

**HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT**

**CHIPT CITRUS-BOYLE WAREHOUSE PROJECT**

**Assessor's Parcel Numbers 0251-151-03 to -07, -09, -10, -14 to -16, -18 to -22, and -39 to -44  
City of Fontana, San Bernardino County, California**

**For Submittal to:**

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

**Prepared for:**

MIG, Inc.  
1650 Spruce Street, Suite 102  
Riverside, CA 92507

**Prepared by:**

CRM TECH  
1016 East Cooley Drive, Suite A/B  
Colton, CA 92324

Bai "Tom" Tang, Principal Investigator  
Michael Hogan, Principal Investigator

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**Title:** Historical/Archaeological Resources Survey Report: CHIPT Citrus Avenue Warehouse Project, Assessor's Parcel Numbers 0251-151-03 to -07, -09, -10, -14 to -16, -18 to -22, and -39 to -44, City of Fontana, San Bernardino County, California

**Author(s):** Terri Jacquemain, Historian/Architectural Historian  
Breidy Q. Vilcahuaman, Archaeologist/Report Writer  
Nina Gallardo, Archaeologist

**Consulting Firm:** CRM TECH  
1016 East Cooley Drive, Suite A/B  
Colton, CA 92324  
(909) 824-6400

**Date:** September 18, 2023

**For Submittal to:** Planning Division  
Department of Community Development  
City of Fontana  
8353 Sierra Avenue  
Fontana, CA 92335  
(909) 350-7640

**Prepared for:** Bob Prasse  
MIG, Inc.  
1650 Spruce Street, Suite 102  
Riverside, CA 92507  
(951) 787-9222, ext. 802

**USGS Quadrangle:** Fontana, Calif., 7.5' quadrangle (Section 19, T1S R5W, San Bernardino Baseline and Meridian)

**Project Size:** Approximately 15.44 acres

**Keywords:** South Fontana area, San Bernardino Valley region; Phase I cultural resources survey; Sites 3903-1H and 3904-1H to -4H\*: four single-family properties and a warehouse, circa 1946-1953; not "historical resources" under CEQA provisions

*\* Temporary designations, pending assignment of official identification numbers*

## MANAGEMENT SUMMARY

Between June 2022 and September 2023, at the request of MIG, Inc., CRM TECH performed a cultural resources study on approximately 15.44 acres of partially developed rural land in the southern portion of the City of Fontana, San Bernardino County, California. The subject property of the study encompasses Assessor's Parcel Numbers 0251-151-03 to -07, -09, -10, -14 to -16, -18 to -22, and -39 to -44. These 21 contiguous parcels are located east of Citrus Avenue and between Slover Avenue and Boyle Avenue, in the southwest quarter of Section 19, T1S R5W, San Bernardino Baseline and Meridian.

The study is part of the environmental review process for the proposed CHIPT Citrus-Boyle Warehouse Project, which entails primarily the construction of two commercial warehouses measuring approximately 126,537 square feet and 167,588 square feet, respectively. The City of Fontana, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the project would cause substantial adverse changes to any "historical resources," as defined by CEQA, that may exist in or near the project area. In order to identify such resources, CRM TECH conducted a historical/archaeological resources records search, initiated a Native American Sacred Lands File records search, contacted the Fontana Historical Society, pursued historical background research, and carried out intensive-level field surveys.

As a result of these research procedures, 13 of the 21 parcels in the project area were found to contain one or more buildings constructed between 1940 and 1953. Among these, the buildings on five of the parcels retained sufficient historical characteristics to relate to their period of origin, including four residential properties and a warehouse. These five properties were recorded into the California Historical Resources Inventory during this study and designated temporarily as Sites 3903-1H and 3904-1H to 3904-4H, pending assignment of official identification numbers. None of these five properties, however, appears to meet any of the criteria for listing in the California Register of Historical Resources, and therefore none of them meets the statutory definition of a "historical resource" under CEQA. No archaeological sites or other potential "historical resources" were encountered throughout the course of the study.

Based on the research results summarized above, CRM TECH recommends to the City of Fontana a finding of *No Impact* regarding cultural resources. No further cultural resources investigation is recommended for the proposed project unless development plans undergo such changes as to include areas not covered by this study. However, if any buried cultural materials are encountered during earth-moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

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## INTRODUCTION

Between June 2022 and September 2023, at the request of MIG, Inc., CRM TECH performed a cultural resources study on approximately 15.44 acres of partially developed rural land in the southern portion of the City of Fontana, San Bernardino County, California (Fig. 1). The subject property of the study encompasses Assessor's Parcel Numbers (APN) 0251-151-03 to -07, -09, -10, -14 to -16, -18 to -22, and -39 to -44. These 21 contiguous parcels are located east of Citrus Avenue and between Slover Avenue and Boyle Avenue, in the southwest quarter of Section 19, T1S R5W, San Bernardino Baseline and Meridian (Figs. 2, 3).

The study is part of the environmental review process for the proposed CHIPT Citrus-Boyle Warehouse Project, which entails primarily the construction two commercial warehouses measuring approximately 126,537 square feet and 167,588 square feet, respectively. The City of Fontana, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the project would cause substantial adverse changes to any "historical resources," as defined by CEQA, that may exist in or near the project area.

In order to identify such resources, CRM TECH conducted a historical/archaeological resources records search, initiated a Native American Sacred Lands File records search, contacted the Fontana Historical Society, pursued historical background research, and carried out intensive-level field surveys. The following report is a complete account of these research procedures and the conclusion of the study. Personnel who participated in the study are named in the appropriate sections below, and their qualifications are provided in Appendix 1.

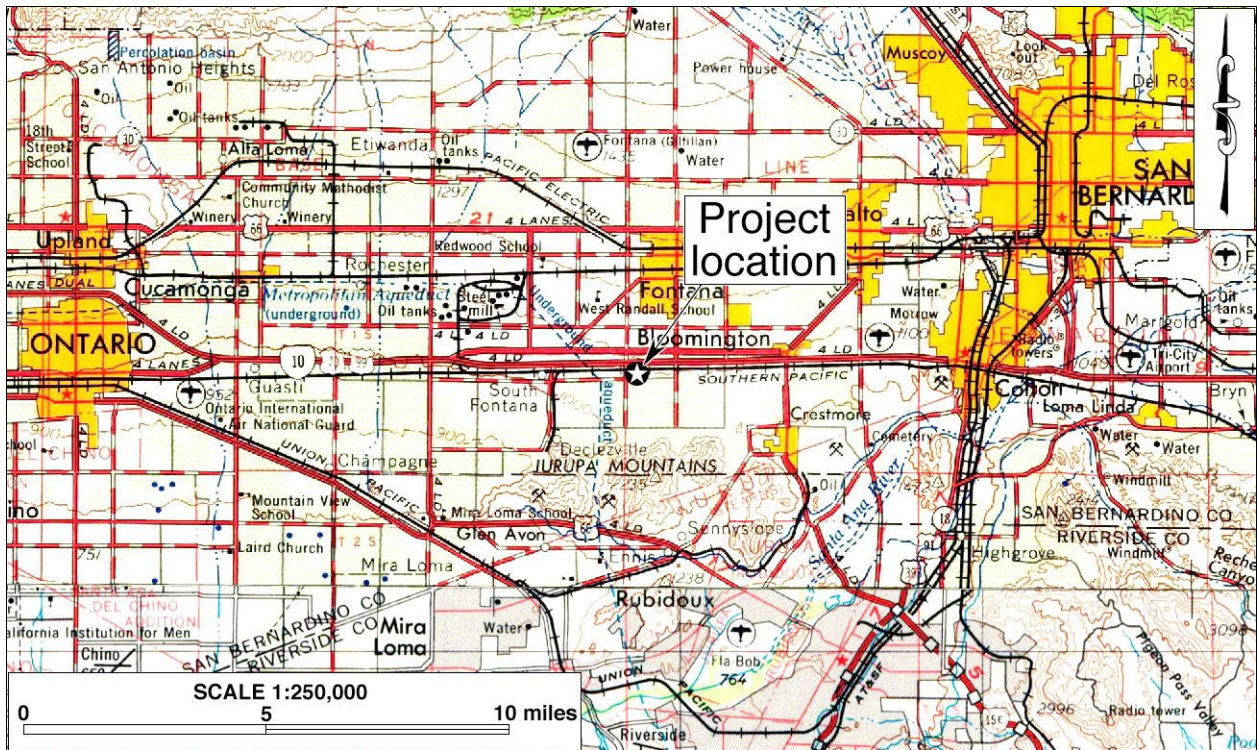


Figure 1. Project vicinity. (Based on USGS San Bernardino, Calif., 120'x60' quadrangle [USGS 1969])



