

Appendix C1
Cultural Resources Identification Report

MASTER CASE No. 20-073
INITIAL STUDY

April 6, 2021

Mr. Steve Landis, President
MONTE VISTA ASSETS, INC.
8628 Hillside Road
Alta Loma, CA 91701

RE: CULTURAL RESOURCES IDENTIFICATION REPORT FOR THE MONTE VISTA HOMES FONTANA 47 PROJECT, CITY OF FONTANA, SAN BERNARDINO COUNTY, CALIFORNIA

Dear Mr. Landis:

In support of the Monte Vista Homes Fontana 47 Project (project), Michael Baker International completed a South Central Coastal Information Center (SCCIC) records search, literature and historical map review, archaeological and built environment field survey, archaeological sensitivity analysis, and California Register of Historical Resources (California Register) evaluation of one building. These efforts were completed to determine whether the project area could result in significant adverse change to historical resources in accordance with the California Environmental Quality Act (CEQA). Methods, results, and recommendations are summarized below; figures are provided in **Attachment 1**.

PROJECT DESCRIPTION

The project area is approximately 12.8 acres located on the west side of Catawba Avenue at the terminus of Hibiscus Street, and on the east side of Poplar Street. The project proposes to develop 47 single-family residential units with associated road, utility, and water quality management improvements. At the City's request, additional parcels (0233-22-28, 0233-22-29, 0233-22-60, 0233-22-63) have been included in the scope of the proposed General Plan Amendment and Zone Change. These parcels would undergo these changes but would not be developed into residential units as part of this project. The project consists of two main components:

- Land use and zoning changes over approximately 12.8 acres
- Tentative tract map and design review for the construction of 47 single-family dwellings on 9 acres

The project requires a number of entitlements from the City of Fontana, including:

- General Plan Amendment No. 20-015 – request to change the land use from R-SF (single-family residential) to R-M (multi-family residential)
- Zone Change No. 20-015 – request to change the zone from R-1 (single-family residential) to R-2 (two-family residential)

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- Tentative Tract Map No. 20358 (TTM20-006) – request to subdivide 9 gross acres into 47 single-family residential lots with private internal streets, street lighting, sewer, water, and perimeter block wall
- Design Review No. 20-028 – request to approve the architectural design and layout of the proposed housing product

CULTURAL RESOURCES IDENTIFICATION

The methods and results of the SCCIC records search, literature and historical map review, archaeological and built environment field surveys, archaeological sensitivity analysis, and California Register evaluation are presented below.

SOUTH CENTRAL COASTAL INFORMATION CENTER

SCCIC staff conducted a records search on January 26, 2021 (File No.: 21966.8105). The SCCIC, as part of the California Historical Resources Information System, California State University, Fullerton, an affiliate of the California Office of Historic Preservation (OHP), is the official state repository of cultural resources records and reports for San Bernardino County. As part of the records search, the following federal and California inventories were reviewed:

- California Inventory of Historic Resources (OHP 1976)
- California Points of Historical Interest (OHP 1992 and updates)
- California Historical Landmarks (OHP 1996)
- Built Environment Resources Directory (OHP 2021). The directory includes the listings of the National Register of Historic Places (National Register), National Historic Landmarks, California Register, California Historical Landmarks, and California Points of Historical Interest for San Bernardino County.

Results

No cultural resources are located within the project area. Seven are located within the one-mile search radius, as identified below.

Resource #	Resource Name/Recordation Date	Description	Distance and Direction
P-36-015286	16187 Arrow Blvd., Fontana/1996	Structure	NE .75 mi.
P-36-015288	9733 Beech Ave./1996	Building	SW .9 mi.
P-36-015290	8982 Cypress Ave., Fontana	Building	NE .75 mi.
P-36-015368	9510 Mango Ave., Fontana	Building	E .6 mi.

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P-36-015373	Fontana Farms Camp #1, 8863 Pepper St., Fontana (Pepper Street House)/1982	Structures, Site	NE .9 mi.
P-36-029538	West Fontana Flood Control Channel	Structure	N .3 mi.
P-36-031717	CA-SBR-31717H/2018	Building, Structure, Site	NW .75 mi.

No cultural resources studies have been completed in the project area; 21 have been completed within the one-mile search radius. Due to the COVID-19 office closure, the SCCIC was only able to provide information for 16 of the 21 reports (identified below), due to limited access to hard copies of reports, resources, and maps.

Author(s)	Date	Title
Fontana Historical Society	1982	Fontana Farms Company History
McKenna, Jeanette A., Richard S. Shepard, and Paul Shattuck	1997	A Phase I Cultural Resources Investigation of Tentative Tract 15677 in the City of Fontana, San Bernardino County, CA
Brechbiel, Brant	1998	Cultural Resource Record Search and Literature Review for a PBMS Telecommunications Facility: Cm 194-01, City of Fontana, CA
McKenna, Jeanette A.	2004	Fontana Unified School District Elementary School No. 30
McKenna, Jeanette A.	2003	A Phase I Cultural Resources Investigation of the Fontana Unified School District Elementary School #28 (8.47 Ac), In the City of Rialto, San Bernardino County, CA
Encarnacion, Deirdre	2005	Historical/Archaeological Resources Survey Report: San Bernardino Avenue Pipeline and Pump Station in and near the City of Fontana, San Bernardino County, California
Bonner, Wayne H. and Marnie Aislin-Kay	2008	Cultural Resource Record Search and Site Visit Results for Royal Street Communications California, LLC Candidate LA2270B (Assembly of God), 15427 Randall Avenue, Fontana, San Bernardino County, California
Mason, Roger, Cary Cotterman, and Roger Hatheway	2010	Archaeological Survey Report for the San Bernardino Avenue Street Improvements Project (T01592), Vicinity of Fontana San Bernardino County, California
Padon, Beth	2012	Cultural Resource Assessment Study for Verizon "Hemlock" Site in Rancho Cucamonga, San Bernardino County, California

