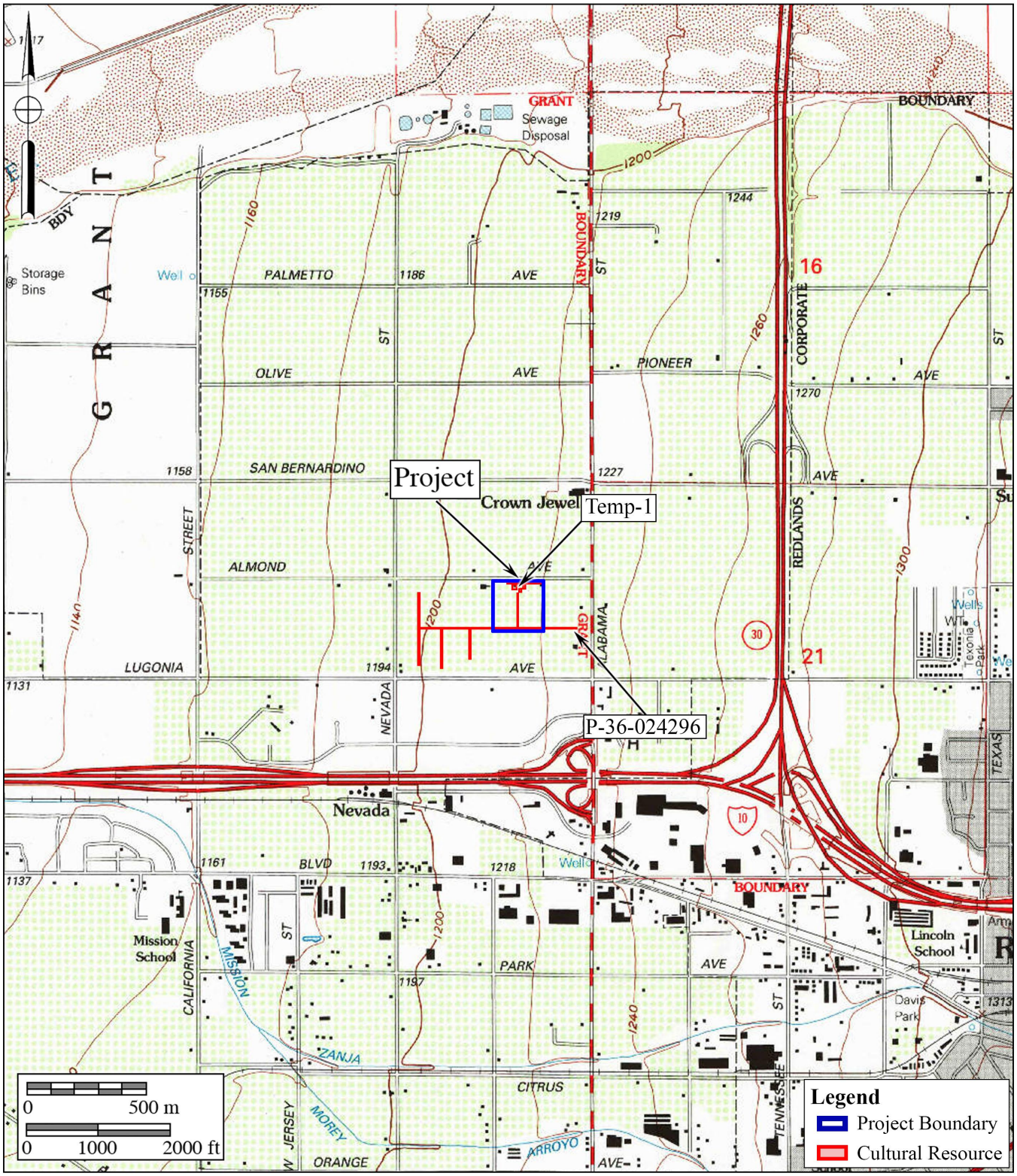

Figure 3.2–1

Historic Resource Location Map

The 27195 Almond Avenue Project

USGS *Redlands* Quadrangle (1:24,000 series)