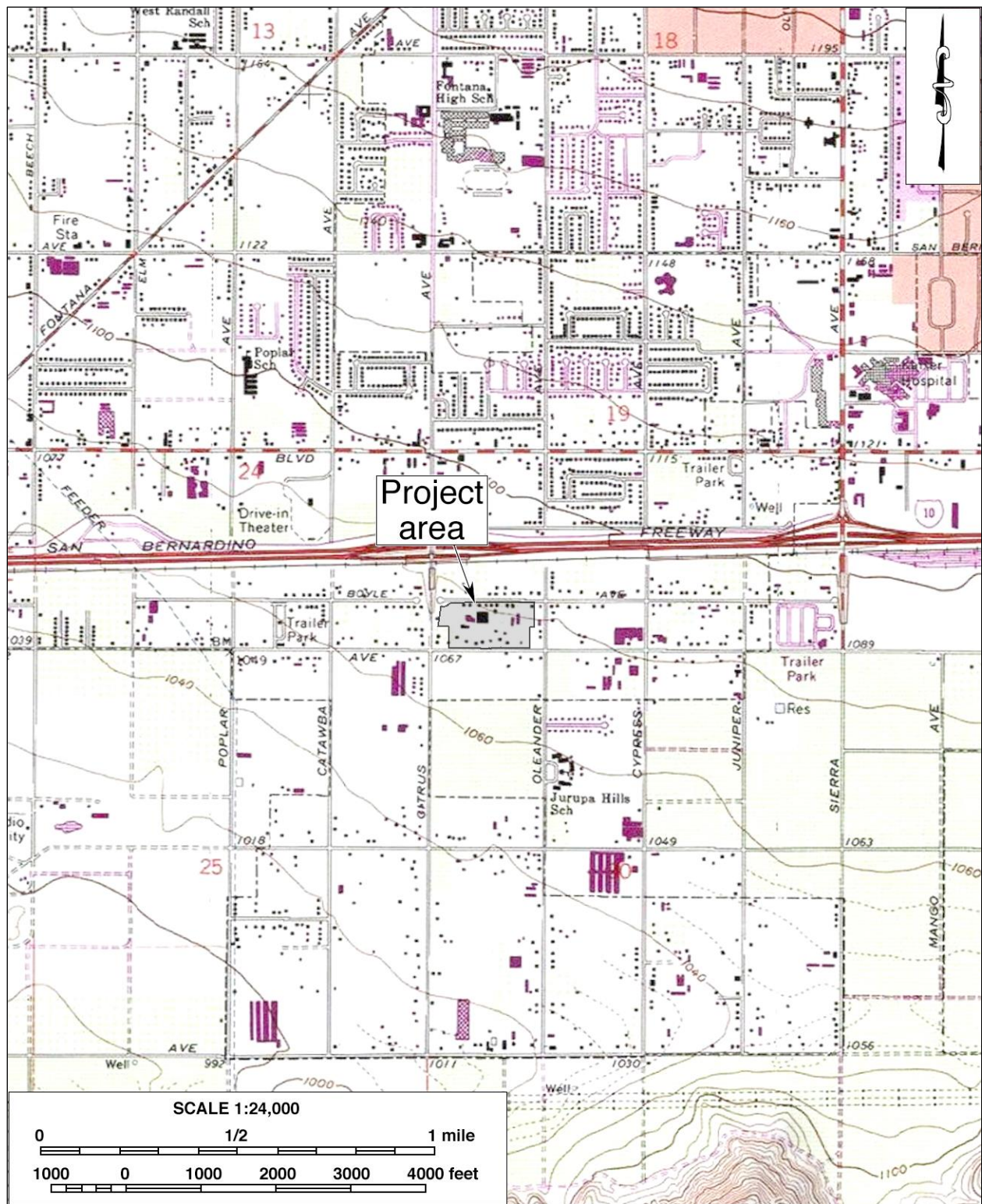


Figure 2. Project area. (Based on USGS Fontana, Calif., 7.5' quadrangle [USGS 1980])





Figure 3. Recent satellite image of the project area. (Based on Google Earth imagery)



## SETTING

### CURRENT NATURAL SETTING

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

The project area is bounded by Boyle Avenue on the north, Citrus Avenue and an ARCO fueling station to the west, Slover Avenue on the south, and residential and commercial properties to the east along Oleander Avenue. There are several single-family residences along Boyle and Slover Avenues, along with a large metal warehouse in an open area in the interior of the project area (Figs. 3, 4). The surrounding land use is largely the same as the project property, but the area is experiencing rapid change due to large-scale commercial development.

Elevations in the project area range approximately between 1,072 feet and 1,084 feet above mean sea level over relatively level terrain. The native soils are gray-brown in color, composed of active alluvial-channel deposits from the late Holocene Epoch (Morton 2003). The ground surface has been greatly disturbed by past agricultural operations and construction activities, with some areas covered with concrete, asphalt, or imported gravel (Fig. 4). The existing vegetation consists mainly of landscaping plants, such as palms, citrus trees, trees of heaven, and various grasses and bushes.



Figure 4. Overview of the western portion of the project area. (Photograph taken on August 1, 2022; view to the northeast)





Figure 5. Overview of the eastern portion of the project area. (Photograph taken on August 1, 2022; view to the west)

## **CULTURAL SETTING**

### **Prehistoric Context**

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

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

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

### **Ethnohistoric Context**

The City of Fontana lies in a region where the traditional territories of two Native American groups, the Serrano and the Gabrielino, overlapped (Bean and Smith 1978a; 1978b). The homeland of the Gabrielino, probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538), was centered in the Los Angeles Basin and reached as far east as the San Bernardino-Riverside area. The homeland of the Serrano was centered in the San Bernardino Mountains but also included the slopes and lowlands on the flanks of the mountain range and the southern portion of the Mojave Desert. Whatever the linguistic affiliation, Native Americans in and around the Fontana area exhibited similar social organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources.

As early as 1542, the Gabrielino were in contact with the Spanish during the historic expedition of Juan Rodríguez Cabrillo, but it was not until 1769 that the Spaniards took steps to colonize Gabrielino territory. Shortly afterwards, most of the Gabrielino people were incorporated into Mission San Gabriel and other missions in southern California. Spanish influence on Serrano lifeways was minimal until the 1810s, when a mission *asistencia* was established on the southern edge of Serrano territory. Between then and the end of the mission era in 1834, most of the Serrano in the western portion of their traditional territory were removed to the nearby missions. In the eastern portion, a series of punitive expeditions in 1866-1870 resulted in the death or displacement of almost all remaining Serrano population in the San Bernardino Mountains. Today, most Serrano descendants are affiliated with the Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), the Morongo Band of Mission Indians, or the Serrano Nation of Indians.

## Historic Context

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

After Mexico gained independence from Spain in 1821, the new authorities in Alta California began to dismantle the mission system in 1834 through the process of secularization. During the next 12 years, former mission ranchos throughout Alta California were surrendered to the Mexican government, and subsequently divided and granted to prominent citizens of the province. While several of these land grants, or ranchos, were in the vicinity of present-day Fontana, most of the Fontana area remained public land when Alta California became a part of the United States in 1848. Used primarily as cattle ranches, the ranchos around Fontana saw little development until a group of Mormon settlers from Salt Lake City founded the town of San Bernardino in 1851.