Author(s)	Date	Title
Tang, Bai "Tom"	2010	Preliminary Historical/Archaeological Resources Study, San Bernardino Line Positive Train Control Project, Southern California Regional Rail Authority, Counties of Los Angeles and San Bernardino
Puckett, Heather R.	2012	Ceres, 15036 Ceres Avenue, Fontana, California
Tang, Bai "Tom", Deirdre Encarnacion, Terri Jacquemain, and Daniel Ballester	2013	Historical/Archaeological Resources Survey Report: Vulcan Conservation and Flood Control Project, in and near the City of Fontana, San Bernardino County, California
Way, Michael and Adam Kiehn	2013	Cultural Resources Survey ES0731 9851 Catawba Avenue, Fontana, San Bernardino County, California 92335, Project No. 61131692
Way, Michael and Adam Kiehn	2013	Cultural Resources Survey ES0731 9851 Catawba Avenue, Fontana, San Bernardino County, California 92335, Project No. 61131692
McKenna, Jeanette	2016	A Phase I Cultural Resources Investigation of the Proposed West Fontana Flood Control Channel, Fontana, San Bernardino County, California
Fulton, Phil	2015	Cultural Resource Assessment Class I Inventory, Verizon Wireless Services, Yew Facility, City of Fontana, County of San Bernardino, California

LITERATURE AND HISTORICAL MAP REVIEW

Michael Baker International reviewed literature and historical maps for information regarding the project area and vicinity. Below is a list of resources reviewed, followed by a narrative description of the results.

- Single-frame aerial photograph: C-2550 (UCSB 1933)
- Single-frame aerial photograph: AXL-1938 (UCSB 1938)
- Single-frame aerial photograph: AXL-1953B (UCSB 1953)
- Single-frame aerial photograph: AXL-1959 (UCSB 1959)
- Single-frame aerial photograph: Universe-112-1 (UCSB 1966)
- Single-frame aerial photograph: TG-7700 (UCSB 1977)
- Single-frame aerial photograph: USDA-Firescope (UCSB 1980)
- San Bernardino, Calif. 1:62,500 scale topographic quadrangle (USGS 1942)
- Fontana, Calif. 1:31,680 scale topographic quadrangle (USGS 1943)
- Fontana, Calif. 1:24,000 scale topographic quadrangle (USGS 1953)
- San Bernardino, Calif. 1:62,500 scale topographic quadrangle (USGS 1954)
- Fontana, Calif. 1:24,000 scale topographic quadrangle revised 1972 (USGS 1967)

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- Fontana, Calif. 1:24,000 scale topographic quadrangle revised 1980 (USGS 1967)
- Google Maps (Google Maps 2021)
- Newspapers.com (2021)
- Natural Resources Conservation Service (NRCS 2021)
- California Digital Newspaper Archive (CDNC 2021)
- Historicaerials.com (2021)
- Online Archive of California (OAC 2021)
- *California Archaeology* (Moratto 1984)
- "One If by Land, Two If by Sea: Who Were the First Californians?" (Erlandson et al. 2007)
- "Cultural Tradition and Ecological Adaptation on the Southern California Coast" (Warren 1968)
- "Reconceptualizing the Encinitas Tradition of Southern California" (Sutton and Gardner 2010)
- "A Suggested Chronology for Southern California Coastal Archaeology" (Wallace 1955)
- "The Del Rey Tradition and Its Place in the Prehistory of Southern California" (Sutton 2010)
- *The First Angelinos: The Gabrielino Indians of Los Angeles* (McCawley 1996)
- "Gabrielino" (Bean and Smith 1978)

Results

Prehistoric Context

The division of prehistory into temporal periods provides a framework for understanding culture change in years before present (BP). The earliest inhabitants to the Los Angeles Basin occurred in the Paleocoastal or Paleoindian Period terms, indicating proximity to the coast (Moratto 1984; Erlandson et al. 2007) and is generally dated between about 13,000 and 8,500 BP. These earliest inhabitants were highly mobile hunter-gatherers. Warren (1968) and others (Sutton and Gardner 2010) redefined the Millingstone Horizon as the Encinitas Tradition, which dates to between about 8,500 BP and 3,500 BP. Encinitas is a widespread cultural phenomenon distinguished by an abundance of manos and metates and a dearth of vertebrate faunal remains, projectile points, and mortar and pestle groundstone tools.

Ethnographic Context

The project area is understood to be within the ancestral territory of the Gabrieliños. Gabrieliño villages within the vicinity of the project area include *Kuukamonga*, located approximately 6 miles west; *Homhoa*, 10 miles east; and *Horuuvnga*, 5.5 miles south (McCawley 1996). The Gabrieliño are named for their association with the Mission San Gabriel Arcángel, located approximately 37 miles west. Generally, their territory included the Los Angeles Basin, parts of the Santa Ana and Santa Monica Mountains, and the San Clemente, San Nicolas, and Santa Catalina Islands. The Gabrielino spoke a dialect of the Cupan group of the Takic language family (Bean and Smith 1978: 538-549).

The nearest substantial natural water sources are Lytle Creek, 6.6 miles northeast, and the Santa Ana River, 8.4 miles south. There are also three small unnamed streams to the west ranging from

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2 to 2.5 miles away. The soil series in the project have been mapped by the Natural Resources Conservation Service (NRCS 2021) as Tujunga series gravelly loam sand with 0 to 9 percent slopes.