Figure 3.2–2

Elements of Site P-36-024296 Within the Project

The 27195 Almond Avenue Project

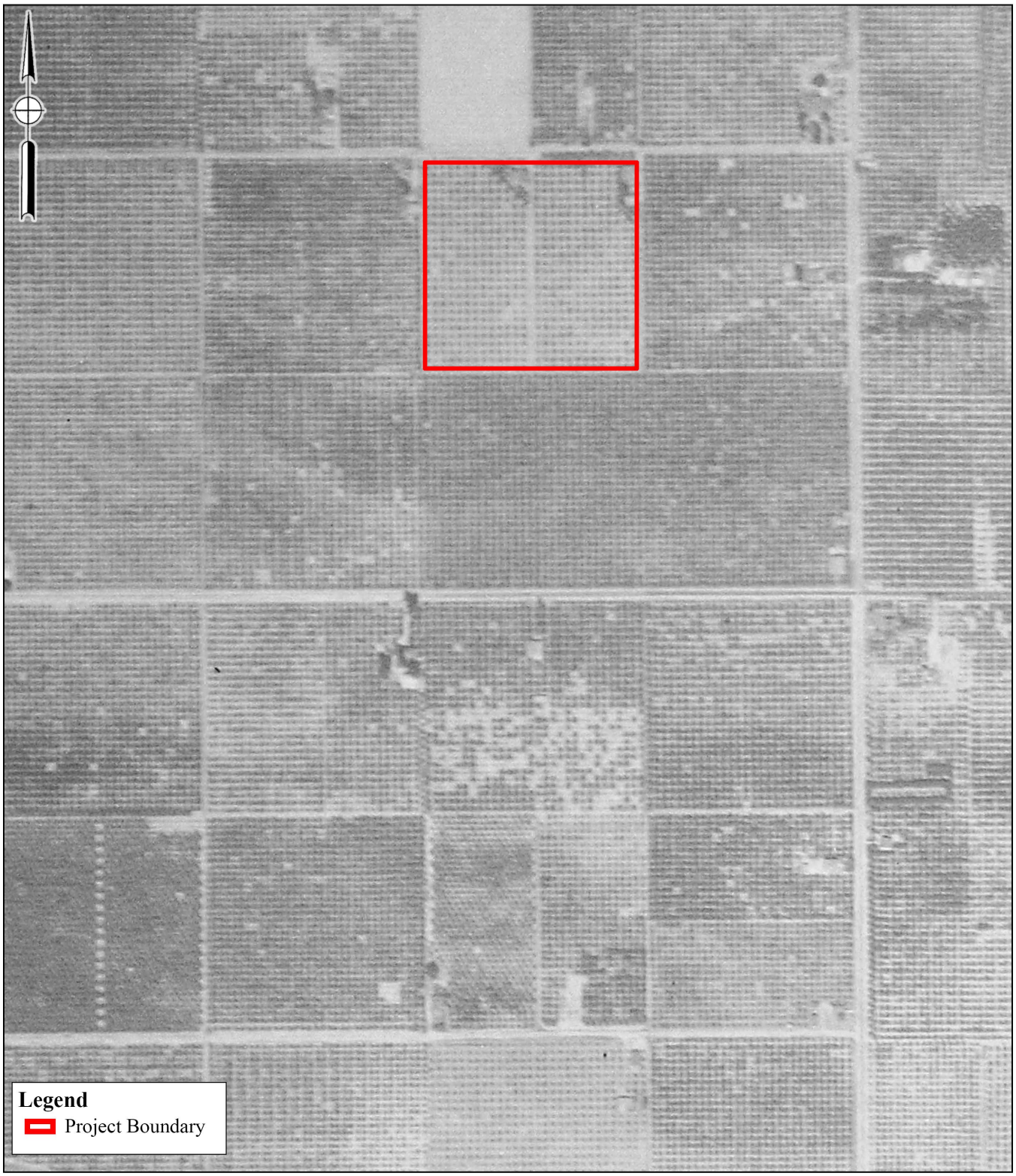

Plate 3.2–7
1930 Aerial Photograph

The 27195 Almond Avenue Project

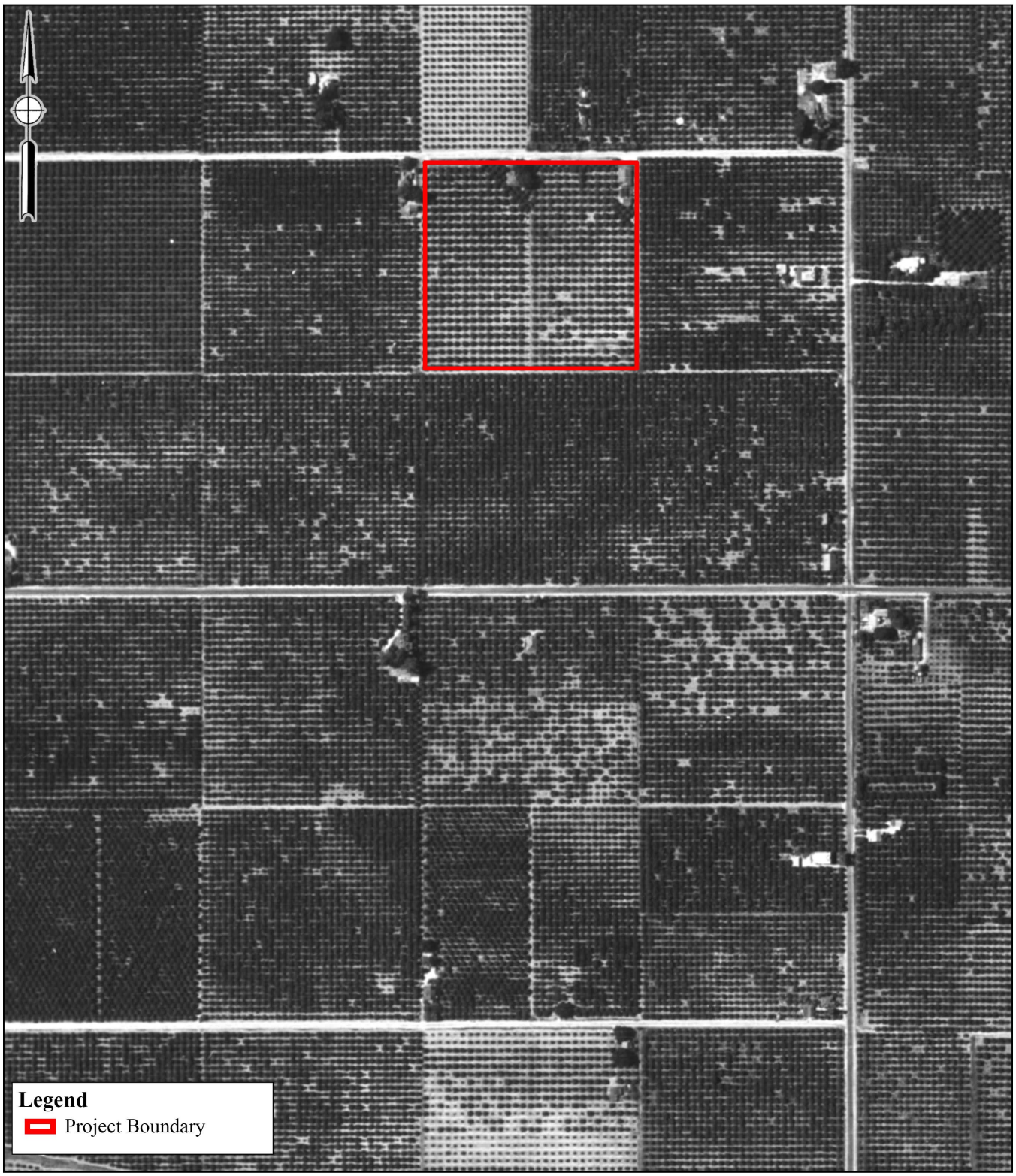

Plate 3.2–8
1938 Aerial Photograph
The 27195 Almond Avenue Project

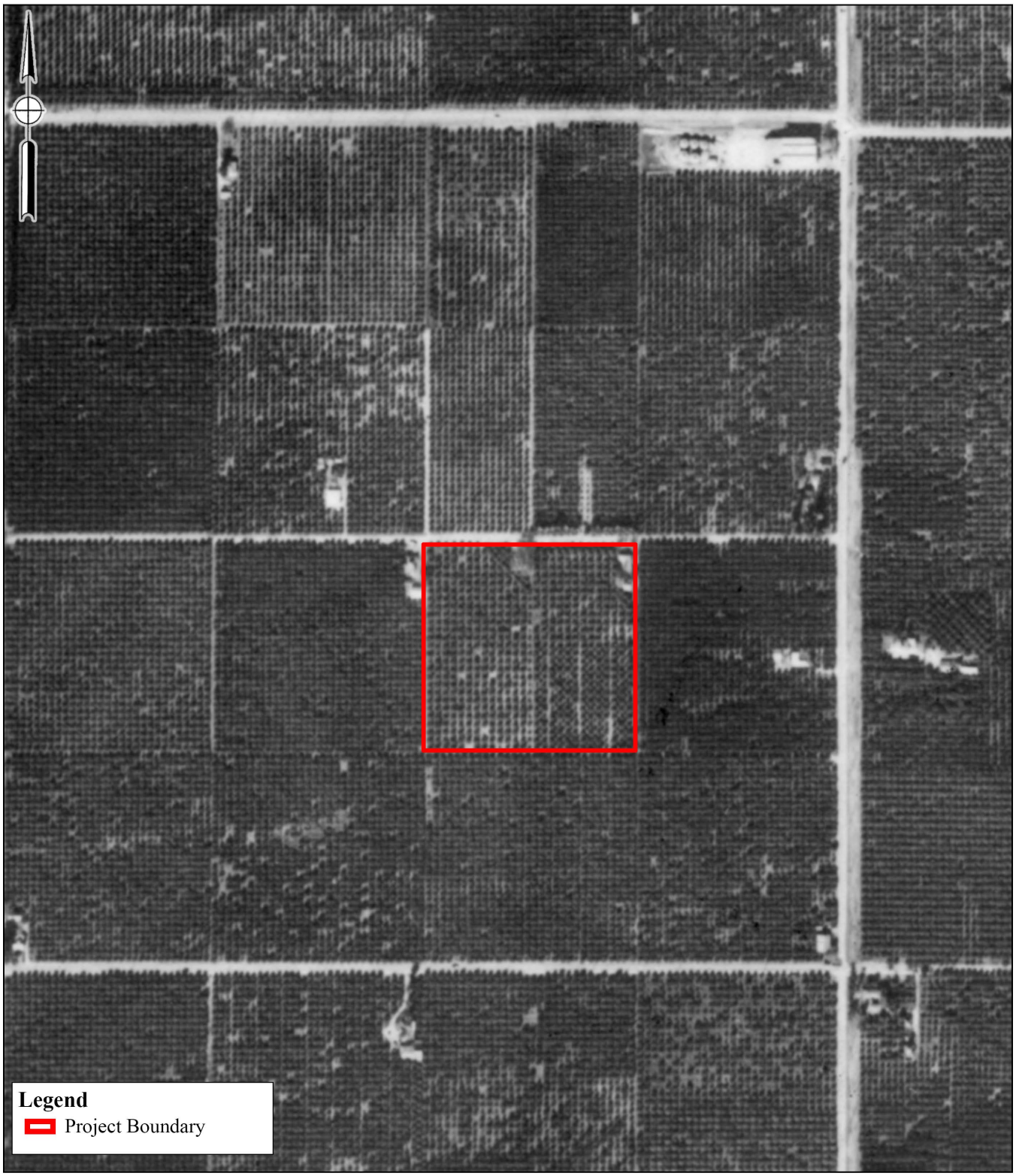

Plate 3.2–9
1953 Aerial Photograph
The 27195 Almond Avenue Project

Plate 3.2–10
1959 Aerial Photograph

The 27195 Almond Avenue Project

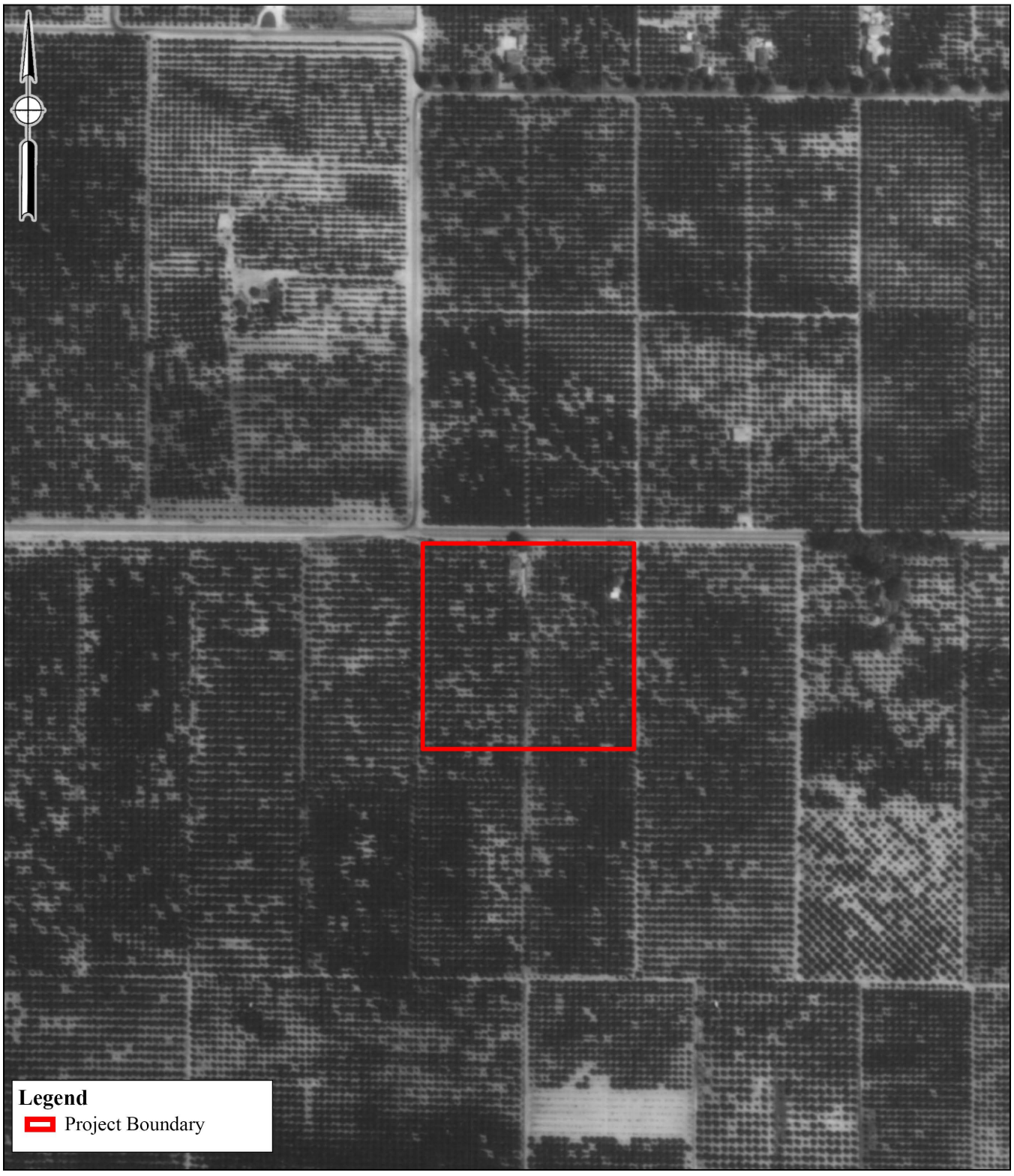

Plate 3.2–11
1968 Aerial Photograph
The 27195 Almond Avenue Project

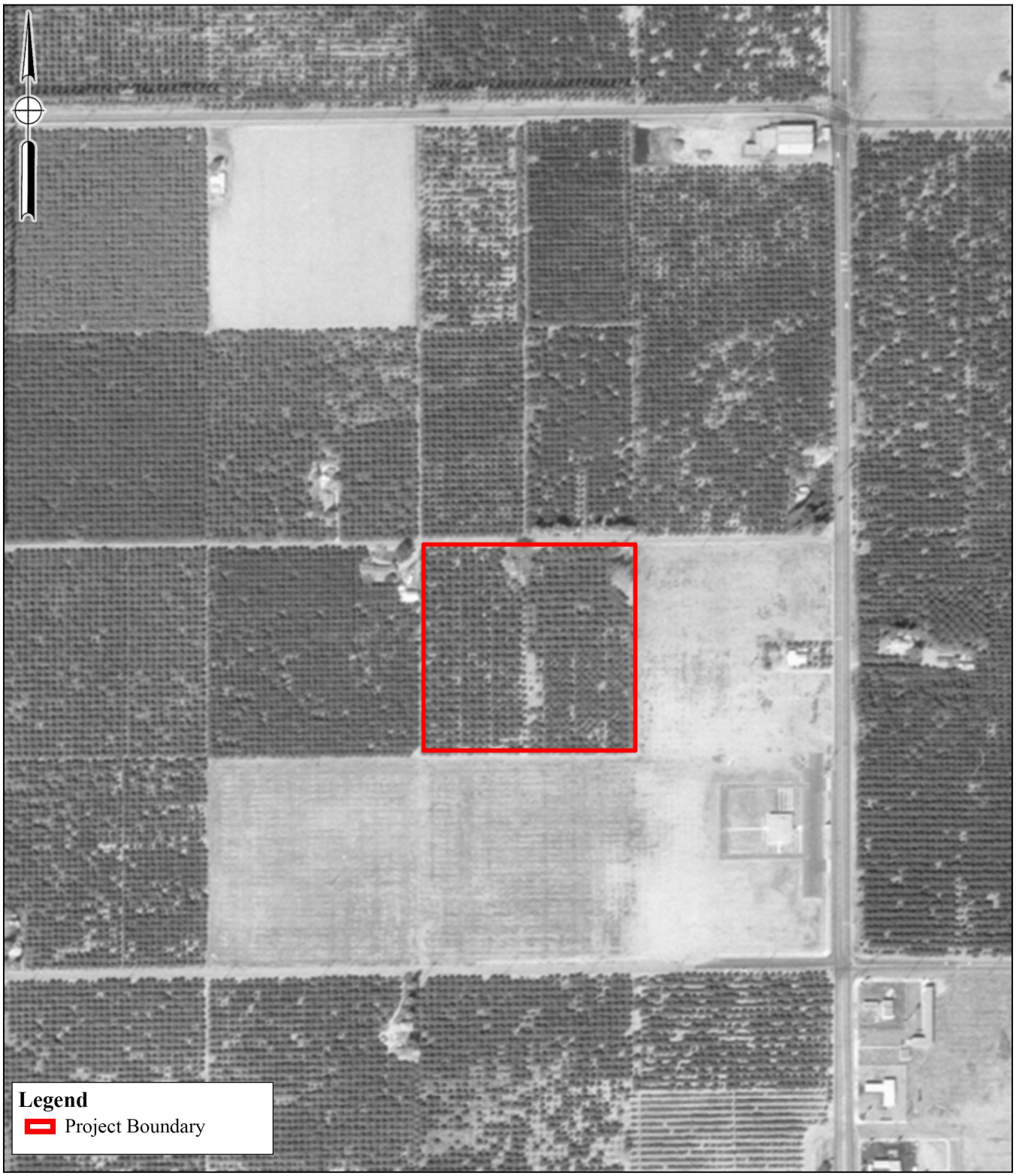

Plate 3.2–12
1976 Aerial Photograph

The 27195 Almond Avenue Project

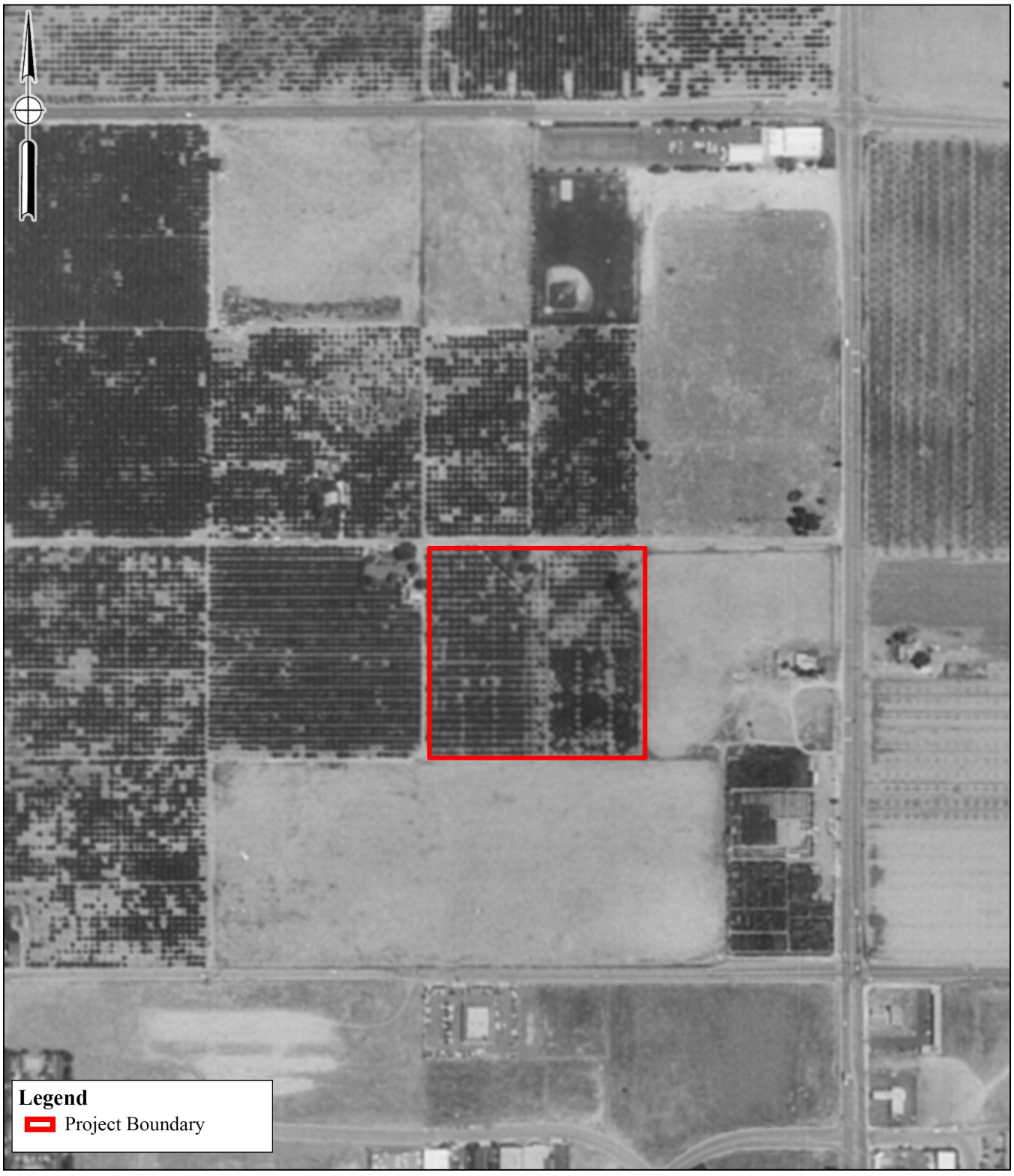

Plate 3.2–13
1994 Aerial Photograph
The 27195 Almond Avenue Project

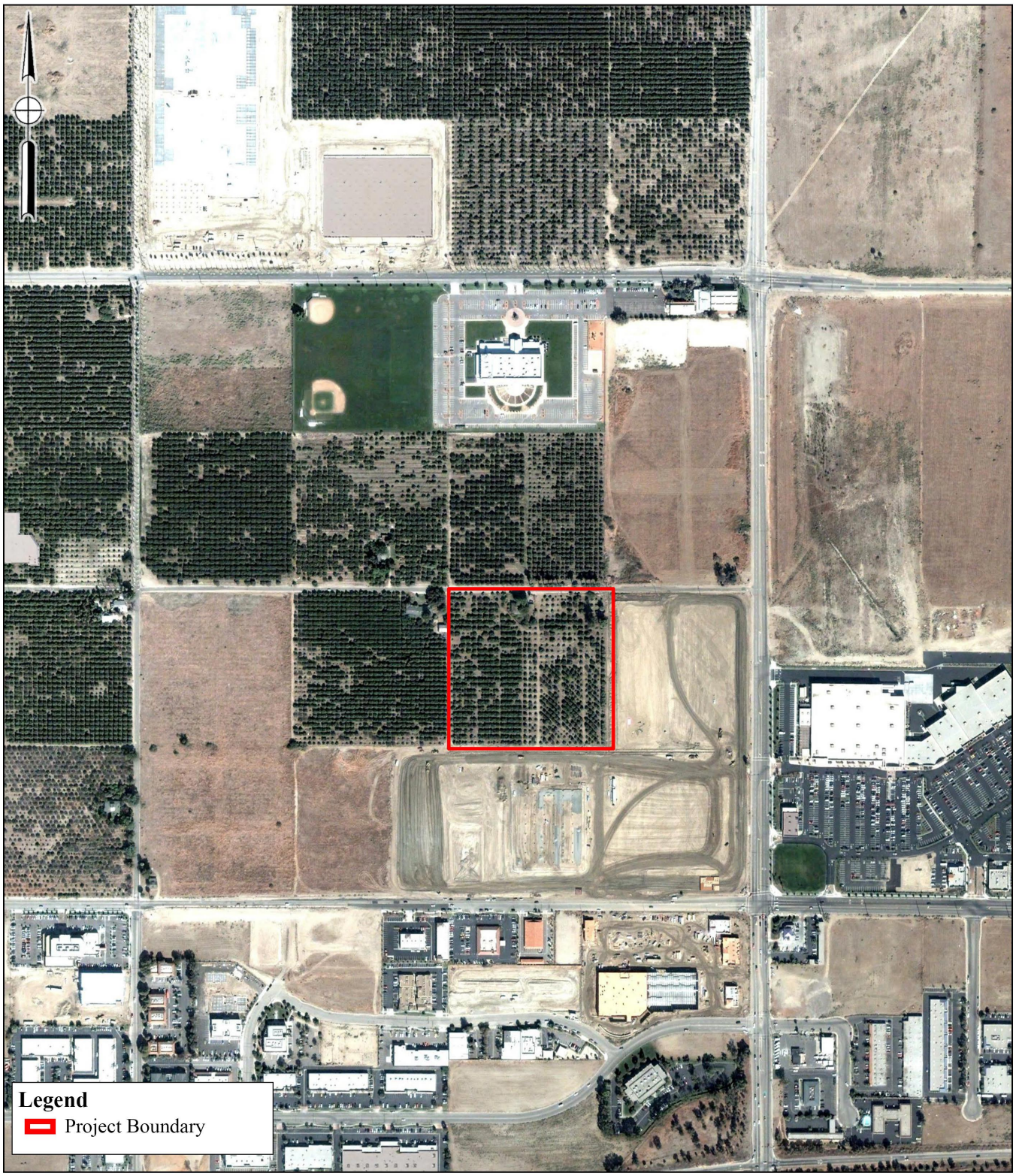

Plate 3.2–14
2005 Aerial Photograph

The 27195 Almond Avenue Project

Plate 3.2–15
Current Aerial Photograph
The 27195 Almond Avenue Project

The structures have been assigned the temporary site number Temp-1. A DPR form was submitted to the SCCIC, and once processed, the SCCIC will assign the resource a permanent site number. The following section provides the pertinent field results for the significance evaluations for the single-family residence, detached garage, and shed structure located at 77 and 27195 Almond Avenue. The residence was constructed in 1912 in the Vernacular Types and American Colonial Revival architectural styles as a bungalow. The detached garage and the shed structure were constructed in the same architectural style as the residence. The detached garage also carries stylistic influences from the Craftsman architectural style. Descriptions and significance evaluations of the historic resources are provided below (Plate 3.3–1).

3.3.1 History of the Property: Ownership and Development

Assessor's records indicate that the construction of the single-family residence located at 77 Almond Avenue was completed in 1912. These records do not mention the construction of the detached garage and the shed structure; however, the building materials used in their construction suggest that they were also constructed in the 1910s. The earliest aerial image of the area from 1930 shows that in at the time, the area surrounding the property was not developed and consisted entirely of orchards and farmlands.