After the completion of the Southern Pacific Railroad in the mid-1870s, and especially after the Atchison, Topeka and Santa Fe Railway introduced a competing line in the 1880s, a phenomenal land boom swept through much of southern California, including many new settlements in the San Bernardino Valley. In 1887, the Semi-Tropic Land and Water Company purchased a large tract of land near the mouth of Lytle Creek, together with the necessary water rights to the creek, and laid out the townsites of Rialto, Bloomington, and Rosena (Schuiling 1984:90).

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

In 1942, the establishment of the Kaiser Steel Mill dramatically altered the agrarian setting of the Fontana area. With other industrial enterprises following Kaiser to the area during and after WWII, Fontana became known for the next four decades as a center of heavy industry (Schuiling 1984:106). Since the closure of the Kaiser Steel Mill in 1983, and in response to the growing demand for affordable housing, Fontana, like many other cities in the San Bernardino Valley, has increasingly taken on the characteristics of a “bedroom community.” When Fontana incorporated in 1952, the project area and the surrounding properties, long known as South Fontana, were not included in the city limits. Instead, the area remained under county jurisdiction and maintained a mostly rural character until it became part of a large annexation by the City in 2006, which greatly accelerated residential and commercial development in the area.

## **RESEARCH METHODS**

### **RECORDS SEARCH**

On June 13, 2022, CRM TECH archaeologist Nina Gallardo conducted the historical/archaeological resources records search for this study at the South Central Coastal Information Center (SCCIC). Located on the campus of California State University, Fullerton, SCCIC is the State of California's official cultural resource records repository for the County of San Bernardino. During the records search, Gallardo examined digital maps, records, and databases for previously identified cultural resources and existing cultural resources reports within a one-mile radius of the project area. Previously identified cultural resources include properties designated as California Historical Landmarks, Points of Historical Interest, San Bernardino County Landmarks, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

### **SACRED LANDS FILE SEARCH**

On June 2, 2022, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for a records search in the commission's Sacred Lands File. The NAHC is the State of California's trustee agency for the protection of "tribal cultural resources," as defined by California Public Resources Code §21074, and is tasked with identifying and cataloging properties of Native American cultural value, including places of special religious, spiritual, or social significance and known graves and cemeteries throughout the state. The response from the NAHC is summarized below and attached to this report in Appendix 2.

### **CONSULTATION WITH FONTANA HISTORICAL SOCIETY**

As a part of the research procedures, the Fontana Historical Society was contacted by e-mail on October 4, 2022, for supplementary information on the history of the property and for local community input regarding potential historic interest any of the buildings on the property. A follow-up inquiry was subsequently sent to the Fontana Historical Society on October 10, 2022. To date, no response has been received.

### **HISTORICAL BACKGROUND RESEARCH**

Historical background research for this study was completed by CRM TECH historian/architectural historian Terri Jacquemain in two phases. The initial background research was based mainly on published literature in local and regional history, historical maps, and aerial/satellite photographs of the project vicinity. Among the maps consulted for this study were U.S. General Land Office (GLO) land survey plat maps dated 1856 and U.S. Geological Survey (USGS) topographic maps dated 1901-1980, which are available at the websites of the U.S. Bureau of Land Management and the USGS. The aerial and satellite photographs, taken between 1938 and 2021, are available at Nationwide Environmental Title Research (NETR) Online website, at the University of California (Santa Barbara) Geospatial Collection, and through the Google Earth software.



After the identification of historic-era buildings in the project area, Jacquemain pursued more specific and in-depth research on the history of these buildings to ascertain construction and ownership histories. Sources consulted during this phase of the research included primarily the archival records of the County of San Bernardino and the City of Fontana, particularly real property tax assessment records and building safety records, along with various online genealogical databases.

## **FIELD SURVEY**

On August 1, 2022, Nina Gallardo carried out the intensive-level field survey of the project area. Where practicable, primarily in open areas not covered by pavement, the survey was completed by walking a series of parallel north-south transects spaced 15 meters (approximately 50 feet) apart. In areas occupied by buildings and other built-environment features, the survey followed meandering lines placed opportunistically wherever the ground was exposed. In this way, the ground surface in the project area was carefully examined for any evidence of human activities dating to the prehistoric or historic period (i.e., 50 years or older).

Where the surface soil was exposed, ground visibility was very good (85-90%), but this was limited to roughly 30% of the total acreage surveyed on that day. Considering the extent of past ground disturbance on the property, however, the survey was considered adequate for the purpose of this study in spite of the limitations of surface visibility. After additional parcels were incorporated into the project area in 2023, CRM TECH archaeologist Hunter O'Donnell carried out a similar field survey on August 14, 2023, with good ground visibility due to recent mechanical clearing.

In conjunction with the archaeological field survey, Terri Jacquemain carried out a field inspection of the buildings and structures in the project area. To facilitate proper recordation and evaluation of the buildings, Jacquemain made detailed notations and preliminary photo-documentation of their structural and architectural characteristics and current conditions, focusing particularly on buildings that appeared to be more than 50 years old and retained sufficiently recognizable historical characteristics. The field observations form the basis of the building descriptions and evaluation presented below, and the resulting California Historical Resources Inventory record forms are attached to this report as Appendix 3.

## **RESULTS AND FINDINGS**

### **RECORDS SEARCH**

According to SCCIC records, the project area was involved in at least two previous studies, including a 2002 survey for a freeway interchange project that may have covered the western edge of the property (#1064258 in Fig. 5), and a 2004 reconnaissance-level study prior to annexation by the City of Fontana (#1064371 in Fig. 5). No cultural resources were recorded on the property as a result of these or any other studies.

Within the one-mile scope of the records search, SCCIC records identified 44 additional studies completed between 1984 and 2015 on various tracts of land and linear features (Fig. 5), resulting in the identification of 22 historical/archaeological sites within the one-mile radius, as listed in Table 1

below. All of the sites dated to the historic period. The nearest one was Site 36-013861, representing a 1952 single-family residence at 16112 Boyle Avenue, across the street from the project area. The residence was recorded during the 2002 study mentioned above and was found not to be eligible for listing in the National Register of Historic Places or the California Register of Historical Resources at the time. The rest of the sites also consisted mostly of single-family residential properties, along with a few commercial buildings and the former Southern Pacific (now Union Pacific) Railroad. Since none of these known cultural resources has any potential to be impacted by the proposed project, none of them require further consideration during this study.

<b>Table 1. Previously Identified Cultural Resources within the Scope of the Records Search</b>			
<b>Site No.</b>	<b>Description</b>	<b>Site No.</b>	<b>Description</b>
33-010330	Southern Pacific Railroad	36-026959	Single-family residence
33-013852	Single-family residence	36-026960	Single-family residence
33-013853	Residential/commercial building	36-026961	Single-family residence
33-013854	Commercial building	36-026962	Single-family residence
33-013855	Commercial building	36-026963	Single-family residence
33-013856	Single-family residence	36-026964	Single-family residence
33-013857	Single-family residence	36-026965	Single-family residence
33-013858	Single-family residence	36-026964	Single-family residence
33-013859	Single-family residence	36-026967	Single-family residence
33-013860	Single-family residence	36-026968	Single-family residence
33-013861	Single-family residence	36-026969	Single-family residence
33-013862	Single-family residence	36-026970	Single-family residence
33-013863	Single-family residence	36-026971	Residential/commercial buildings
33-013864	Single-family residence	36-027105	Single-family residence
33-013865	Commercial building	36-027106	Single-family residence
33-014467	Kaiser Fontana Medical Center	36-027107	Single-family residence
36-015289	Ancillary building	36-027108	Single-family residence
36-026954	Single-family residence	36-027109	Single-family residence
36-026955	Single-family residence	36-027110	Single-family residence
36-026956	Single-family residence	36-027111	Single-family residence
36-026957	Single-family residence	36-029056	Single-family residence
36-026958	Single-family residence	36-033192	Single-family residence

## **SACRED LANDS FILE SEARCH**

In response to CRM TECH’s inquiry, the NAHC reports in a letter dated July 5, 2022, that Sacred Lands File identified no Native American cultural resources in the project vicinity. Noting that the absence of specific information does not necessarily indicate the absence of such resources, however, the NAHC recommends that local Native American groups be consulted for further information. For that purpose, the NAHC provided a referral list of potential local contacts. The NAHC’s reply is attached to this report as Appendix 2 for reference by the City of Fontana in future government-to-government consultations with the recommended tribal groups, if necessary.