Project Area Development History

The project area is not associated with a historic rancho and was undeveloped until 1938 when it was used for agricultural purposes. A review of historical aerials identified two small, rectangular buildings at the northeast corner of the project area in 1938. By 1948, six buildings are depicted on the eastern portion of the project area along Catawba Avenue; agricultural practices appear to have ceased by that time. By 1959, eight buildings are depicted within the project area along Catawba Avenue; however, by 1966, only four buildings, and by 1977 only three buildings, appear in the same area. By 1994, one building is depicted in the southeast corner of the project area. By 2005, four large rectangular buildings appear in addition to the building in the southeast corner in the project area. By 2021, only the structural elements of the four rectangular buildings remain. (Google Maps 2021; Historicaerials.com 2021; UCSB 1933, 1938, 1953, 1959, 1966, 1977, 1980; USGS 1942, 1943, 1953, 1967)

CULTURAL RESOURCES SURVEY

Marcel Young, archaeologist, conducted a pedestrian survey on February 8, 2021. The project area includes a lightly tilled grass field; four circa 2005 abandoned structures with associated refuse; and one single-family residence located at 9092 Catawba Avenue. Soil visibility was low with little to no undisturbed native soils exposed at the surface. No archaeological resources were identified within the project area. On March 19, 2021, photographs of 9092 Catawba Avenue were taken for use in the California Register evaluation.

ARCHAEOLOGICAL SENSITIVITY ANALYSIS

Prehistoric and historic-period archaeological sensitivity is low based on proximity to a natural water source, twentieth century agricultural land use, and the absence of any previously recorded prehistoric archaeological resources within one mile of the project area. The project area is highly disturbed and unlikely to yield any buried cultural resources.

CALIFORNIA REGISTER EVALUATION

The historic context statement and California Register evaluation for 9092 Catawba Avenue is presented on DPR 523 forms located in **Attachment 2**. The resource is recommended ineligible for listing under Criteria 1, 2, 3, or 4, because it lacks association with a historic event/theme, person, architectural significance, or information potential. Additionally, the resource was evaluated in accordance with Section 15064.5(a)(2)–(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it is not a historical resource for the purposes of CEQA.

FINDINGS AND RECOMMENDATIONS

The SCCIC records search, literature and historical map review, cultural resources field survey, and California Register evaluation of 9092 Catawba Avenue identified no historical resources as defined by CEQA Section 15064.5(a) within the project area. Archaeological sensitivity of the project area is low. Based on these results, no archaeological monitoring is recommended. Any human remains encountered during ground-disturbing activities shall be treated in accordance with California Health and Safety Code Section 7050.5, which states that no further disturbance shall occur until the County coroner has made a determination of the origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County coroner shall be notified immediately. If the human remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which shall determine and notify the most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

PREPARER QUALIFICATIONS

Nicholas F. Hearth, Principal Investigator/Senior Archaeologist, is a registered professional archaeologist (#989903) and meets the Secretary of the Interior's Professional Qualification Standards for archaeology and history, and the Society for California Archaeology's professional qualification standards for Principal Investigator. Mr. Hearth has 18 years of experience in cultural resources management, including project management, personnel management, Native American consultation, archival research, laboratory analysis, ethnographic and historical research, field survey, prehistoric and historical excavation, laboratory analysis, collections management, and GIS applications. He has experience with cultural and tribal cultural resources issues as they relate to CEQA and the National Environmental Policy Act (NEPA). He directs the preparation of cultural resources technical studies compliant with Section 106 of the National Historic Preservation Act and CEQA, including studies documenting research, survey, testing, excavation, monitoring, and evaluation for inclusion in the National Register and California Register. He has worked in California, Nevada, Utah, New Mexico, across the Midwest, throughout New England, and in four countries in Central America.

Marcel Young, Archaeologist, has worked in various capacities in cultural resource management since 2013. He is experienced in surveying and conducting evaluations of historic archaeological sites in California. Mr. Young is versed in conducting fieldwork within frameworks of Section 106 of the National Historic Preservation Act (NHPA), NEPA, and CEQA. He has participated in projects in several phases of archaeology: Phase I pedestrian and shovel test surveys, buried site testing, Phase III data recovery, and Phase IV monitoring. His project highlights include archaeological surveying to update and verify built environment structures and features, many of which have included prehistoric components as well. His other project responsibilities include implementing strategic work patterns, delineating best access routes and

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conducting post impact assessments, and reporting to private clients as well as agencies such as the National Park Service, US Forest Service, Southern California Edison, and CalRecycle.

Chris Wendt, Architectural Historian conducts National Register, California Register, and various local register evaluations for projects subject to CEQA and Section 106 of the NHPA. For these evaluations, he conducts a variety of tasks, including field survey and photographic documentation of historic-era resources, property research, writing architectural descriptions, and developing historic statements. He is deeply entrenched in issues of local history and has taught history at the secondary and college levels both domestically and abroad. He has served as the visitor services and volunteer coordinator for the Los Angeles Museum of the Holocaust and Museum of Sonoma County. He also worked with the Petaluma Historical Museum and Library and Cotati Museum and Historical Society where he conducted archival research and aided in the identification of historical resources. He is a Secretary of the Interior Professionally Qualified historian and architectural historian.