The subject property was originally a single parcel prior to 1912 and was owned by George L. Kean from 1908 to 1912, after which it was passed to John R. and Michael P. Noll. According to the census records, George L. Kean was born in 1861 in Ohio and moved to California before 1910. He worked as a citrus farmer for 47 years and passed away in 1951 (Ancestry.com 2006; *Los Angeles Times* 1951).

Historical lot book records show that in 1912, the property was split into two 4.7-acre parcels. The west half (APN 292-055-03) was acquired by John R. Noll and the east half (APN 292-055-04) was acquired by Michael P. Noll. According to Assessor's records, the 77 Almond Avenue residence was constructed in 1912, within APN 292-055-03. The inspection of the building materials of the detached garage and the shed indicate that it is likely that these structures were also constructed around this time. The shed is located within APN 292-055-03, but the detached garage is located within APN 292-055-04 with an address of 27195 Almond Avenue.

Michael P. Noll, the owner of APN 292-055-04, was born in Kansas in 1882. His draft registration card for the World War I shows that he moved to California before 1917 (Ancestry.com 2005). Census records show that he started working as a fruit farmer in 1920 and became a citrus packing house foreman between 1930 and 1950 (Ancestry.com 2002, 2010, 2012, 2022a). Not much information is available about John R. Noll, but based upon a newspaper advertisement that mentions that "J. R. Noll & Son" were looking for buyers for two mares, it is likely that he was the father of Michael P. Noll and they also raised horses (*San Bernardino County Sun* 1912). APN 292-055-03 was passed to John R. Noll et al. in 1914 and later to Michael P. Noll in 1921. At that time, Michael P. Noll sold APN 292-055-04 to Mrs. Minnie J. Watje in 1921.

Plate 3.3–1

Historic Structure Locations

The 27195 Almond Avenue Project

Minnie J. Watje was born in Germany in 1880 and was a resident of Redlands for 30 years until her passing at 59, in 1939 (*San Bernardino County Sun* 1939). City directories indicate that she was widowed and worked as an orange grower (Ancestry.com 2011). APN 292-055-04 remained in her possession until 1928; however, directory records indicate that she continued to live on the subject property until 1931 (Ancestry.com 2011).