## **HISTORICAL BACKGROUND RESEARCH**

Historical sources consulted for this study indicate that in the 1850s, when the U.S. government conducted the first systematic land surveys in the San Bernardino Valley, the only human-made feature observed in the project vicinity was a road running in a northeast-southwest direction less than a half-mile to the southeast (Fig. 7). In the 1890s, the Southern Pacific Railroad had become

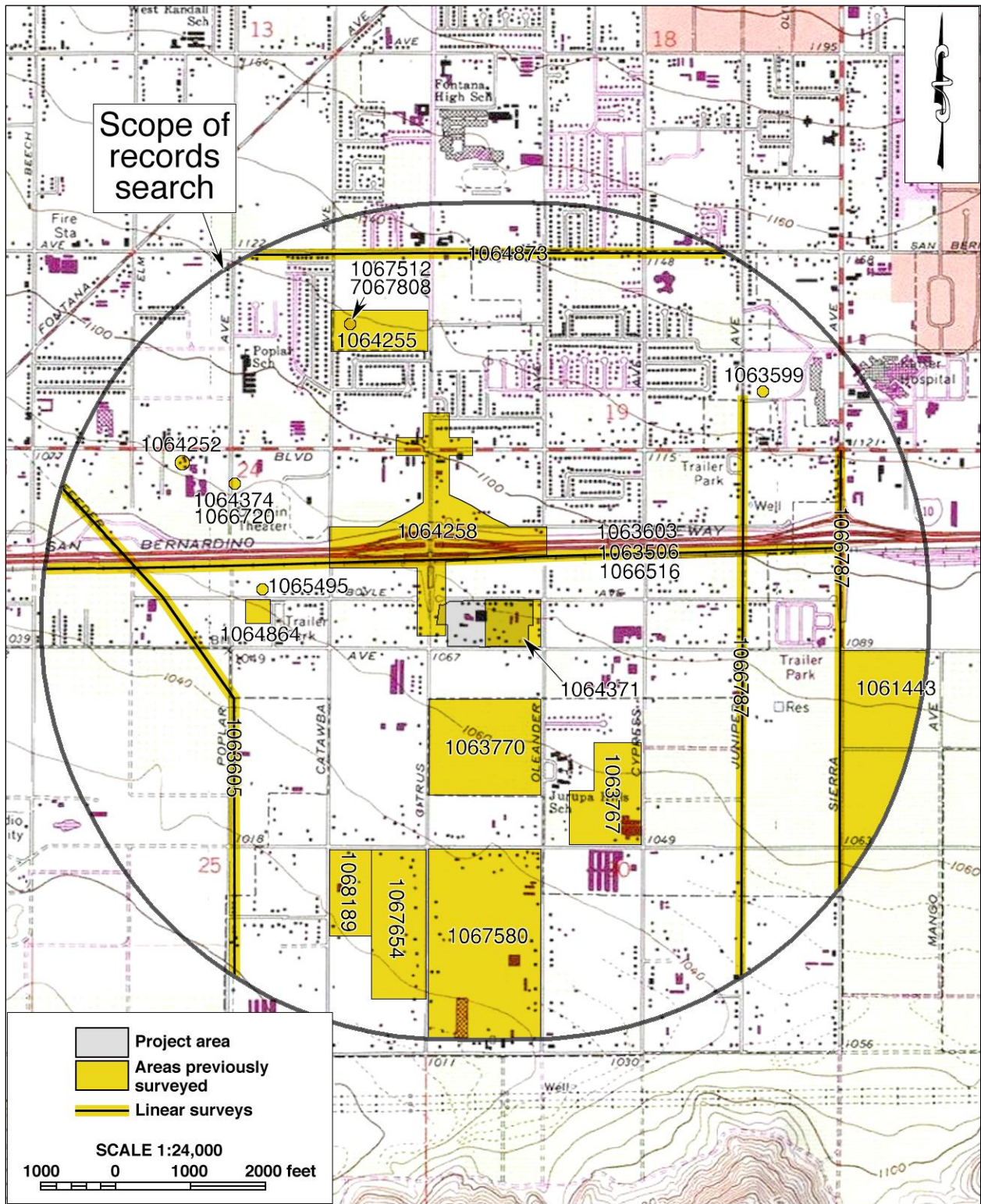


Figure 6. Previous cultural resources studies in the vicinity of the project area, listed by SCCIC file number. Locations of historical/archaeological resources are not shown as a protective measure.

the most notable feature nearby (Fig. 8). The San Sevaine station on the railroad was located roughly a half-mile to the west of the project location, but the land in and near the project boundaries evidently remained unsettled and undeveloped (Fig. 8).

By the late 1930s, a regular grid of roads at wide intervals, typical of rural southern California at the time, had been established in the surrounding area, including the forerunners of today’s Citrus, Slover, and Boyle Avenues (Fig. 9). Like the surrounding area, most of the land within the project boundaries was devoted to agriculture, primarily horticulture, in the early to mid-20th century (Fig. 10; NETR Online 1938-1959). Maps from that time indicate a lone building stood at the southwestern corner of the project area, but aerial images show many more buildings within the project boundaries, including at least three apparent residences and four long rectangular structures that were undoubtedly agriculture related (NETR Online 1938). None of them, however, stood at locations that match any of the buildings or structures currently extant on the property.

Between 1940 and 1950, the groves in the project area matured but were not expanded, and several of the residences along Boyle and Slover Avenues were removed (NETR Online 1938-1959; County Assessor 1940-1951). By 1953, the large warehouse building in the project area had been built (FrameFinder 1953). Starting in the late 1950s, the orchards in the project area were gradually abandoned as more buildings sprang up (NETR Online 1959-1966). By the 1980s, farming operations had largely ceased in the project area (NETR Online 1966-1985).

The entire project area was once part of a 20-acre parcel known as Lot 741, which was one of the hundreds of similarly sized properties subdivided by A.B. Miller’s Fontana Farms Company in the

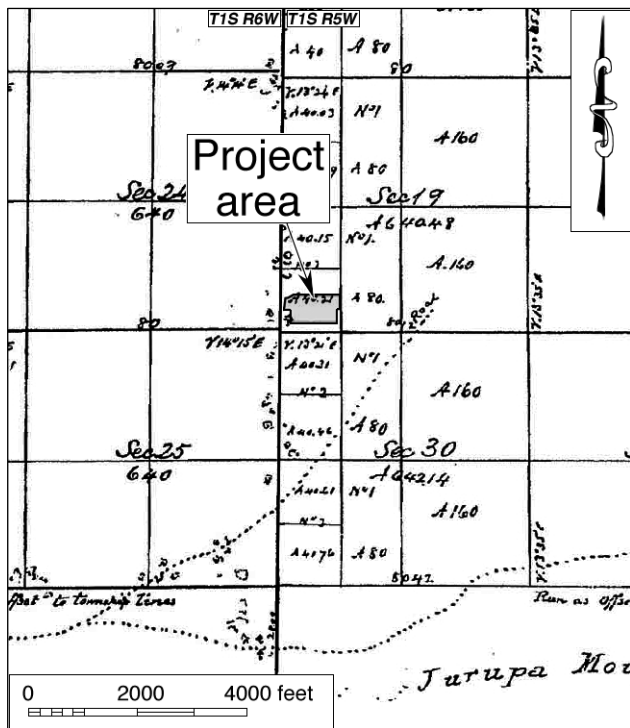


Figure 7. The project area and vicinity in 1852-1856. (Source: GLO 1856a; 1856b)