Margo Nayar, Cultural Resources Department Manager, is a senior architectural historian with 11 years of cultural management experience in California. Her experience includes built environment surveys, evaluation of historic-era resources using guidelines outlined in the National Register and the California Register, and preparation of cultural resources technical studies pursuant to CEQA and Section 106 of the NHPA, including identification studies, finding of effect documents, memorandum of agreements, programmatic agreements, and Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey mitigation documentation. She prepares cultural resources sections for CEQA environmental documents, including infill checklists, initial studies, and environmental impact reports, as well as NEPA environmental documents, including environmental impact statements and environmental assessments. She also specializes in municipal preservation planning, historic preservation ordinance updates, Native American consultation, and provision of Certified Local Government training to interested local governments. She develops Survey 123 and Esri Collector applications for large-scale historic resources surveys, and authors National Register nomination packets. Ms. Nayar meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history.

Sincerely,



Nick Hearth, RPA
Senior Archaeologist



Marcel Young, BA
Archaeologist



Chris Wendt, MA
Architectural Historian

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Attachments:

Attachment 1 – Figures

Attachment 2 – DPR523 Forms

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_____. 1953. Fontana, Calif. 1:24,000 scale topographic quadrangle. Reston, VA: US Department of the Interior.

_____. 1954. Fontana, Calif. 1:62,500 scale topographic quadrangle. Reston, VA: US Department of the Interior.

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Warren, Claude N. 1968. "Cultural Tradition and Ecological Adaptation on the Southern California Coast." *Archaic Prehistory in the Western United States*. Portales, NM: Eastern New Mexico University.

Attachment 1

Figures

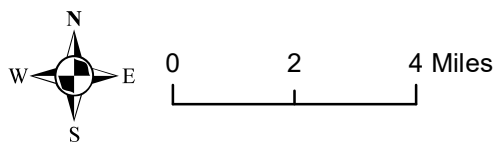
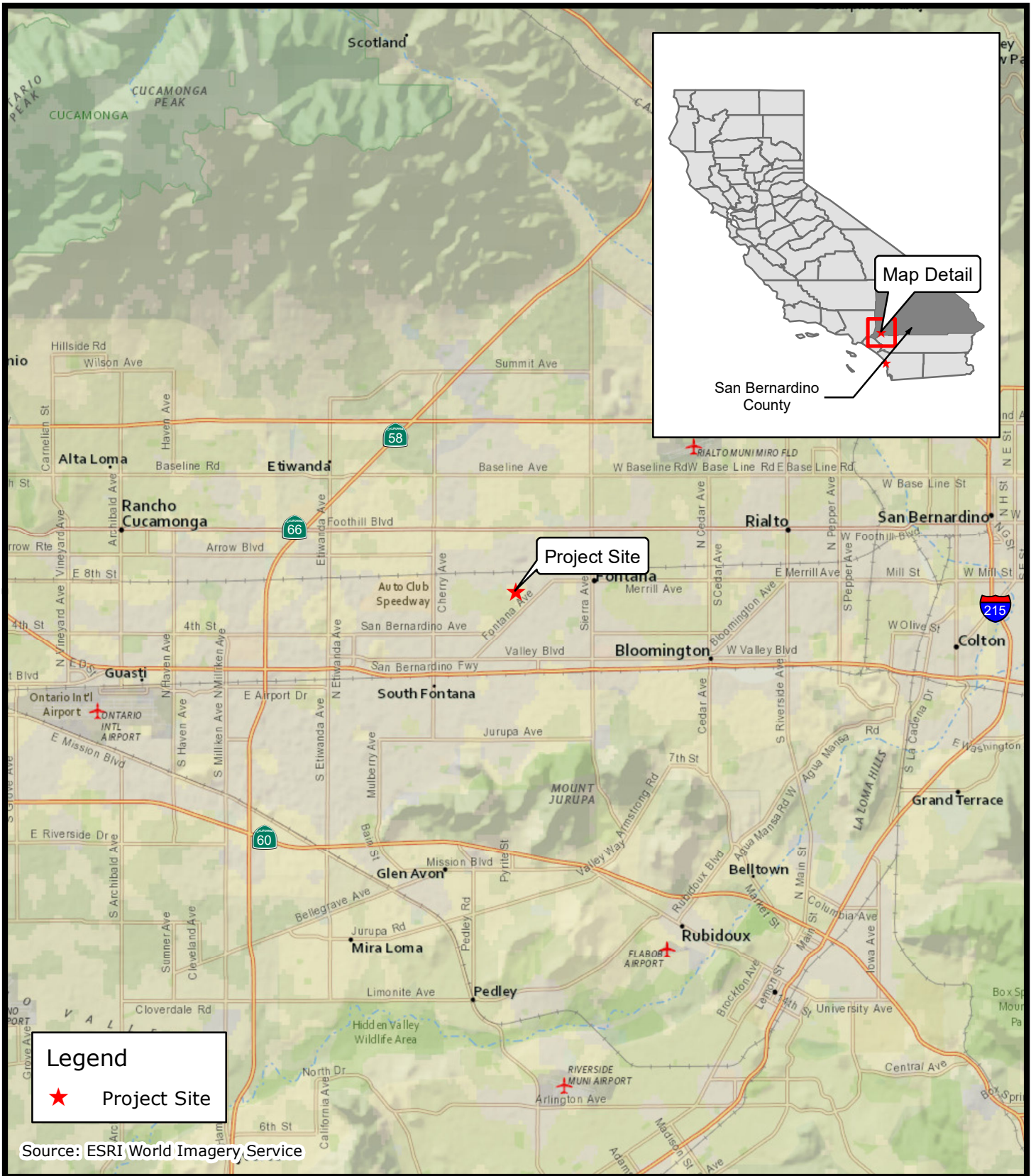