APN 292-055-04 was acquired by Frances J. Brock in 1928 and, in 1929, Harry J. Taylor was added to the deed. Harry J. Taylor was born in Pennsylvania in 1902 and he was a widely known figure in the citrus industry. He moved to Redlands with his family at the age of three and he studied in Redlands, Fullerton, and Los Angeles to be a pharmacist. However, due to some health problems, he opted to work outdoors and was hired by Elephant Orchards. During his time at Elephant Orchards, he met his wife, Frances Brock, who was on the office staff. He became a foreman and worked in several orchards until he retired in 1973 from his position as field manager with the Redlands Cooperative Fruit Association (Plate 3.3–2; *Redlands Daily Facts* 1973, 1976). APN 292-055-04 remained in their possession until 1980.

Plate 3.3–2: Harry J. Taylor (right) and Robert W. McCormik (left), who took over the Redlands Cooperative Fruit association from Taylor after 50 years. (*Courtesy of Redlands Daily Facts* 1973)

APN 292-055-03 was acquired by Joe and Sallie M. Wix in 1925. Her obituary indicates that she was Michael P. Noll's mother (*Pomona Progress Bulletin* 1944). Joe and Sallie Wix married in 1915 (Ancestry.com 2022b).

Upon Sallie M. Wix's passing, APN 292-055-03 was acquired by Mayme G. Hartness in 1944, and her husband David F. Hartness was added to the deed in 1945.

The records showing the ownership of APN 292-055-03 between 1951 and 1977 were not available. However, the Assessor's records show that APN 292-055-03 was acquired by J. J. and Amelia Ramirez in 1977. They also acquired the ownership of APN 292-055-04 in 1980. Both east and west halves of the property was passed to Laura Anne Ramirez in 2010, who appears as the most recent name in the records.

3.3.2 Description of Surveyed Resources

Single-Family Residence

According to Assessor's records, the construction of the single-family residence located at 77 Almond Avenue was completed in 1912. The single-family residence is constructed in

Vernacular Types and American Colonial Revival architectural styles as a bungalow. The residence is located on the northeast corner of the west half of the property, within APN 292-055-03 west of the intersection of Almond Avenue and Alabama Street. Access to the residence is provided from its north side, off Almond Avenue.

The single-story building features a square plan and a pyramid hipped roof (Plate 3.3–3). The uppermost portion of the hipped roof is flat, and the residence features two dormers on the north and south sides of the roof. While the north dormer exhibits a hipped roof, the south dormer features a shed roof and a small brick chimney. The roof of the residence is covered with composite shingles and features narrow eave overhangs with enclosed soffits. The residence was constructed using standard frame construction on a concrete foundation. The walls are clad in clapboard siding.

The primary (north) façade of the residence faces Almond Avenue. The part of the property where the residence, detached garage and the shed are located is separated both from the street and the south portion of the property by a metal wire fence, which exhibits a car gate on its east side and a pedestrian door on its west side. A small brick-paved patio connects this pedestrian entrance to the porch on the north side of the residence. Automobile access is provided through this side of the house, through the car gate that leads to the detached garage. This façade features the hipped-roofed dormer at the roof level. This dormer features two double-hung windows. The dormer exhibits narrow eaves that are enclosed. The west side of this façade features a single hung window. The east side of this façade includes a porch that envelopes the northeast corner of the house and expands to the north part of the east façade. This porch is slightly elevated from the ground level and is accessed by two steps. The west side of the porch includes the main entrance door to the residence. This main entrance door is a plain wood door and features a metal security screen in front. A wood framed single-hung window is located east of the door. The east side of this porch, including the part that extends to the east façade, is enclosed and flush with the balustrade surrounding the porch. This balustrade includes Tuscan-style balusters and classical-style columns. The north façade of the enclosed portion of this porch consists of a pony wall level with the balustrade and window surface above that. The west façade of this enclosed part includes a horizontal window close to the ceiling level.

As mentioned previously, the enclosed porch extends to the east façade (Plate 3.3–4). The north portion of the east façade features the same shallow wall with a window surface above. A double-hung window and a second entry door is located south of the enclosed porch. The west façade of the residence features three identical double-hung windows (Plates 3.3–5 and 3.3–6). The south façade also features three identical single-hung windows. This façade also features the shed-roofed dormer at the roof level (Plate 3.3–7). This dormer exhibits a small sliding window and a small brick chimney on top.

Plate 3.3–3

View of the North Façade of the 77 Almond Avenue Residence, Facing South

The 27195 Almond Avenue Project

Plate 3.3–4
View of the East Façade (Left) and the North Façade (Right) of the 77 Almond Avenue Residence, Facing Southwest
The 27195 Almond Avenue Project

Plate 3.3–5

View of the West Façade of the 77 Almond Avenue Residence, Facing East

The 27195 Almond Avenue Project

Plate 3.3–6

View of the West Façade (Left) and the South Façade (Right) of the 77 Almond Avenue Residence, Facing East

The 27195 Almond Avenue Project

Plate 3.3-7

View of the West Façade (Left) and the South Façade (Right) of the 77 Almond Avenue Residence, Facing Northeast

The 27195 Almond Avenue Project

Detached Garage

Due to the existence of large trees on the property, the construction date of the detached garage, located east of the residence, remains unknown. However, the matching materials used in the construction of the residence and the detached garage indicate that the detached garage is constructed contemporaneously with the residence, in the early 1910s. The single-story detached garage is constructed in Vernacular Types style and includes elements of Craftsman style construction.

The garage structure has a rectangular plan and features a gabled roof. The roof is covered with composite shingles, matching the roof cover of the residence. The roof features moderate overhangs and exposed rafter tails, however, the rafter tails do not extend beyond the roof edge. The roof also exhibits triangular knee braces. The garage building is clad in wood clapboard siding.

The garage door is located on the north façade, facing Almond Avenue. This garage door is a sliding double-door with a rail above. The doors are comprised of wood planks held together by horizontal wood mid-rail planks. A small wood-framed window opening is located at the roof level. The west façade of the garage building features a single-hung window. The east façade exhibits a window opening that is covered with a wood board. The south façade of the structure does not feature any elements except for the identical small wood-framed window opening below the roof level. A small storage structure made out of corrugated metal is attached to this façade (Plate 3.3–8).

Shed Structure

Due to the existence of large trees on the property, the construction date of the shed structure, located east of the residence, between the garage building and the residence, remains unknown. However, the matching materials used in the construction of the residence and the shed structure indicate that the structure is constructed contemporaneously with the residence, in the early 1910s. The single-story detached garage is constructed in Vernacular Types style.

The shed structure has a rectangular plan and features a gabled roof. The roof is covered with composite shingles, matching the roof cover of the residence. The roof does not feature overhangs. The shed structure is clad in wood clapboard siding. The structure features one wide door on its north façade and a smaller door on its south façade (Plates 3.3–9 and 3.3–10).

Modifications made to the 77 and 27195 Almond Avenue residence, garage, and shed include:

- Enclosure of the east side of the front porch on an unknown date;
- Painting of the house, the detached garage, and the shed structure between 2016 and 2018 (Plates 3.3–11 and 3.3–12);
- Construction of the fence surrounding the residence, the detached garage, and the shed structure between 2018 and 2019 (Plate 3.3–13).

Plate 3.3–8

View of the East Façade (Left) and the North Façade (Right) of the 27195 Almond Avenue Detached Garage, Facing Southwest

The 27195 Almond Avenue Project

Plate 3.3–9

View of the South Façade of the 77 Almond Avenue Shed Structure, Facing North

The 27195 Almond Avenue Project

Plate 3.3–10

View of the North Façade (Left) and the West Façade (Right) of the 77 Almond Avenue Shed Structure, Facing Southwest

The 27195 Almond Avenue Project

Plate 3.3–11

2016 View of the 77 Almond Avenue Residence (Right) and Shed Structure (Center) and the 27195 Almond Avenue Detached Garage (Right), Facing South

The 27195 Almond Avenue Project

(*Image courtesy of Google Street View*)

Plate 3.3–12

2018 View of the 77 Almond Avenue Residence (Right) and Shed Structure (Center) and the 27195 Almond Avenue Detached Garage (Right), Facing South

The 27195 Almond Avenue Project

(*Image courtesy of Google Street View*)

Plate 3.3–13

2019 View of the 77 Almond Avenue Residence (Right) and Shed Structure (Center), and 27195 Almond Avenue Detached Garage (Right), Facing South

The 27195 Almond Avenue Project

(*Image courtesy of Google Street View*)

3.3.3 Significance Evaluation

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. Because demolition of the structures located at 77 and 27195 Almond Avenue would require approval from the County of San Bernardino as part of the proposed project, CEQA eligibility criteria were used to evaluate the historic structures within the property as potentially significant historic buildings.

Integrity Evaluation

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. For the 77 and 27195 Almond Avenue buildings, seven aspects of integrity were used for the evaluation, as recommended in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

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 the residence located at 77 Almond Avenue was constructed in its current location in 1912. While the shed structure and the detached garage were blocked from the early aerial images due to the surrounding landscaping, it is assumed that they were also constructed in their current locations in the early 1910s. Therefore, the buildings 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. ***Single-Family Residence:*** The 77 Almond Avenue residence was constructed in 1912 in the Vernacular Types and American Colonial Revival architectural styles as a bungalow. The modifications made to the residence since its original construction include: the enclosure of the east side of the front porch in an unknown date, the painting of the exterior between 2016 and 2018, and the construction of the fence surrounding the residence, the detached garage, and the shed structure between 2018 and 2019. As these modifications did not result in the alteration of the form, plan, space, and structure of the building, they did not impact the building's original architectural style. Therefore, the residence retains integrity of design.

b. ***Detached Garage:*** Due to the existence of large trees on the property, the construction date of the detached garage, located east of the residence, remains unknown. However, the matching materials used in the construction of the residence and the detached garage indicate that the detached garage was constructed contemporaneously with the residence, in the early 1910s. The single-story detached garage is constructed in Vernacular Types style and includes elements of Craftsman style construction. The modifications made to the detached garage since its original construction include: the painting of the exterior between 2016 and 2018 and the construction of the fence surrounding the residence, the detached garage, and the shed structure between 2018 and 2019. As these modifications did not result in the alteration of the form, plan, space, and structure of the structure, they did not impact the structure's original architectural style. Therefore, the garage retains integrity of design.

c. ***Shed Structure:*** Due to the existence of large trees on the property, the construction date of the shed structure, located between the detached garage and the residence, remains unknown. However, the matching materials used in the construction of the residence and the shed structure indicate that the shed structure was constructed contemporaneously with the residence, in the early 1910s. The single-story detached garage is constructed in Vernacular Types style. The modifications made to the shed structure since its original construction include: the painting of the exterior between 2016 and 2018 and the construction of the fence surrounding the residence, the detached garage, and the shed structure between 2018 and 2019. As these modifications did not result in the alteration of the form, plan, space, and structure of the structure, they did not impact the structure's original architectural style. Therefore, the shed 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 earliest aerial photographs of the property from 1930 show that at the time, the surrounding area had a rural character and included orchards and farmlands. Aerial photographs through the mid-twentieth century show that, while the area immediately surrounding the subject property preserved its rural character, the greater area started to develop. The development east of the property started to spread west in the 1970s and accelerated between 1976 and 1994. By 1994, the greater area lost its rural character and even the immediate surroundings of the subject property started to change. By 2006, a commercial building was constructed on the lot directly south of the property and by 2015, other commercial buildings were constructed on the surrounding lots. Because the area is no longer recognizable as agricultural and no longer retains the same open space, viewshed, landscape, vegetation, or general built environment, the 77 and 27195 Almond Avenue property does 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.