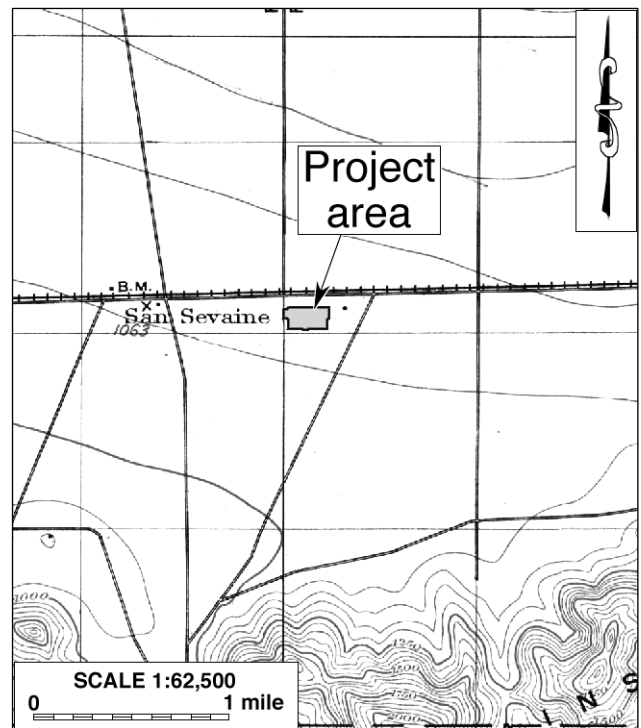


Figure 8. The project area and vicinity in 1893-1894. (Source: USGS 1901)

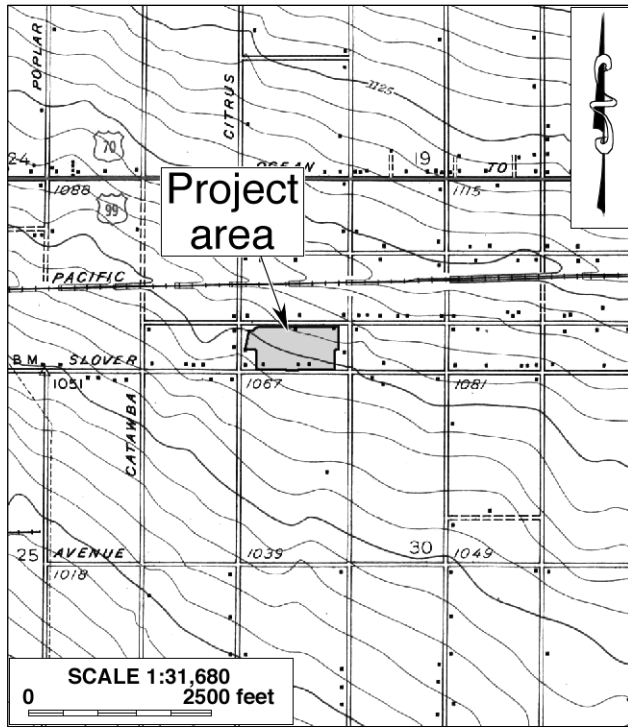


Figure 9. The project area and vicinity in 1938. (Source: USGS 1943)

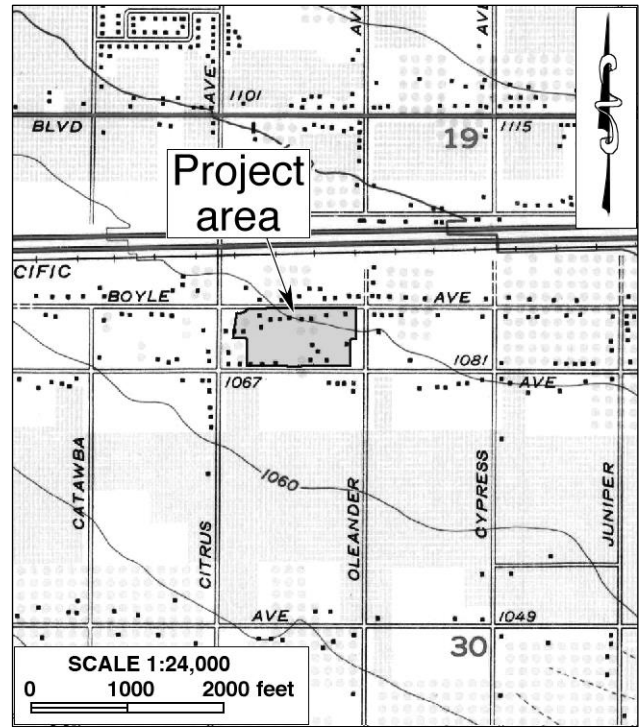


Figure 10. The project area and vicinity in 1952-1953. (Source: USGS 1953)

early 1920s (County Assessor 1923-1928). The manageable size of the properties created many private family-owned citrus orchards, poultry and rabbit ranches, cattle farms, vineyards, walnut groves, and other smaller-scale agricultural enterprises in the South Fontana area. In 1928, when Stewart C. and Georgia A. Harris acquired all of Lot 741, some of the land had already been planted with orchards (*ibid.*). The Harris spent the next five years subdividing their 20-acre purchase (County Assessor 1923-1928).

Most of the project area was deeded to James and Jane Enwistle around 1928, who further deeded about half to Melvin J. and Lena Bodden around 1946, but real property tax assessment records note dozens of subdivisions and owners over the years. Among the owners found in the records from the 1940s and 1950s, when all the currently extant residences in the project area were built, were Henry C. and Ann Weihard, Corey E. and Lois R Brock, Willard W. and Betty Jane Ross, Joseph A. and Minnie Cook, and Hans and Lena Isler (County Assessor 1940-1951; see App. 3 for further details). When the metal storage warehouse was built around 1953, the Rosses were property owners of that parcel (*ibid.*; n.d.; FrameFinder 1953).

## FIELD SURVEY

No archaeological resources of prehistoric origin were encountered within the project boundaries. The survey results confirmed that the ground surface had been extensively disturbed by agricultural, construction, and demolition activities and is currently littered with building debris, domestic refuse, and concrete slab foundations left by demolished buildings. The refuse items, whenever datable, proved to be modern in origin and thus demonstrated no historical/archaeological interest. The



building remains, although from the historic period in most cases, are ubiquitous, minor, and fragmented features without any particularly notable qualities. Occurring without substantial artifact deposits in association, they have little potential to be considered historically significant and as such require no further study.

The field inspection observations resulted in a finding that 13 of the 21 parcels in the project area contain one or more buildings dating to between 1940 and 1953. Among these, the buildings on five of the parcels retained sufficient historical characteristics to relate to their period of origin, including four residential properties and a warehouse all built between 1946 and 1953 (see Table 2). These five cultural resources were recorded into the California Historical Resources Inventory during this study and designated temporarily as Sites 3903-1H and 3904-1H to 3904-4H, pending assignment of official identification numbers.

<b>APN</b>	<b>Address</b>	<b>Const. Date</b>	<b>Property type</b>	<b>Temporary designation</b>
0251-151-07	16204 Slover Avenue	1946	Single-family residence	3904-1H
0251-151-14	16177 Boyle Avenue	1940	Single-family residence	3904-2H
0251-151-16	16197 Boyle Avenue	1947	Single-family residence	3904-3H
0251-151-21	16251 Boyle Avenue	1946-1948	Single-family residences (2)	3903-1H
0251-151-39	16191 Boyle Avenue	1948-1953	Warehouse	3904-4H

The design, layout, materials, and overall appearance of the residences are all consistent with modest bungalows or early Ranch-style homes that prevailed during the WWII era and the years soon after. The buildings reflect common building practices of the time and none of them exhibit any distinguished or remarkable qualities in architectural design (Fig. 11). In most cases, they are wood-framed structures with medium-pitched gable roofs, clad with stucco or board siding. Fenestration includes a few bay windows and double-hung windows, and many modern aluminum-framed sliding replacements. The buildings are all vacant and suffer from neglect. Detailed building descriptions and other additional information are presented in the record forms attached to this study as Appendix 3. The rest of the buildings in the project area are either of modern origin or have been modernized and/or altered so as to no longer sufficiently relate to their historic-era origin, and the earliest among them, a circa 1928 residence, is fire-damaged. These buildings were photographed but were not recorded.