FIGURE 1
Regional Location Map

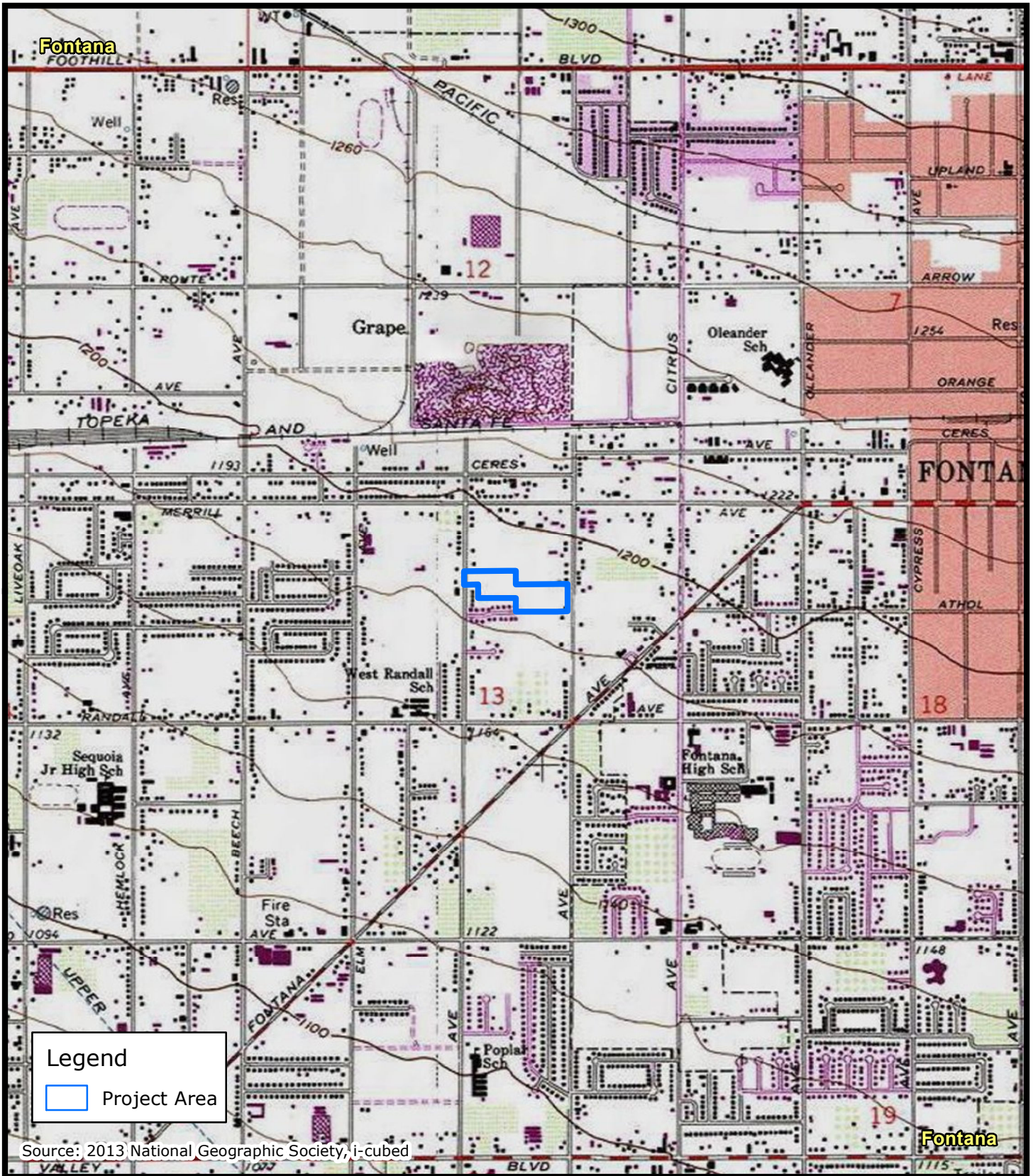
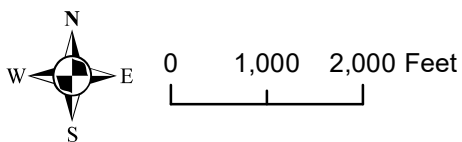