    a. ***Single-Family Residence:*** The 77 Almond Avenue residence was constructed in 1912 in the Vernacular Types and American Colonial Revival architectural styles as a bungalow. The modifications made to the residence since its original construction include: the enclosure of the east side of the front porch in an unknown date, the painting of the exterior between 2016 and 2018, and the construction of the fence surrounding the residence, the detached garage, and the shed structure between 2018 and 2019. As these modifications did not result in the alteration of the form, plan, space, and structure of the building, and there is no evidence that it has undergone enough original material replacements, the residence retains integrity of materials.

    b. ***Detached Garage:*** Due to the existence of large trees on the property, the construction date of the detached garage, located east of the residence, remains

unknown. However, the matching materials used in the construction of the residence and the detached garage indicate that the detached garage is constructed contemporaneously with the residence, in the early 1910s. The single-story detached garage is constructed in Vernacular Types style and includes elements of Craftsman style construction. The modifications made to the detached garage since its original construction include: the painting of the exterior between 2016 and 2018, and the construction of the fence surrounding the residence, the detached garage, and the shed structure between 2018 and 2019. As these modifications did not result in the alteration of the form, plan, space, and structure of the building, and there is no evidence that it has undergone enough original material replacements, the detached garage retains integrity of materials.

c. ***Shed Structure:*** Due to the existence of large trees on the property, the construction date of the shed structure, located between the detached garage and the residence, remains unknown. However, the matching materials used in the construction of the residence and the shed structure indicate that the shed structure is constructed contemporaneously with the residence, in the early 1910s. The single-story detached garage is constructed in Vernacular Types style. The modifications made to the shed structure since its original construction include: the painting of exterior between 2016 and 2018 and the construction of the fence surrounding the residence, the detached garage, and the shed structure between 2018 and 2019. As these modifications did not result in the alteration of the form, plan, space, and structure of the building, and there is no evidence that it has undergone enough original material replacements, the shed structure 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.

   a. ***Single-Family Residence:*** The 77 Almond Avenue residence was constructed in 1912 in the Vernacular Types and American Colonial Revival architectural styles as a bungalow. The modifications made to the residence since its original construction include: the enclosure of the east side of the front porch in an unknown date, the painting of the exterior between 2016 and 2018, and the construction of the fence surrounding the residence, the detached garage, and the shed structure between 2018 and 2019. There is no evidence that the

building has undergone modifications that would negatively influence the initial workmanship. However, the building does not possess elements or details that would make it representative of the labor or skill of a particular culture or people. Therefore, the residence never possessed integrity of workmanship.

b. ***Detached Garage:*** Due to the existence of large trees on the property, the construction date of the detached garage, located east of the residence, remains unknown. However, the matching materials used in the construction of the residence and the detached garage indicate that the detached garage is constructed contemporaneously with the residence, in the early 1910s. The single-story detached garage is constructed in Vernacular Types style and includes elements of Craftsman style construction. The modifications made to the detached garage since its original construction include: the painting of the exterior between 2016 and 2018 and the construction of the fence surrounding the residence, the detached garage, and the shed structure between 2018 and 2019. There is no evidence that the building has undergone modifications that would negatively influence the initial workmanship. However, the building does not possess elements or details that would make it representative of the labor or skill of a particular culture or people. Therefore, the detached garage never possessed integrity of workmanship.

c. ***Shed Structure:*** Due to the existence of large trees on the property, the construction date of the shed structure, located between the detached garage and the residence, remains unknown. However, the matching materials used in the construction of the residence and the shed structure indicate that the shed structure is constructed contemporaneously with the residence, in the early 1910s. The single-story detached garage is constructed in Vernacular Types style. The modifications made to the shed structure since its original construction include: the painting of the exterior between 2016 and 2018 and the construction of the fence surrounding the residence, the detached garage, and the shed structure between 2018 and 2019. There is no evidence that the building has undergone modifications that would negatively influence the initial workmanship. However, the building does not possess elements or details that would make it representative of the labor or skill of a particular culture or people. Therefore, the shed structure never 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 buildings has been lost due to the transformation of the surrounding neighborhood into a residential area. Therefore, none of the structures 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 county of San Bernardino or the state of California. Historical research indicates that the 77 and 27195 Almond Avenue structures are not associated with any significant persons or events. The single-family residence, the detached garage, and the shed structure have always been used as such. None of the individuals who owned or lived at the property 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 single-family residence located at 77 Almond Avenue was determined to retain integrity of location, design, and materials. The detached garage and the shed structure located at 27195 Almond Avenue were determined to retain integrity of location, design, and materials. None of the structures have ever possessed integrity of workmanship or association and none retain integrity of setting or feeling.

CRHR Evaluation

For a historic resource 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.

  It was discovered through historical research that no significant events could be associated with the 77 and 27195 Almond Avenue buildings. Because the property could not be associated with any specific historic event, the buildings are not eligible for designation under CRHR Criterion 1.

- **CRHR Criterion 2:**
  It is associated with the lives of persons important in our past.

  Historical research revealed that none of the 77 and 27195 Almond Avenue buildings are associated with any persons important in our past. Because the property could not be associated with the lives of any important persons in our past, the residence, the detached garage, and the shed structure are not eligible for designation under CRHR Criterion 2.

- **CRHR Criterion 3:**
  It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.

  a. ***Single-Family Residence:*** The 77 Almond Avenue residence was constructed in 1912 in the Vernacular Types and American Colonial Revival architectural styles as a bungalow. According to the Redlands Historic Context Statement prepared by the Architectural Resources Group (2017), Vernacular Types refers to houses that are:

> … modest one-story cottages. These dwellings typically had complex rooflines dominated by either a gable or hipped primary roof, and some adopted features popular in the Arts and Crafts era as well as some basic characteristics of the Queen Anne style. Partial-width or full-width porches are very common features of vernacular Victorian-era buildings. Modest in size and appearance, these dwellings were popular in Redlands at the turn of the 20th century. Common character-defining features of vernacular Victorian-era architecture include:
>
> 1) One or one-and-a-half stories
> 2) Box-like shape,
> 3) Hipped or gable roof, with or without central dormer,
> 4) Wide overhanging eaves, often boxed,
> 5) Wood clapboard siding,
> 6) Partial or full-width porches
> 7) Single-pane double-hung wood sash windows

According to the Redlands Historic Context Statement prepared by the Architectural Resources Group (2017), the American Colonial Revival style:

> … used elements from a variety of earlier classically-based architectural modes, including Neoclassical, Federal, and Georgian. Early examples of the style were typically single-family residences. By the 1930s and early 1940s, the style was often employed in the design of multi-family residential and small-scale commercial properties as well. Common character-defining features of the American Colonial Revival style include:
>
> 1) Typically one or two stories in height
> 2) Simple building forms
> 3) Symmetrical façades
> 4) Hipped or gable roofs, typically with boxed eaves
> 5) May display multiple roof dormers
> 6) Clapboard or brick exteriors
> 7) Multi-paned double-hung sash windows that are often paired
> 8) Entryways accentuated with classical detailing
> 9) Paneled front door, sometimes with sidelights and transom or fanlight
> 10) Details may include pediments, columns or pilasters, and fixed shutters

Finally, the 77 Almond Avenue residence was constructed as a bungalow. The Redlands Historic Context Statement prepared by the Architectural Resources Group (2017) does not include a section on bungalows; therefore, Crawford's (2009) definition is used. According to Crawford (2009), a bungalow is defined as:

> [A] form of residential architecture that became very popular in the twentieth century across America but were particularly suited to beach living. Popular primarily between 1890-1940, the style evolved from tropical beginnings. Various sources state that bungalow architecture began in Bengal, India. The indigenous one-story, "Bangla" style, tile or thatched roofed buildings with wide open verandas were adopted by the British during their

period of control of India in the 1800s. The British built bungalow residences for their on-site administrators and as summer retreats. In India, these small houses were provided as rest houses for travelers so the association was created early on that these small houses for a temporary retreat. Refined and popularized in California, the first California house labeled a "bungalow" was designed by San Francisco architect, A. Page Brown in the early 1890s (calbungalow.com).

At this time, the Arts and Crafts movement, emphasizing a horizontal link between the house and the land around it had begun to influence architecture. The use of local materials and colors from the surrounding landscape reinforced the home-earth relationship. In 1906, an article in *The Craftsman* magazine suggested "Possibilities of the Bungalow as a Permanent Dwelling." Once they were accepted as full time, year round residences, the simplicity of a summer home fused with the idealistic philosophy of the Arts and Crafts movement (calbungalow.com).

The Arts and Crafts movement inspired American architects and craftsmen like the Greene brothers in Pasadena and Frank Lloyd Wright in Chicago, Gustav Stickley in Michigan and many others to rediscover the value in hand crafting buildings and their contents using natural materials, creating a more holistic lifestyle for their occupants. At the same time, there were other notable movements, such as the first wave of nature conservancy and the establishment of national parks and social activism that was of a decidedly popularistic bent. The Industrial Age's backlash was a yearning desire among many Americans to own their own homes and have small gardens. The success of the bungalow was due to its providing a solution to this desire. Thus, we'll go out on a limb here and define the bungalow by its populist appeal, affordability, and easy livability and charm. The essential distinction between the Craftsman "style" and the derivative bungalow is the level of fine detail and craftsmanship (calbungalow.com).

Over time, the popularity of the bungalow style led to an increased demand. Companies such as Sears and Montgomery Ward created

> "home kits" and one could purchase a complete bungalow style home to construct on an empty lot. Affordable and easy to construct, the concept caught on with American home owners (calbungalow.com).
>
> Bungalow homes are defined not by size, but by scale. Typical [exterior] features of a bungalow include:
>
> 1. Small- to medium-sized residences
> 2. One to one and one-half stories, occasionally two stories
> 3. Low, sloping roof, hipped or gabled, sometimes with dormers
> 4. Exposed roof structure (beams and rafters)
> 5. Exterior proportions balanced rather than symmetrical in arrangement
> 6. Modest front porch [or front stoop]
> 7. Focus upon a garden, even if small
> 8. Wood shingles, horizontal siding, or stucco exteriors
> 9. Brick or stone exterior chimneys
> 10. Partial-width front porch [may be asymmetrical "L"-shaped]
> 11. Stained and leaded glass used for windows
> 12. Windows typically double-hung with multiple lites in the upper window and a single pane in the lower, often seen in continuous banks, with simple, wide casing. (Crawford 2009)

The 77 Almond Avenue residence possesses six out of seven features listed above for Vernacular Types architecture as it is a single-story, box-shaped building with a hipped roof, dormers, wood clapboard siding, partial width porch, and single-pane double-hung wood sash windows. While the residence features boxed eaves, they are not wide overhanging eaves. The 77 Almond Avenue residence possesses six out of 10 features listed above for American Colonial Revival architecture as it is a single-story, simple square-shaped building with a hipped roof, multiple dormers, clapboard exterior cladding, and classic column detail. The residence, however, does not feature a symmetrical façade, paired multi-paned double-hung sash windows, classical details accentuating entryways, and a paneled front door. Finally, the 77 Almond

Avenue residence possesses seven out of 12 features listed above for a bungalow, as it is a small, single-story building with a hipped roof, balanced exterior proportions, modest partial-width front porch, and wood clapboard cladding. The residence does not feature an exposed roof structure, stained and leaded glass used for windows or double-hung windows with multiple lites.