## **DISCUSSION**

### **APPLICABLE STATUTORY/REGULATORY FRAMEWORK**

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



Figure 11. Some of the altered and modernized historic-period buildings that were not recorded in the project area during this study: (*top row*) two buildings at 16221 Boyle Avenue (circa 1936); (*middle row*) 16235 Boyle Avenue (circa 1947) and 16283 Boyle Avenue (circa 1928); and (*bottom row*) two buildings at 16256 Slover Avenue (1928/1939).

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

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

## **RESOURCE EVALUATION**

In summary of the research results presented above, and four residential properties and a warehouse were recorded into the California Historical Resources Inventory during this study, namely the single-family properties at 16204 Slover Avenue and 16177, 16197 and 16251 Boyle Avenue and the warehouse at 16191 Boyle Avenue. No other potential "historical resources" were encountered within the project area. Each of these properties was evaluated under the California Register criteria listed above, as summarized below, and presented in more detail in the attached record forms.

All of the buildings recorded during this study were constructed between 1940 and 1953, at a time when the south Fontana area experienced a gradual transition from its agricultural roots to a more suburban role during and soon after World War II. The recorded buildings retain sufficient historic integrity to relate to this episode in the area's growth, but they do not demonstrate a particularly close or important association with this pattern of events or with any other established themes in local and regional history considering the many thousands of modest rural residences of similar vintage in the surrounding region.

The historical background research has identified no persons or specific events of recognized historic significance, nor any prominent architects, designers, or builders in close association with these four buildings. In terms of architectural or aesthetic merits, none of the buildings represents an important example of any style, type, period, region, or method of construction, nor does any of them embody any particular architectural ideal or design concept. None of them appears to hold any special historical interest to the community or have the potential for any significance information for the study of the 1940s-1950s era, a period of history that is well documented in published literature, archival records, and contemporary sources. Based on these considerations, and in light of the criteria listed above, the present study concludes that none of the buildings recorded as Sites 3903-1H and 3904-1H to 3904-H appears eligible for listing in the California Register of Historical Resources. Therefore, none of them constitutes a "historical resource" under CEQA provisions.

## **CONCLUSION AND RECOMMENDATIONS**

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



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

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Bean, Lowell John, and Charles R. Smith

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1978b Serrano. In Robert F. Heizer (ed.): *Handbook of North American Indians*, Vol. 8: *California*; pp. 570-574. Smithsonian Institution, Washington, D.C.

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1935-1939 Real property tax assessment records, Book 71A, Page 24. On file, San Bernardino County Historical Archive, San Bernardino.

1940-1945 Real property tax assessment records, Book 105A, Page 13. On file, San Bernardino County Historical Archive, San Bernardino.

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 2002 Archaeological Survey of the Charter Communications Cable Project, Mountaintop Ranger District, San Bernardino National Forest, California. San Bernardino National Forest Technical Report 05-12-BB-102. San Bernardino.
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 2001 Archaeological Survey of the Southern California Trials Association Event Area, Little Pine Flats, Mountaintop Ranger District, San Bernardino National Forest, California. San Bernardino National Forest Technical Report 05-12-BB-106. San Bernardino.
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USGS (United States Geological Survey, U.S. Department of the Interior)

1901 Map: San Bernardino, Calif. (15', 1:62,500); surveyed in 1893-1894.

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1953 Map: Fontana, Calif. (7.5', 1:24,000); aerial photographs taken in 1952, field-checked in 1953.

1969 Map: San Bernardino, Calif. (120'x60', 1:250,000); 1958 edition revised.

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**APPENDIX 1  
PERSONNEL QUALIFICATIONS**

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

**Education**

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

**Professional Experience**

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

**Cultural Resources Management Reports**

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

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

**PRINCIPAL INVESTIGATOR/ARCHAEOLOGIST**  
**Michael Hogan, Ph.D., RPA (Registered Professional Archaeologist)**

**Education**

- 1991 Ph.D., Anthropology, University of California, Riverside.  
1981 B.S., Anthropology, University of California, Riverside; with honors.  
1980-1981 Education Abroad Program, Lima, Peru.
- 2002 “Section 106—National Historic Preservation Act: Federal Law at the Local Level,”  
UCLA Extension Course #888.  
2002 “Recognizing Historic Artifacts,” workshop presented by Richard Norwood,  
Historical Archaeologist.  
2002 “Wending Your Way through the Regulatory Maze,” symposium presented by the  
Association of Environmental Professionals.  
1992 “Southern California Ceramics Workshop,” presented by Jerry Schaefer.  
1992 “Historic Artifact Workshop,” presented by Anne Duffield-Stoll.

**Professional Experience**

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

**Research Interests**

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

**Cultural Resources Management Reports**

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

**Memberships**

Society for American Archaeology; Society for California Archaeology; Pacific Coast  
Archaeological Society; Coachella Valley Archaeological Society.

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

**Education**

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

**Professional Experience**

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

**PROJECT ARCHAEOLOGIST/REPORT WRITER**  
**Breidy Q. Vilcahuaman, M.A., RPA (Registered Professional Archaeologist)**

**Education**

- 2018 M.A., Anthropology, Georgia State University, Atlanta, Georgia.
- 2005 B.A., Anthropology, University Nacional del Centro del Peru.

**Professional Experience**

- 2022- Project Archaeologist, CRM TECH, Colton, California.
- 2021-2022 Archaeological Technician, Applied Earthwork, Inc., Hemet, California.
- 2021 Archaeologist/Crew Chief, Historical Research Associates, Inc., Portland, Oregon.
- 2020-2021 Archaeological Technician, Cogstone Resource Management, Orange, California.
- 2020 Archaeological Technician, McKenna et al., Whittier, California.

**Memberships**

Register of Professional Archaeologists; Society for California Archaeology.

**PROJECT ARCHAEOLOGIST/NATIVE AMERICAN LIAISON**  
**Nina Gallardo, B.A.**

**Education**

2004            B.A., Anthropology/Law and Society, University of California, Riverside.

**Professional Experience**

2004-            Project Archaeologist, CRM TECH, Riverside/Colton, California.

**Cultural Resources Management Reports**

Co-author of and contributor to numerous cultural resources management reports since 2004.

**PROJECT ARCHAEOLOGIST**  
**Hunter C. O'Donnell, B.A.**

**Education**

2016-            M.A. Program, Applied Archaeology, California State University, San Bernardino.  
2015            B.A. (*cum laude*), Anthropology, California State University, San Bernardino.  
2012            A.A., Social and Behavioral Sciences, Mt. San Antonio College, Walnut, California.  
2011            A.A., Natural Sciences and Mathematics, Mt. San Antonio College, Walnut,  
California.

2014            Archaeological Field School, Santa Rosa Mountains; supervised by Bill Sapp of the  
United States Forest Service and Daniel McCarthy of the San Manuel Band of  
Mission Indians.

**Professional Experience**

2017-            Project Archaeologist, CRM TECH, Colton, California.  
2016-2018      Graduate Research Assistant, Applied Archaeology, California State University, San  
Bernardino.  
2016-2017      Cultural Intern, Cultural Department, Pechanga Band of Luiseño Indians, Temecula,  
California.  
2015            Archaeological Intern, U.S. Bureau of Land Management, Barstow, California.  
2015            Peer Research Consultant: African Archaeology, California State University, San  
Bernardino.

**APPENDIX 2**

**NATIVE AMERICAN SACRED LANDS FILE  
SEARCH RESULTS**



**NATIVE AMERICAN HERITAGE COMMISSION**

July 5, 2022

Nina Gallardo  
CRM TECHVia Email to: [ngallardo@crmtech.us](mailto:ngallardo@crmtech.us)**Re: Proposed Boyle Southwest Project, San Bernardino County**

Dear Ms. Gallardo:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: [Andrew.Green@nahc.ca.gov](mailto:Andrew.Green@nahc.ca.gov).