FIGURE 2
Project Location Map



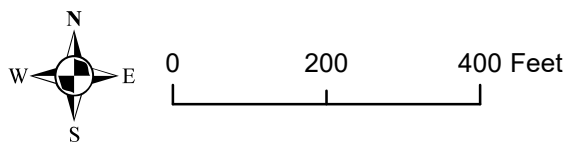
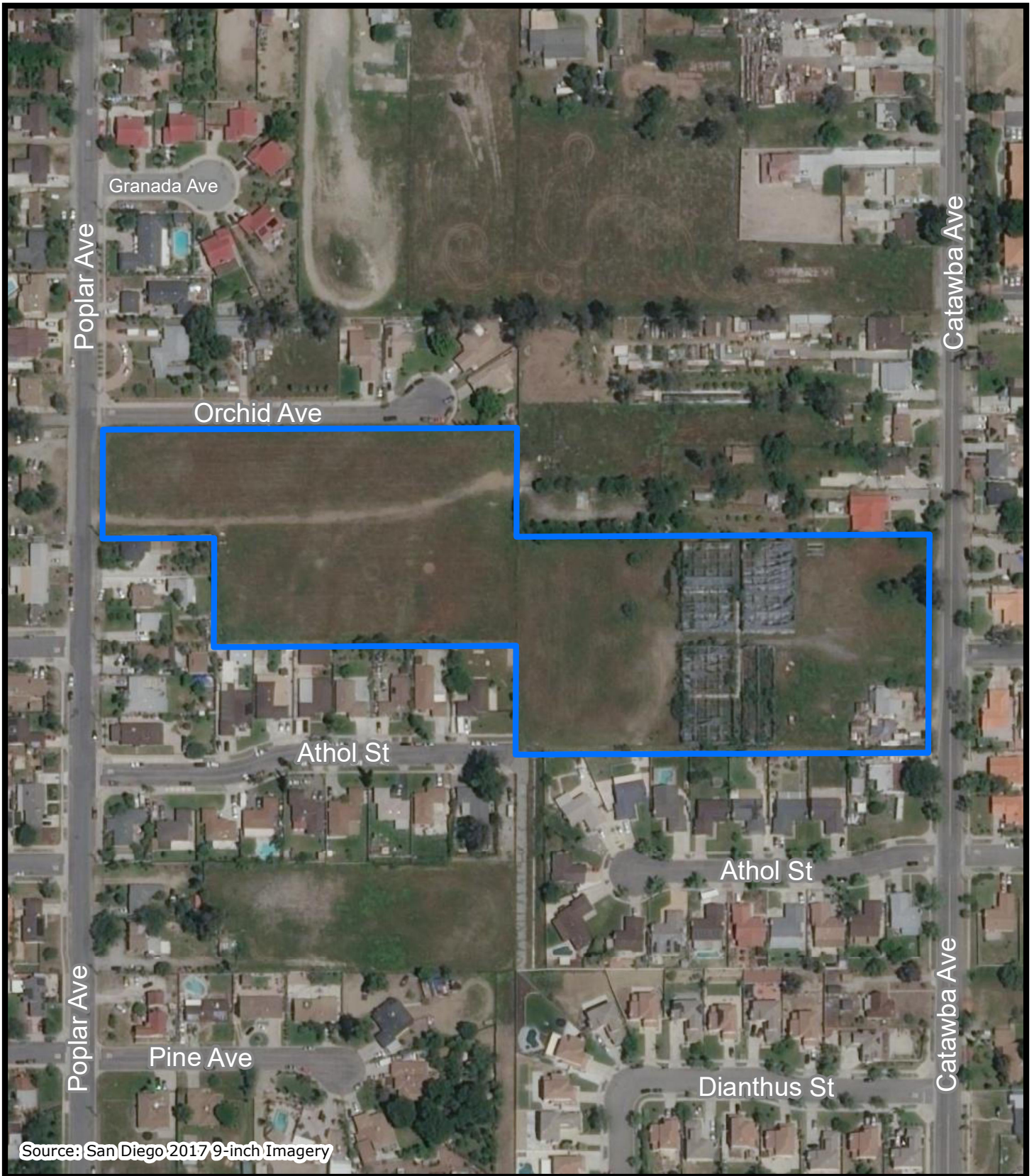


FIGURE 3
Project Area

Attachment 2

DPR 523 Forms

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 9092 Catawba Avenue

P1. Other Identifier: N/A

*P2. Location: Unrestricted

*a. County San Bernardino

*b. USGS 7.5' Quad *Fontana, Calif.* Date 1967 T 1S; R 6W Sec 13 S.B.B.M

c. Address: 9092 Catawba Avenue City: Fontana Zip: 92335

d. UTM: Zone: 11S, 457714 mE/ 3772077 mN

e. Other Locational Data: APN 0233-122-29-0000

*P3a. Description:

The building located at 9092 Catawba Avenue is a single-story Minimal Traditional-style residential building constructed in 1945. The building displays a L-shaped ground plan and concrete foundation. The building is clad in clapboard and displays original wood-framed, multi-sash casement windows. The building also displays a side-gable roof clad in composite shingles with minimal eave overhang and a covered entryway off the south elevation.

*P4. Resources Present: Building

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



P5b. Description of Photo:
Photograph 1: View northwest of east and south elevations. Taken March 19, 2021.

P6. Date Constructed/Age and Source: Historic 1945 (San Bernardino County Assessor's Office 2021)

***P7. Owner and Address:**
Basbo LLC
11801 Slauson Avenue,
Suite A
Santa Fe Springs, CA 90670

***P8. Recorded by:**
Chris Wendt
Michael Baker International
2729 Prospect Park Drive, #220
Rancho Cordova, CA 95670

***P9. Date Recorded:**
March 19, 2021

*P10. Survey Type:

Intensive

*P11. Report Citation: Hearth, Nicholas, Marcel Young, and Chris Wendt. 2021. "Cultural Resources Identification Report for the Fontana 47 Project." Prepared by Michael Baker International for the City of Fontana, San Bernardino County, California.

*Attachments: Location Map Continuation Sheet Building, Structure, and Object Record

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*Resource Name or # 9092 Catawba Avenue

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Residential

B4. Present Use: Residential

*B5. **Architectural Style:** Minimal Traditional

*B6. **Construction History:** The building was constructed in 1945 and by 1959 displays an addition to the north elevation. The building also displays original, wood-framed windows and a replacement composite shingle roof installed at an unknown date (Historicaerials.com 2021; USGS 1953)

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

*B8. **Related Features:** N/A

B9a. Architect: Unknown b. Builder: Unknown

*B10. **Significance: Theme** N/A

Area: Fontana

Period of Significance: 1945

Property Type: Residential

Applicable Criteria: N/A

Mid-Century Growth in Fontana

In the early twentieth century, the Fontana Development company surveyed and platted a small community along the Santa Fe railroad. In 1913, Azariel Blanchard (A.B. Miller) purchased 17,000 acres of the newly surveyed land and founded the community of Fontana. Miller is also credited for transforming the area into a citrus, poultry, and livestock hub of the region. The success of the railroad and agricultural practices in the early twentieth century spurred further expansion, punctuated by a period of slowdown during the Great Depression. However, the demands of the war effort during World War II promoted further expansion and an economic revival in Fontana, particularly with the entry of Kaiser Steel to the area. Kaiser Steel's mill was constructed to supply wartime shipyards and was the largest plant on the West Coast upon its completion. The plant employed approximately 2,500 workers at its peak and continued operations until the 1980s. (Brunzell and Shepetuk 2019: 5-6; Center for Land Use Interpretation 2021)