As such, although the 77 Almond Avenue residence currently exhibits several character-defining features of the Vernacular Types and American Colonial Revival architectural styles and bungalow typology, it is not an exemplary or representative example of any of them. Since the residence does not embody the distinctive characteristics of these styles, it was not designed or built by an important creative individual and does not possess high artistic values, it is not eligible for designation under CRHR Criterion 3, with respect to the Vernacular Types and American Colonial Revival architectural styles or bungalow construction.

b. ***Detached garage:*** Due to the existence of large trees on the property, the construction date of the detached garage, located east of the residence, remains unknown. However, the matching materials used in the construction of the residence and the detached garage indicate that the detached garage is constructed contemporaneously with the residence, in the early 1910s. The single-story detached garage is constructed in Vernacular Types style and includes elements of Craftsman style construction. The definition of the Vernacular Types style was provided above. The detached garage building located at 27195 Almond Avenue address possesses five out of seven features listed above for Vernacular Types architecture as it is a single-story, box-shaped building with a gabled roof, wood clapboard siding, and wide overhanging eaves. The garage building does not feature a partial width porch, or any windows.

This building also features elements of the Craftsman style. According to the Redlands Historic Context Statement prepared by the Architectural Resources Group (2017), the Craftsman style:

> … is largely a California phenomenon that evolved out of the Arts and Crafts movement at the turn of the 20th century, a time during which Southern California was experiencing tremendous growth in population, expansion of homeownership, and new aesthetic choices. Craftsman architecture combines Swiss and

Japanese elements with the artistic values of the Arts and Crafts movement. The style began to lose popularity in the 1920s with the emergence of Period Revival styles. Common character-defining features of the Craftsman style include:

1) One or one-and-a-half stories in height
2) Building forms that respond to the site,
3) Low-pitched gabled roofs
4) Broad, overhanging eaves with exposed structural members such as rafter tails, knee braces, and king posts
5) Shingled exteriors (occasionally clapboard or stucco)
6) Broad front entry porches of half- or full-width, with square or battered columns
7) Extensive use of natural materials for columns, chimneys, retaining walls, and landscape features
8) Casement windows situated into groups

The detached garage building located at 27195 Almond Avenue address possesses four out of eight features listed above for Craftsman-style architecture as it is a single-story building with a low-pitched gabled roof, wood clapboard siding, and wide overhanging eaves that exhibit triangular knee braces. The garage building does not however feature forms that respond to the site, an entry porch, casement windows or makes use of the natural materials for its structural elements.

As such, although the detached garage located at 27195 Almond Avenue address currently exhibits several character-defining features of the Vernacular Types and Craftsman architectural styles, it is not an exemplary or representative example of any of them. Since the residence does not embody the distinctive characteristics of these styles, it was not designed or built by an important creative individual and does not possess high artistic values, it is not eligible for designation under CRHR Criterion 3, with respect to the Vernacular Types and Craftsman architectural styles.

c. ***Shed structure:*** Due to the existence of large trees on the property, the construction date of the detached garage, located east of the residence, remains unknown. However, the matching materials used in the construction of the residence and the shed structure with the residence, in the early 1910s. The

single-story shed structure is constructed in Vernacular Types style. The definition of the Vernacular Types style was provided above. The detached shed structure located at 27195 Almond Avenue address possesses four out of seven features listed above for Vernacular Types architecture as it is a single-story, box-shaped building with a gabled roof and wood clapboard siding. The shed structure does not feature a partial width porch, wide overhanging eaves or any windows.

As such, although the shed structure located at 27195 Almond Avenue address currently exhibits several character-defining features of the Vernacular Types architectural styles, it is not an exemplary or representative example of the style. Since the shed structure does not embody the distinctive characteristics of the Vernacular Types style, it was not designed or built by an important creative individual, and does not possess high artistic values, it is not eligible for designation under CRHR Criterion 3, with respect to the Vernacular Types architectural style.

- **CRHR Criterion 4:**
  It has yielded, or may be likely to yield, information important in prehistory or history.

  The research conducted for this study revealed that because the 77 and 27195 Almond Avenue buildings are not associated with any significant persons or events and were not constructed using unique or innovative methods of construction, they likely cannot yield any additional information about the history of the county of San Bernardino or the state of California. Therefore, the buildings are not eligible for designation under CRHR Criterion 4.

Findings and Conclusions

The 77 and 27195 Almond Avenue buildings are evaluated as not historically or architecturally significant under any CEQA criteria due to a lack of association with any significant persons or events. Additionally, although they retain some level of integrity, they were never representative or significant examples of the Vernacular Types, American Colonial Revival, or Craftsman styles or bungalow typology. Because the buildings are not eligible for listing on the CRHR, no mitigation measures are required for any future alterations or planned demolition of the buildings.

3.4 Discussion/Summary

During the field survey, one single-family residence, a detached garage, and a shed structure were identified at 77 and 27195 Almond Avenue that meet the age threshold to require

historic structure evaluations to determine eligibility for the CRHR. No other cultural resources were observed during the survey. The buildings are 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 or significant examples of the Vernacular Types, American Colonial Revival, or Craftsman styles, or the bungalow typology.

4.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

4.1 Resource Importance

The cultural resources survey of the 27195 Almond Avenue Project identified one historic irrigation system (Site P-36-024296), and one single-family residence, detached garage, and shed structure (Site Temp-1) that meet the age threshold to require historic structure evaluations to determine eligibility to the CRHR. Site P-36-024296 has already previously been evaluated as not CEQA-significant and ineligible for listing on the CRHR (Goodwin and Marvin 2004). The conclusion of the current assessment is that the buildings recorded as Site Temp-1 are not CEQA-significant or eligible for listing on the CRHR. The buildings have been thoroughly recorded and no additional information can be derived from further analysis.

4.2 Impact Identification

The proposed development of the 27195 Almond Avenue Project will include the demolition of the buildings and irrigation features within the property. However, the removal of these resources as part of the development of the property will not constitute an adverse impact because the all resources have been evaluated as not CEQA-significant and not eligible for listing on the CRHR. The potential does still exist, however, that historic deposits may be present that are related to the use of this location since the 1910s. To mitigate potential impacts to unrecorded historic features or deposits, monitoring of grading by an archaeologist is recommended. The monitoring program is presented in Section 5.0.

5.0 RECOMMENDATIONS

The proposed development will impact the historic irrigation features (Site P-36-024296) and the historic buildings located at 77 and 27195 Almond Avenue addresses (Site Temp-1); however, as these resources have been evaluated as lacking any further research potential, impacts have been determined to be not significant. Based upon the evaluation of the sites as lacking further research potential, resource-specific mitigation measures will not be required as a condition of approval for the project. However, the property was agriculturally utilized from as early as 1910s until today. When land is cleared, disked, or otherwise disturbed, evidence of surface artifact scatters is typically lost. Whether or not cultural resources other than sites P-36-024296 and Site Temp-1 have ever existed on the 27195 Almond Avenue Project property is unclear. The current status of the property appears to have affected the potential to discover any surface scatters of artifacts, and cultural materials that may have been on-site could have been masked by both disking and prior grading across the property.

Given that the prior development within the project might have masked archaeological deposits, and based upon the limited visibility during the survey, there is a potential that buried archaeological deposits are present within the project boundaries. The presence of the early 1900s residential complex, orchards, and irrigation features on the parcel further indicates that there is a likelihood for the presence of associated historic deposits below the ground surface. Based upon this potential, monitoring of grading is recommended to prevent the inadvertent destruction of any potentially important cultural deposits that were not observed or detected during the current cultural resources study. The proposed monitoring tasks are detailed below.

During Grading

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
    1. The archaeological monitor shall be present full-time during all soil-disturbing and grading/excavation/trenching activities that could result in impacts to archaeological resources.
    2. The principal investigator (PI) may submit a detailed letter to the lead agency during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.

B. Discovery Notification Process
    1. In the event of an archaeological discovery, either historic or prehistoric, the archaeological monitor shall direct the contractor to temporarily divert all soil-disturbing activities, including but not limited to, digging, trenching, excavating, or grading activities in the area of discovery and in the area reasonably suspected to

overlay adjacent resources and immediately notify the Native American monitor and client, as appropriate.

2. The monitor shall immediately notify the PI (unless monitor is the PI) of the discovery.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource. If human remains are involved, the protocol provided in Section D, below, shall be followed.
   a. The PI shall immediately notify the County of San Bernardino to discuss the significance determination and shall also submit a letter indicating whether additional mitigation is required.
   b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from the County of San Bernardino to implement that program. In the event that prehistoric deposits are discovered, the ADRP should also be reviewed by the Native American consultant/monitor. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume.
   c. If the resource is not significant, the PI shall submit a letter to the County of San Bernardino indicating that artifacts will be collected, curated, and documented in the final monitoring report. The letter shall also indicate that that no further work is required.

D. Discovery of Human Remains

If human remains are discovered, work shall halt in that area until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California PRC (Section 5097.98), and the State Health and Safety Code (Section 7050.5) shall be undertaken:

1. Notification

   a. The archaeological monitor shall notify the PI, if the monitor is not qualified as a PI.
   b. The PI shall notify the Coroner's Division of the San Bernardino County Sheriff's Department after consultation with the County of San Bernardino, either in person or via telephone.

2. Isolate discovery site

   a. Work shall be directed away from the location of the discovery and any nearby

area reasonably suspected to overlay adjacent human remains until a determination can be made by the sheriff-coroner in consultation with the PI concerning the provenance of the remains.

b. The sheriff-coroner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
c. If a field examination is not warranted, the sheriff-coroner will determine, with input from the PI, if the remains are or are most likely to be of Native American origin.

3. If Human Remains **ARE** determined to be Native American

a. The medical examiner will notify the NAHC within 24 hours. By law, **ONLY** the medical examiner can make this call.
b. The NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
c. The MLD will contact the PI within 24 hours or sooner after the sheriff-coroner has completed coordination to begin the consultation process in accordance with CEQA Section 15064.5(e), the California PRC, and the State Health and Safety Code.
d. The MLD will have 48 hours to make recommendations to the property owner or representative for the treatment or disposition with proper dignity of the human remains and associated grave goods.
e. Disposition of Native American human remains will be determined between the MLD and the PI, and, if:

i. The NAHC is unable to identify the MLD; OR
ii. The MLD failed to make a recommendation within 48 hours after being notified by the NAHC; OR
iii. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner; THEN
iv. Upon the discovery of multiple Native American human remains during a ground-disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree upon the appropriate treatment measures, the human remains and grave goods buried with the Native

American human remains shall be reinterred with appropriate dignity.

4. If Human Remains are **NOT** Native American

    a. The PI shall contact the sheriff-coroner and notify them of the historic-era context of the burial.
    b. The sheriff-coroner will determine the appropriate course of action with the PI and county staff (PRC 5097.98).
    c. If the remains are of historic origin, they shall be appropriately removed and conveyed to the County of San Bernardino. The decision for internment of the human remains shall be made in consultation with County, the applicant/landowner, and any known descendant group.

Post-Construction

A. Preparation and Submittal of Draft Monitoring Report
    1. The PI shall submit to the County of San Bernardino a draft monitoring report (even if negative) prepared in accordance with the agency guidelines, which describes the results, analysis, and conclusions of all phases of the archaeological monitoring program (with appropriate graphics).

        a. For significant archaeological resources encountered during monitoring, the ADRP shall be included in the draft monitoring report.
        b. Recording sites with the State of California DPR shall be the responsibility of the PI, including the recording (on the appropriate forms-DPR 523 A/B) any significant or potentially significant resources encountered during the archaeological monitoring program.

    2. The PI shall submit a revised draft monitoring report to the County of San Bernardino for approval, including any changes or clarifications requested by the County.

B. Handling of Artifacts
    1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and cataloged.
    2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
    3. The cost for curation is the responsibility of the property owner.

C. Curation of Artifacts
    1. To be determined.

D. Final Monitoring Report(s)
    1. The PI shall submit the approved final monitoring report to the County of San Bernardino and any interested parties.