Sincerely,

Andrew Green  
Cultural Resources Analyst

Attachment

CHAIRPERSON  
**Laura Miranda**  
LuiseñoVICE CHAIRPERSON  
**Reginald Pagaling**  
ChumashPARLIAMENTARIAN  
**Russell Attebery**  
KarukSECRETARY  
**Sara Dutschke**  
MiwokCOMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
ApacheCOMMISSIONER  
**Isaac Bojorquez**  
Ohlone-CostanoanCOMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
NomlakiCOMMISSIONER  
**Wayne Nelson**  
LuiseñoCOMMISSIONER  
**Stanley Rodriguez**  
KumeyaayEXECUTIVE SECRETARY  
**Raymond C. Hitchcock**  
Miwok/Nisenan**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
NAHC.ca.gov

**Native American Heritage Commission  
Native American Contact List  
San Bernardino County  
7/5/2022**

**Agua Caliente Band of Cahuilla Indians**

Reid Milanovich, Chairperson  
5401 Dinah Shore Drive Cahuilla  
Palm Springs, CA, 92264  
Phone: (760) 699 - 6800  
Fax: (760) 699-6919  
laviles@aguacaliente.net

**Gabrielino Tongva Indians of California Tribal Council**

Christina Conley, Tribal Consultant and Administrator  
P.O. Box 941078 Gabrielino  
Simi Valley, CA, 93094  
Phone: (626) 407 - 8761  
christina.marsden@alumni.usc.edu

**Agua Caliente Band of Cahuilla Indians**

Patricia Garcia-Plotkin, Director  
5401 Dinah Shore Drive Cahuilla  
Palm Springs, CA, 92264  
Phone: (760) 699 - 6907  
Fax: (760) 699-6924  
ACBCI-THPO@aguacaliente.net

**Gabrielino-Tongva Tribe**

Charles Alvarez,  
23454 Vanowen Street Gabrielino  
West Hills, CA, 91307  
Phone: (310) 403 - 6048  
roadkingcharles@aol.com

**Gabrieleno Band of Mission Indians - Kizh Nation**

Andrew Salas, Chairperson  
P.O. Box 393 Gabrielino  
Covina, CA, 91723  
Phone: (626) 926 - 4131  
admin@gabrielenoindians.org

**Morongo Band of Mission Indians**

Ann Brierty, THPO  
12700 Pumarra Road Cahuilla  
Banning, CA, 92220 Serrano  
Phone: (951) 755 - 5259  
Fax: (951) 572-6004  
abrierty@morongo-nsn.gov

**Gabrieleno/Tongva San Gabriel Band of Mission Indians**

Anthony Morales, Chairperson  
P.O. Box 693 Gabrielino  
San Gabriel, CA, 91778  
Phone: (626) 483 - 3564  
Fax: (626) 286-1262  
GTTribalcouncil@aol.com

**Morongo Band of Mission Indians**

Robert Martin, Chairperson  
12700 Pumarra Road Cahuilla  
Banning, CA, 92220 Serrano  
Phone: (951) 755 - 5110  
Fax: (951) 755-5177  
abrierty@morongo-nsn.gov

**Gabrielino /Tongva Nation**

Sandonne Goad, Chairperson  
106 1/2 Judge John Aiso St., Gabrielino  
#231  
Los Angeles, CA, 90012  
Phone: (951) 807 - 0479  
sgoad@gabrielino-tongva.com

**Quechan Tribe of the Fort Yuma Reservation**

Manfred Scott, Acting Chairman  
Kw'ts'an Cultural Committee  
P.O. Box 1899 Quechan  
Yuma, AZ, 85366  
Phone: (928) 750 - 2516  
scottmanfred@yahoo.com

**Gabrielino Tongva Indians of California Tribal Council**

Robert Dorame, Chairperson  
P.O. Box 490 Gabrielino  
Bellflower, CA, 90707  
Phone: (562) 761 - 6417  
Fax: (562) 761-6417  
gtongva@gmail.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Proposed Boyle Southwest Project, San Bernardino County.



**APPENDIX 3**

**CULTURAL RESOURCES RECORDED IN THE PROJECT AREA**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

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

Page 1 of 5 \*Resource Name or # (Assigned by recorder) CRM TECH 3903-1H

P1. Other Identifier: 16251 Boyle Avenue  
\*P2. Location:  Not for Publication  Unrestricted \*a. County San Bernardino  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad Fontana, Calif. Date 1980  
T1S; R5W; SW 1/4 of Sec 19; S.B. B.M.  
c. Address 16251 Boyle Avenue City Fontana Zip 92337  
d. UTM: (Give more than one for large and/or linear resources) one 11; 458,452 mE/ 3,769,411 mN  
UTM Derivation:  USGS Quad  GIS  Google Earth  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
Assessor's Parcel Number 0251-151-21; on the south side of Boyle Avenue,  
about 425 feet west of Oleander Avenue

\*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The site consists of a main residence and a garage converted to a residence. The nearly square one-story main single-family residence is made of brick and appears to rest on a deteriorating concrete perimeter. Its flat roof has wide eaves with exposed rafters and dark, wide board trim. Fenestration consists of aluminum-framed sliding windows slightly recessed into sloping brick sills, including those on either side of the recessed, off-centered entry, two more on the east side and three on the west side. The rear side is blind. The north-facing front has been partially obscured by tan prefabricated wood tan panels, likely covering more windows. A garage that has been converted to a  
*(Continued on p. 4)*

\*P3b. Resource Attributes: (List attributes and codes) HP2: Single-family property  
\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

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



P5b. Description of Photo (view, date, accession number): Photo taken on August 1, 2022, view to the south (also see p. 5)  
\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
Circa 1946-1948  
\*P7. Owner and Address: CHIPT, c/o Crow Holdings, 3819 Maple Ave, Dallas, TX 75219  
\*P8. Recorded by (Name, affiliation, & address): Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324  
\*P9. Date Recorded: August 1, 2022  
\*P10. Survey Type (describe): Phase I intensive-level survey for CEQA compliance purposes

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Terri Jacquemain, Breidy Q. Vilcahuaman, and Nina Gallardo (2023): Historical/Archaeological Resources Survey Report: CHIPT Citrus Avenue Warehouse Project, Assessor's Parcel Numbers 0251-151-03 to -07, -09, -10, -14 to -16, -18 to -22, and -39 to -44, City of Fontana, San Bernardino County, California

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



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) CRM TECH 3903-1H

B1. Historic Name: \_\_\_\_\_ B2. Common Name: None  
B3. Original Use: Residential B4. Present Use: Vacant

\*B5. Architectural Style: Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations) County Assessor databases indicate the buildings date to around 1946, and their presence can be confirmed in aerial images from 1948. From as early as 1929, the parcel on which the buildings stand was part of a larger parcel owned by James and Jane Enwistle, who deeded this portion to Melvin J. and Lena Bodden around 1946. Melvin Bodden was born in Canada and was a 37-year-old steel machinist in 1950. No permits were found for this address in city or county building records. The present owners, CHIPT, acquired the property in 2022.

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

\*B8. Related Features: See Item P3a

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Post-World War II residential development

Area Fontana Period of Significance 1945-1965

Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) These two buildings are among the earlier residences to appear on the rural landscape of Fontana after World War II, but despite their longevity, historical research has found no evidence that they are closely associated the theme of post-World War II residential development or with any other theme, pattern of events, or persons of recognized significance in national, state, or local history. Architecturally, the buildings are (Continued on p. 4)

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

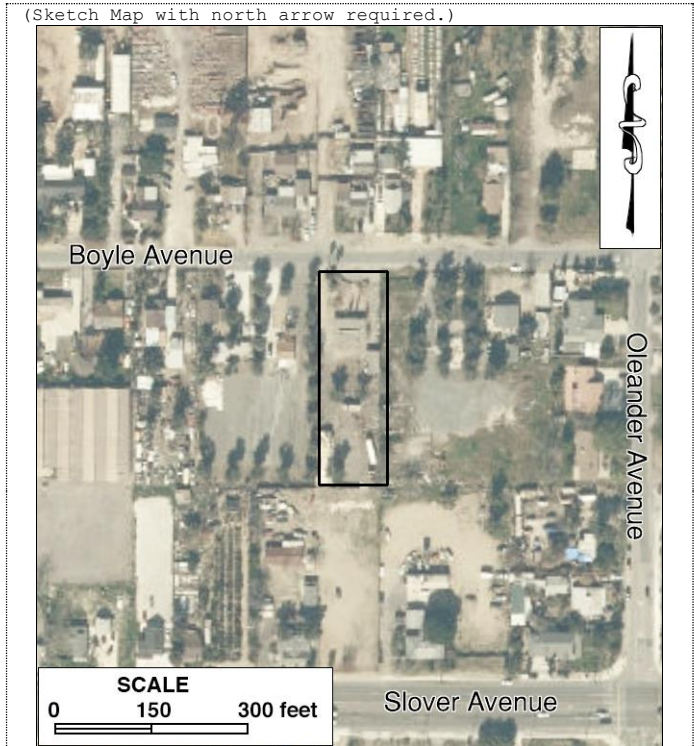
B12. References: San Bernardino County Assessor's real property tax assessment database and archival records (<http://www.co.san-bernardino.ca.us/assessor/> and County Archives); 1950 U.S. Census (Ancestry.com); aerial photographs taken 1938-2018 (<https://www.historicaerials.com>)

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

\*B14. Evaluator: Terri Jacquemain, M.A.