B11. Additional Resource Attributes: N/A

*B12. **References:** See Continuation Sheets

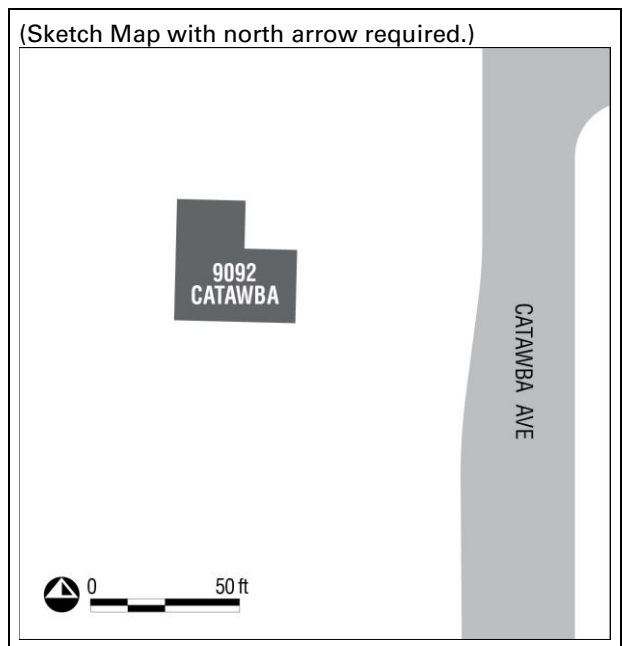
B13. Remarks: N/A

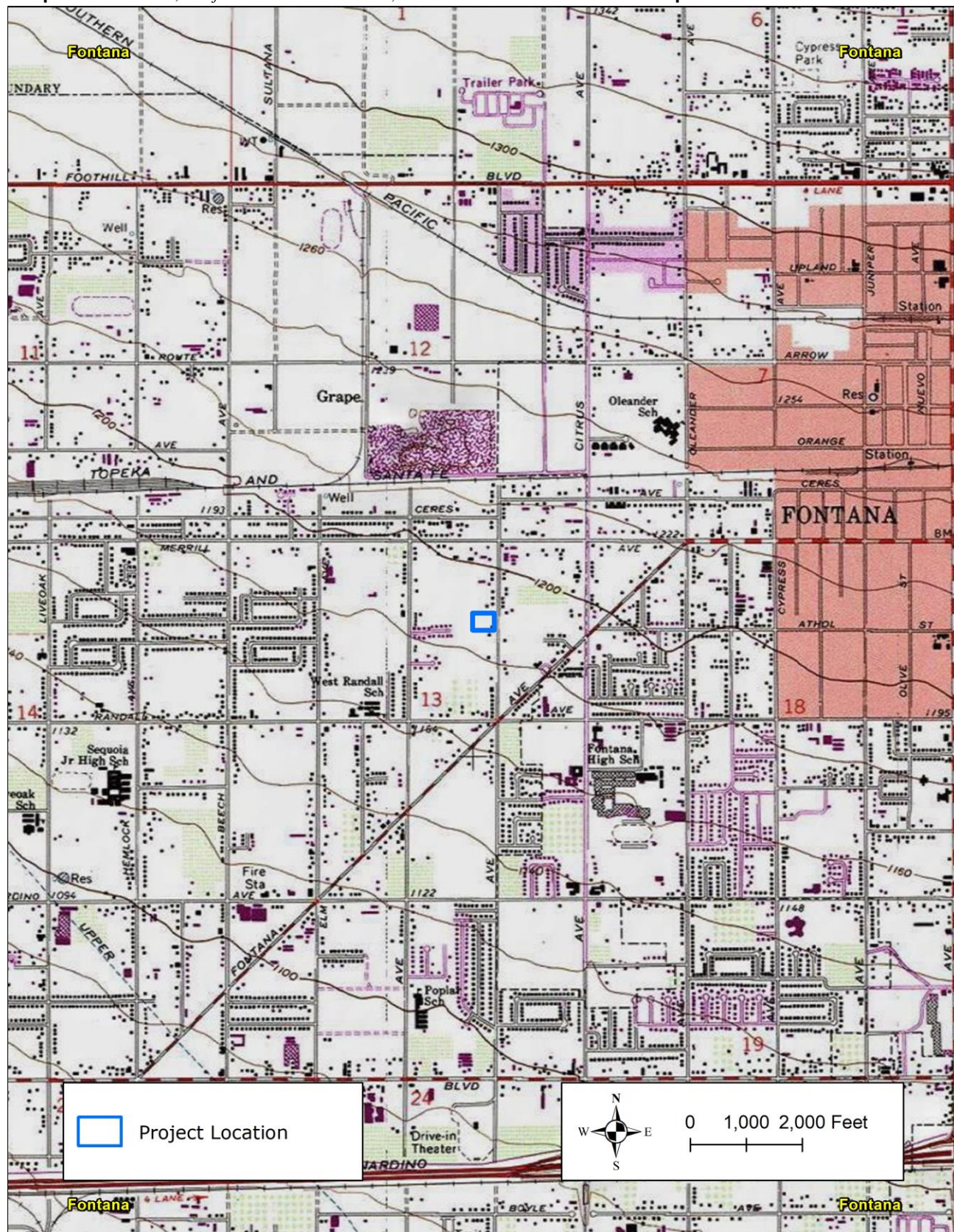
*B14. **Evaluator:**

Chris Wendt, Architectural Historian
Michael Baker International
2729 Prospect Park Drive, #220
Rancho Cordova, CA 95670

*Date of Evaluation: March 19, 2021

(This space reserved for official comments.)