6.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED

The archaeological survey program for the 27195 Almond Avenue Project was directed by Principal Investigator Brian F. Smith. The archaeological fieldwork was conducted by Field Archaeologist Clarence Hoff. The report text was prepared by Irem Oz and Brian Smith. Report graphics were provided by Irem Oz. Technical editing and report production were conducted by Courtney McNair. The archaeological records search was conducted at the SCCIC at CSU Fullerton.

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APPENDIX A

Resumes of Key Personnel

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

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

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

Professional Memberships

Society for California Archaeology

Experience

Principal Investigator **1977–Present**
Brian F. Smith and Associates, Inc. **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

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 16th 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), 15th and Island (2014), Park and G (2014), Comm 22 (2014), 7th and F Street Parking (2013), Ariel Suites (2013), 13th and Marker (2012), Strata (2008), Hotel Indigo (2008), Lofts at 707 10th 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 7th 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), Parkloft

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—included 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—included 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—included 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 II 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
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Education

Doctor of Philosophy, Architecture **2022**

The Pennsylvania State University, University Park, Pennsylvania

Master of Arts, Archaeology and Art History **2014**

Koc University, Istanbul, Turkey

Bachelor of Science, City and Regional Planning **2010**

Middle East Technical University, Ankara, Turkey

Research Interests

History of Architecture

Historic Structure Significance Eligibility

Cultural Heritage Management

Archival Research

Ethnography

Qualitative Research

Experience

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 **August 2015–December 2021**
The Pennsylvania State University

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 **March 2013–November 2014**
UNESCO Mudurnu Cultural Heritage Management Plan Project

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 **January 2000-December 2001**
Taksim Yapi, Istanbul

Conducting literature reviews and archival research on the architectural heritage in Istabul; 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 EAAE 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*

APPENDIX B

Site Record Forms

(Deleted for Public Review; Bound Separately)

APPENDIX C

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX D

NAHC Sacred Lands File Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX E

Historic Documents

Ownership Information

Title Records for 27195 Almond Avenue (APN 229-055-04)

Seller	Buyer	Year
Mrs. L. E. Morse	Geo L. Kean	1908
Geo L. Kean	M. P. Noll	1912
M. P. Noll	Mrs. Minnie J. Watje	1921
Mrs. Minnie J. Watje	Frances J. Brock	1928
Frances J. Brock	Frances J. Brock and Harry J. Taylor	1929
Frances J. Brock and Harry J. Taylor	J. J. and Amelia Ramirez	1980
J. J. and Amelia Ramirez	JJ & Amelia Trust	2002
JJ & Amelia Trust	Laura Anne Ramirez	2010

Title Records for 77 Almond Avenue (APN 229-055-03)

Seller	Buyer	Year
Mrs. L. E. Morse	Geo L. Kean	1908
Geo L. Kean	John R. Noll	1912
John R. Noll	John P. Noll et al.	1914
John P. Noll et al.	Michael P. Noll	1921
Michael P. Noll	Joe and Sallie M. Wix	1925
Joe and Sallie M. Wix	Sallie M. Wix	1942
Sallie M. Wix	Mayme G. Hartness	1944
Mayme G. Hartness	Mayme G. and David F. Hartness	1945
1951 – 1977 NOT AVAILABLE		
–	J. J. and Amelia Ramirez	1977
J. J. and Amelia Ramirez	JJ & Amelia Trust	2002
JJ & Amelia Trust	Laura Anne Ramirez	2010

Maps

Figure 1

1901 USGS Map

The 27195 Almond Avenue Project

USGS *Redlands* Quadrangle (1:24,000 series)

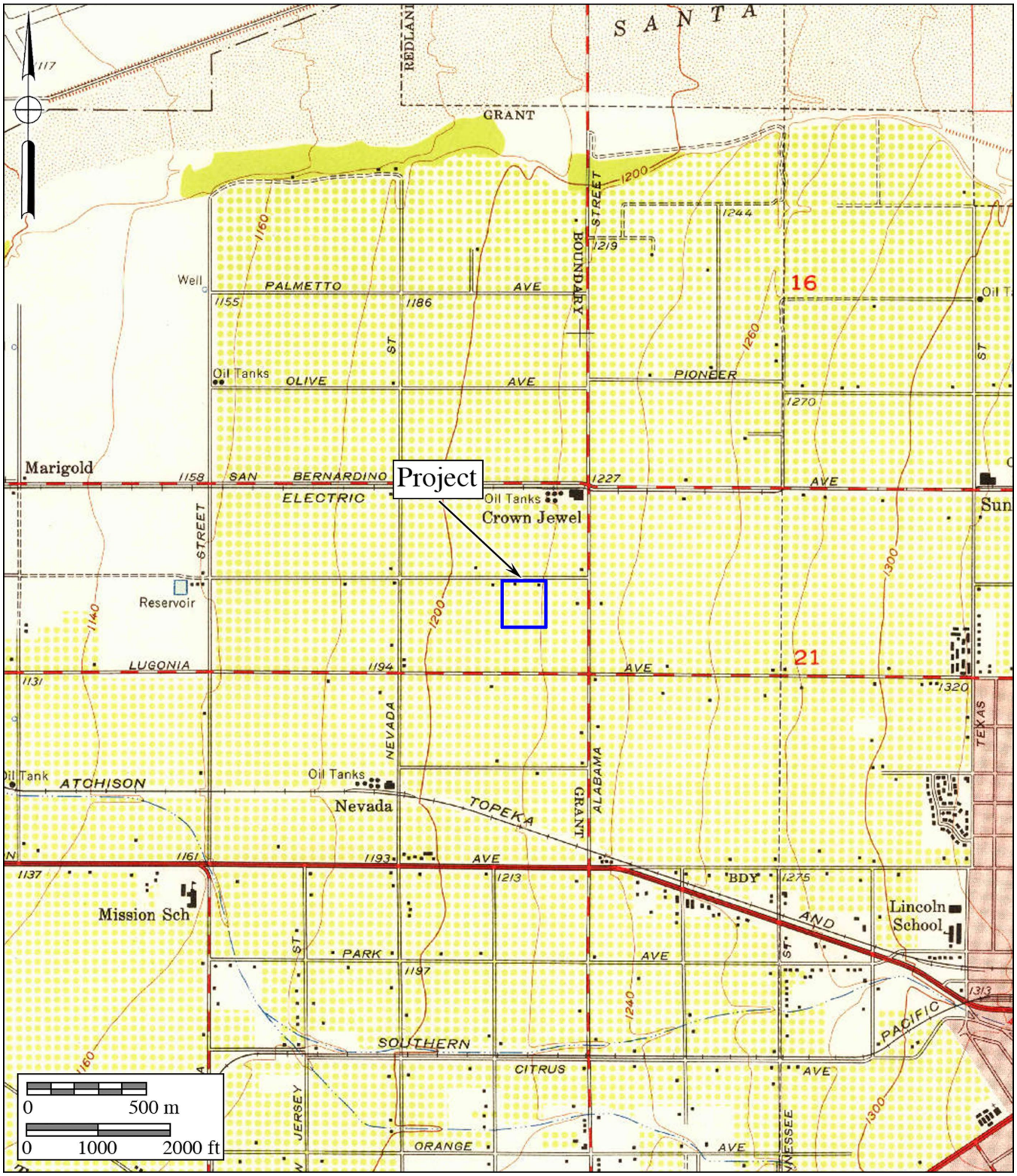

Figure 2

1954 USGS Map

The 27195 Almond Avenue Project

USGS *Redlands* Quadrangle (1:24,000 series)

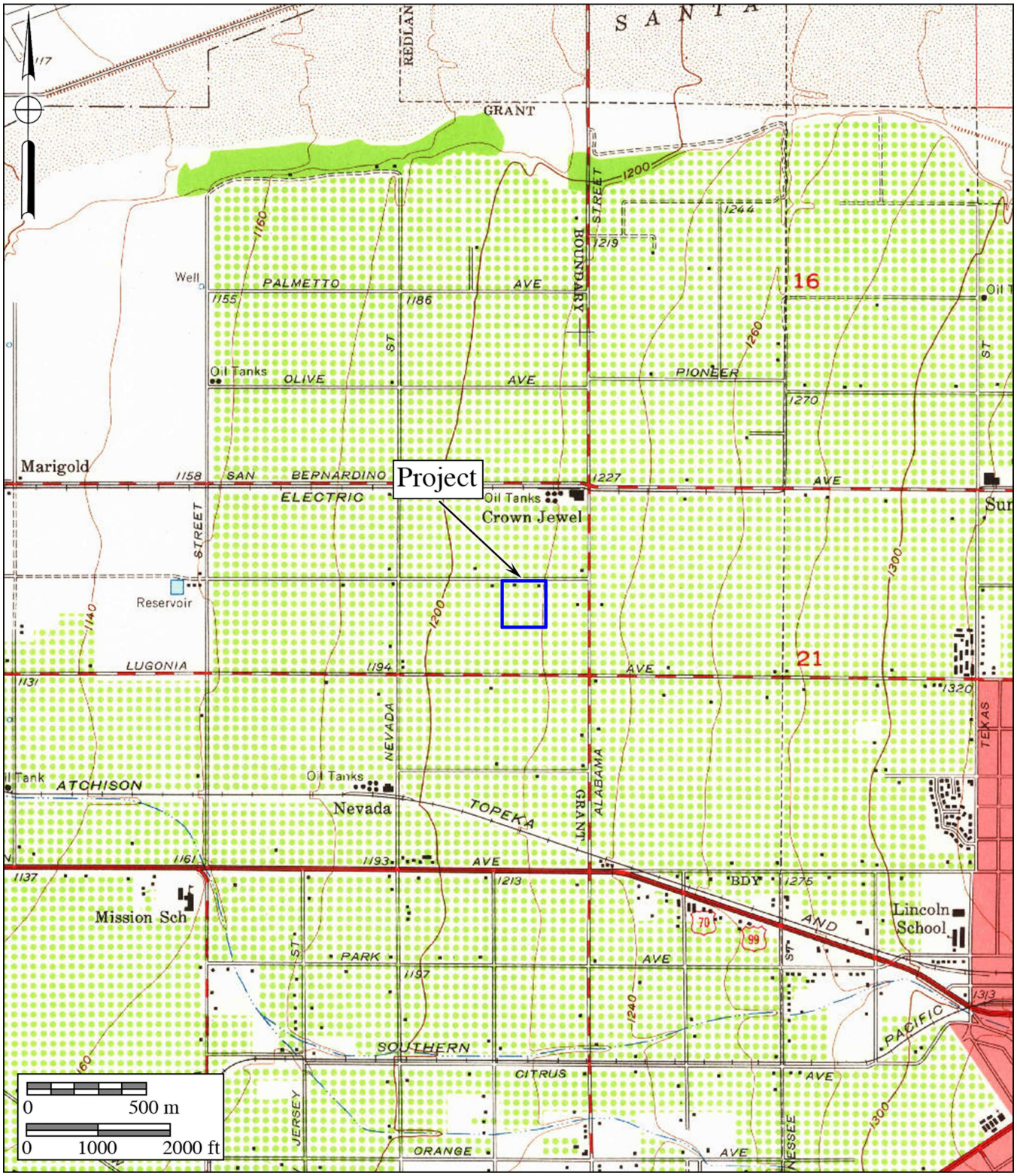

Figure 3

1963 USGS Map

The 27195 Almond Avenue Project

USGS *Redlands* Quadrangle (1:24,000 series)

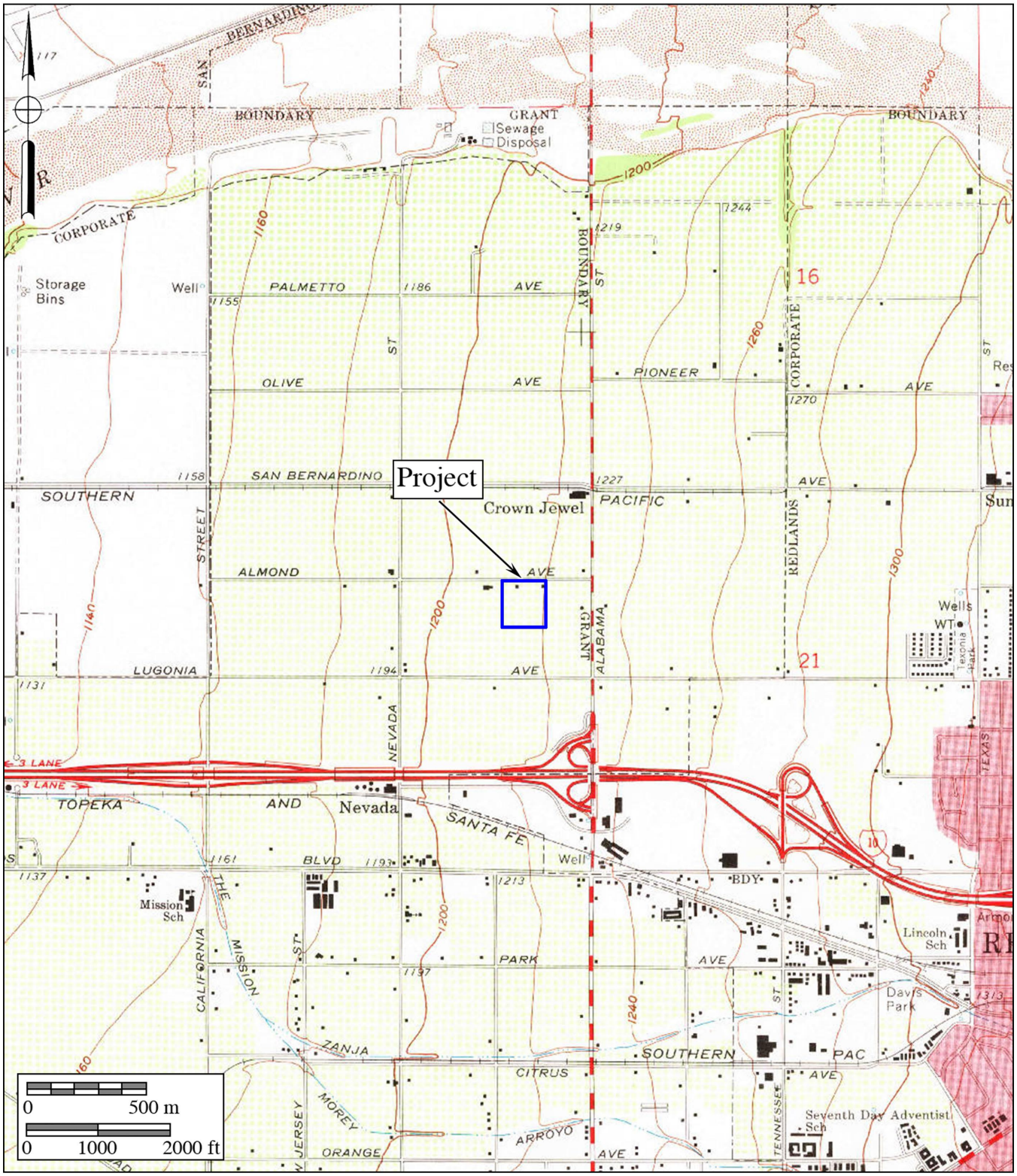

Figure 4

1967 USGS Map

The 27195 Almond Avenue Project

USGS *Redlands* Quadrangle (1:24,000 series)

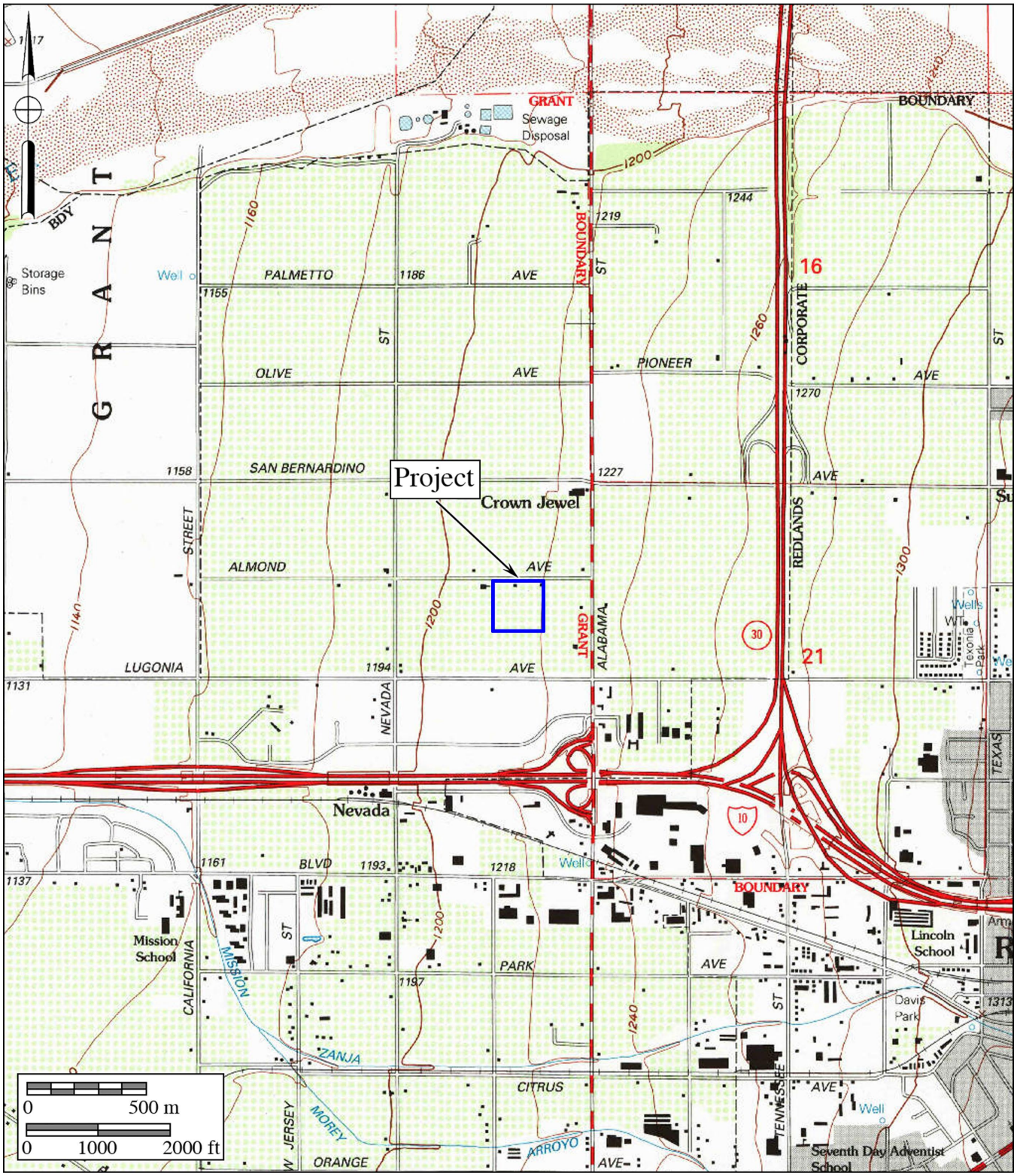

Figure 5

Current USGS Map

The 27195 Almond Avenue Project

USGS *Redlands* Quadrangle (1:24,000 series)

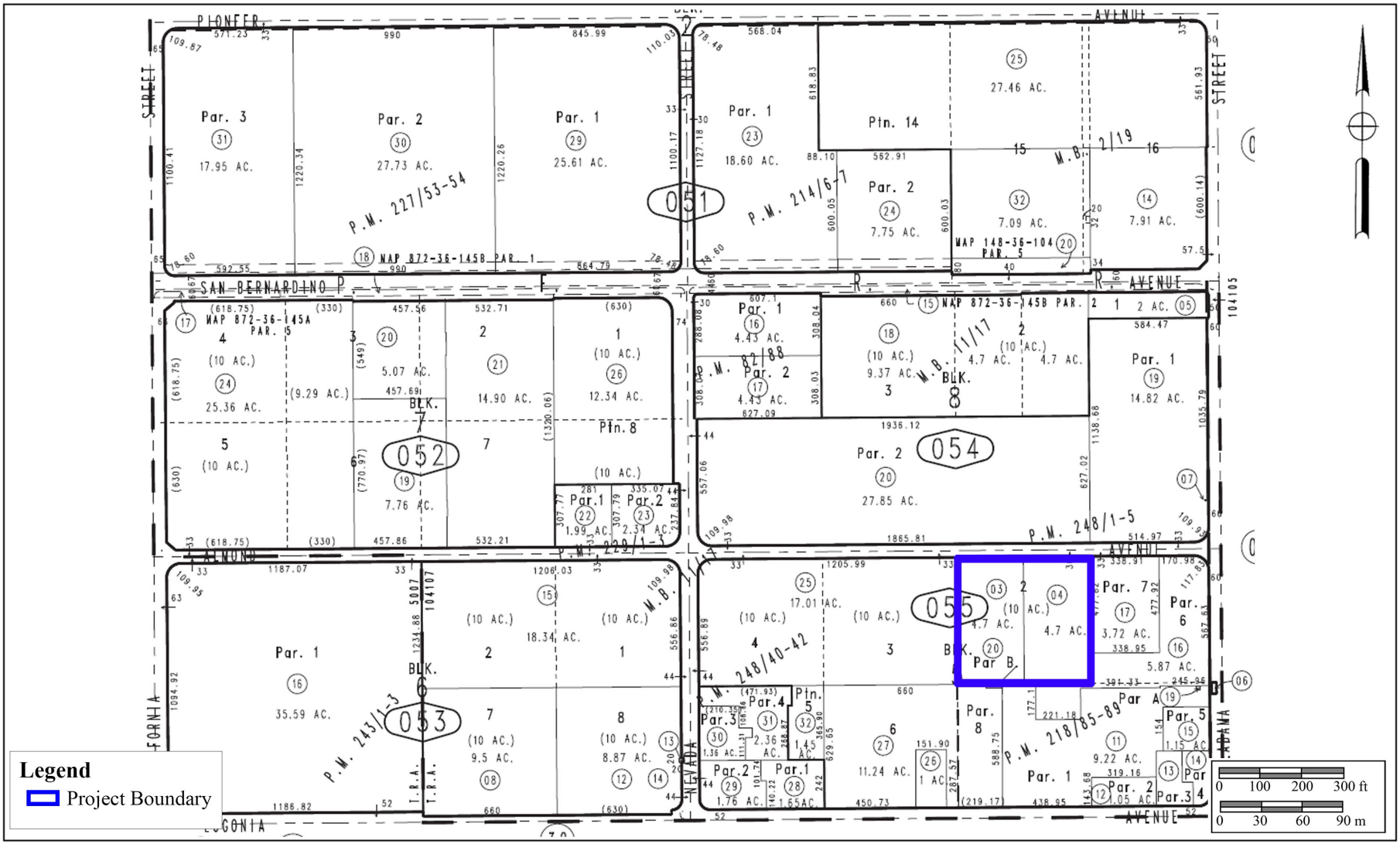

Figure 6

Assessor's Parcel Map

The 27195 Almond Avenue Project