***B10. Significance (continued):**

Property Specific Research

The building at 9092 Catawba Avenue was constructed in 1945 as part of a residential development. A 1938 aerial photograph depicts the property as vacant, but by 1943 a small residential building is depicted on the southeast corner of the property. By 1948, the extant residence is depicted along with an ancillary building to the southwest. By 1959, the extant residence is shown with a large addition to the northern elevation. The property also has three large, rectangular agricultural structures to the northwest. By 1966, only two of the rectangular buildings remain along with the extant building and the additional building to the southwest. A 1977 aerial photograph depicts the property with the extant building and one of the rectangular buildings to the west; the building to the southwest is no longer extant. By 1980, the extant building is depicted but the building to the west is no longer present. By 2005, the property appears with the extant building and four rectangular agricultural structures on the western portion of the property; however, by 2021, only the skeletons of the four structures remain (Google Maps 2021; Historicaerials.com 2021; UCSB 1953, 1977, 1980; USGS 1943, 1953, 1967).

City directory and newspaper research failed to identify any historical information pertaining to the residential or ownership history of the property (Ancestry.com 2021; CDNC 2021; Newspapers.com 2021).

Architect/Builder

The original building permit was not located in the San Bernardino County Assessor's Office Property Information Management System online database; no information regarding the original architect and/or builder research could be identified. (CDNC 2021; PCAD 2021; Newspapers.com 2021; San Bernardino County Assessor's Office 2021).

Minimal Traditional Style (ca. 1935–1950)

Known for its simple design elements, the Minimal Traditional style is typified by its "simple composition, simple rooflines, and simple variations and materials" to avoid a "restless appearance" (McAlester 2018: 588). Because of its smaller size and simplicity in design and materials, the Minimal Traditional style was overall more affordable to construct and purchase and could be built with Federal Housing Administration loans during the Great Depression between 1935 and 1940; it could be built for workers during the war effort as new production plants emerged to support the war effort between 1941 and 1945, and could be constructed quickly to accommodate postwar developments as servicemen began to fulfill the wartime promise of the GI Bill that gave returning servicemen the opportunity to purchase a home. To summarize, the Minimal Traditional style aimed to alleviate some of the most challenging conditions ever to affect residential development in the United States (McAlester 2018: 587-589).

Minimal Traditional Style Character-Defining Features

- Low- or intermediate pitched roof
- Small floor plan
- Generally, one story in height
- Eaves with little or no overhang
- Double-hung windows, typically multi-pane or 1/1
- Minimal amounts of added architectural detail; rarely features dormers

Architecturally, the building at 9092 Catawba Avenue displays Minimal Traditional-style design features including a small floor plan, minor eave overhang, moderately pitched side-gable roof, and minimal amounts of added architectural detail.

***B10. Significance (continued):**

California Register Evaluation

Criterion 1 – The subject property was constructed in 1945 as part of a residential property. Research failed to suggest that the property played an important role in neighborhood and or residential development, and as such, the resource does not appear to be associated with a significant event or theme in local, state, or national history and is not eligible for listing in the California Register under Criterion 1.

Criterion 2 – Research failed to identify information regarding significant individuals associated with the subject property. The building does not appear to be associated with persons significant in our past and is not eligible for listing in the California Register under Criterion 2.

Criterion 3 – The subject property was constructed in 1945 and is a minor example of Minimal Traditional-style architecture. Furthermore, research failed to identify an associated builder or architect. The subject property does not embody the distinctive characteristics of a type, period, region, or method of construction, represent the work of a master, or possess high artistic values. Therefore, the building is not eligible under California Register Criterion 3.

Criterion 4 – The subject property is not likely to yield valuable information that will contribute to our understanding of human history because the property is not—nor was it ever—the principal source of important information pertaining to subjects like mid-twentieth-century residential architecture. Therefore, the property is not eligible for listing in the California Register under Criterion 4.

In conclusion, the building at 9092 Catawba Avenue is not eligible for listing in the California Register under any applicable criteria. The property was evaluated in accordance with Section 15064.5(a)(2)–(3) of the CEQA Guidelines using the criteria outlined in Section 5024.1 of the California Public Resources Code, and it is not a historical resource for the purposes of CEQA.

***B12. References:**

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Brunzell, David and Nicholas Shepetuk. 2019. *Cultural Resources Assessment: Sierra and Casa Grande General Plan and Zone Change Project Fontana, San Bernardino County, California*. Prepared for Kari Cano and Kimley Horn by BCR Consulting LLC.

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*Resource Name or # 9092 Catawba Avenue

*Recorded by: Chris Wendt, Michael Baker International

*Date: March 19, 2021

Continuation

***B12. References (continued):**

_____. 1977. Aerial photograph TG-7700. Electronic resource, https://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=TG-7700, accessed multiple.

_____. 1980. Single-frame aerial photograph: USDA-Firescope. Electronic database, https://mil.library.ucsb.edu/apcatalog/report/report.php?filed_by=USDA-FIRESCOPE, accessed multiple.

USGS (US Geological Survey). 1943. Fontana, Calif. 1:24,000 scale topographic quadrangle.

_____. 1953. Fontana, Calif. 1:24,000 scale topographic quadrangle.

_____. 1967 (photograph revised 1972). Fontana, Calif. 1:24,000 scale topographic quadrangle.

P5a. Photographs:



Photograph 2. View southwest of the north and east elevations of 9092 Catawba Avenue.