\*Date of Evaluation: October 6, 2022

(This space reserved for official comments.)



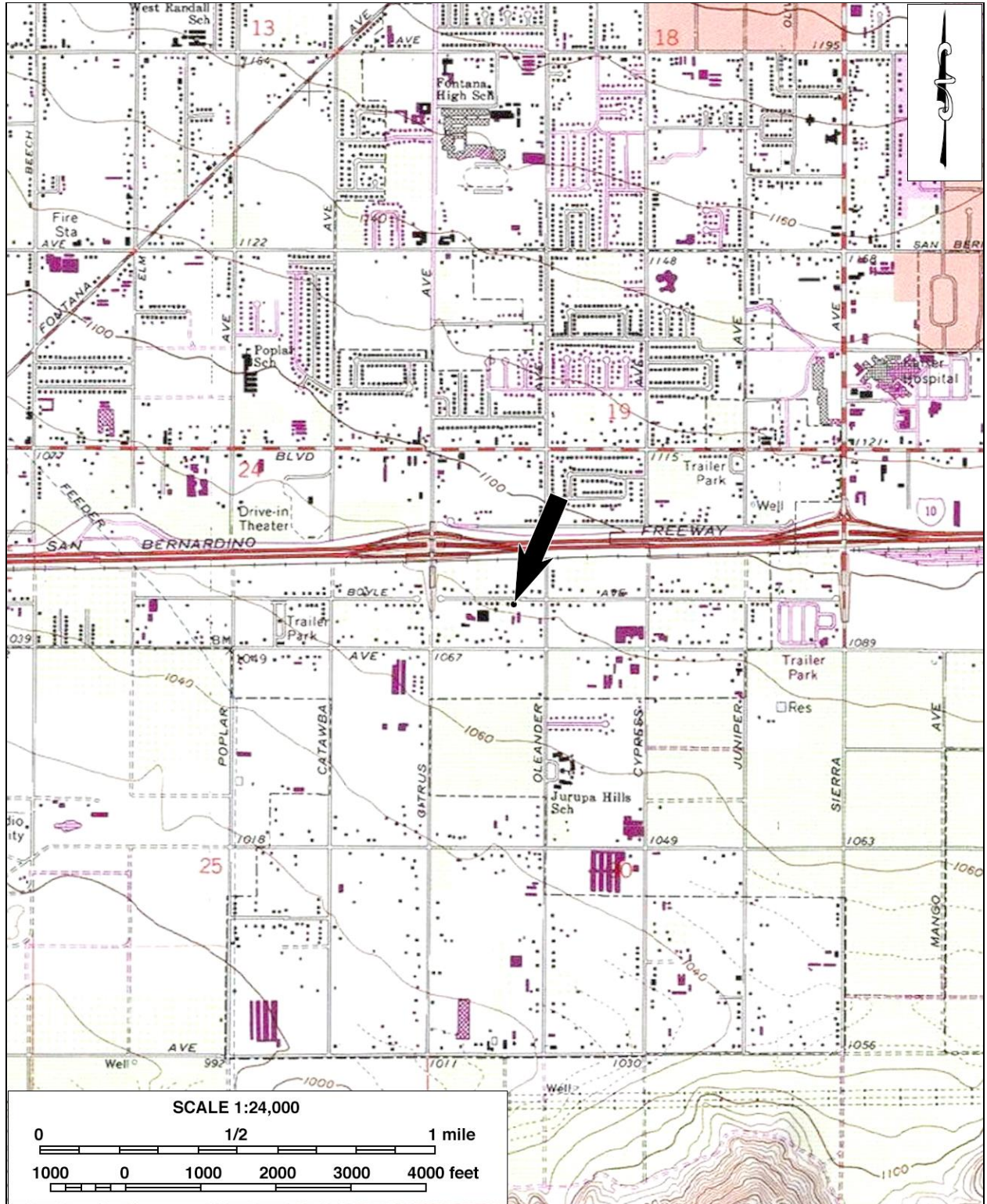
# LOCATION MAP

Trinomial \_\_\_\_\_

\*Map Name: Fontana, Calif.

\*Scale: 1:24,000

\*Date of Maps: 1980



Recorded by: Terri Jacquemain \*Date: August 1, 2022  Continuation  Update

\*P3a. **Description (continued):** residence stands a short distance to the southeast. The windows on this building are also sliders, but of more recent origin, the former garage door entry has been filled with dark brown rough-hewn and diagonally set boards.

\*B10. **Significance (continued):** of common character and cannot be considered important or remarkable examples of any style, property type, period, region, or method of construction, neither do they embody the work or accomplishment of any prominent architect, designer, or builder. Furthermore, as two of the thousands of modest rural residences dominating the local landscape, these buildings hold little potential to yield new or important data for the study of local history, which is well-documented in historical accounts and archival records. Based on these considerations, the residential buildings at 16251 Boyle Avenue do not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.



Recorded by: Terri Jacquemain \*Date: August 1, 2022  Continuation  Update

**Additional Photographs:**



East side of the main residence and north side of the converted garage  
(view to the south)



West side of the converted garage (view to the east)



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

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

Page 1 of 5 \*Resource Name or # (Assigned by recorder) CRM TECH 3904-1H

P1. Other Identifier: 16204 Slover Avenue  
\*P2. Location:  Not for Publication  Unrestricted \*a. County San Bernardino  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad Fontana, Calif. Date 1980  
T1S; R5W; SW 1/4 of Sec 19; S.B. B.M.

c. Address 16204 Slover Avenue City Fontana Zip 92337  
d. UTM: (Give more than one for large and/or linear resources) one 11 ; 458,333 mE/ 3,769,276 mN  
UTM Derivation:  USGS Quad  GIS  Google Earth  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
Assessor's Parcel Number 0251-151-07; on the north side of Slover Avenue,  
about 650 feet east of Citrus Avenue

\*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This rectangular, Bungalow-style, one-story single-family residence appears to rest at least partially on a raised brick or concrete block perimeter. Its medium-pitched front gable roof main mass ends in wide eaves with white board trim, and a lower shed roof with rafter tails shelters a full-length front porch that has been enclosed in the past. Tan, horizontal lapped board siding clads the exterior walls and under the gable peaks, though (Continued on p. 4)

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

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

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



\*P5b. Description of Photo (view, date, accession number): Google Earth image from April 2022, view to the north; see p. 5 for photos taken on August 1, 2022

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
Circa 1946

\*P7. Owner and Address: CHIPT, c/o Crow Holdings, 3819 Maple Avenue, Dallas, TX 75219

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

\*P9. Date Recorded: August 1, 2022

\*P10. Survey Type (describe): Phase I survey for CEQA-compliance purposes

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang, Terri Jacquemain, Breidy Q. Vilcahuaman, and Nina Gallardo (2022): Historical/Archaeological Resources Survey Report: CHIPT Citrus Avenue Warehouse Project, Assessor's Parcel Numbers 0251-151-07, -09, -10, -14 to -16, and -39 to -44, City of Fontana, San Bernardino County, California.

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



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 5

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) CRM TECH 3904-1H

B1. Historic Name: \_\_\_\_\_ B2. Common Name: \_\_\_\_\_

B3. Original Use: Residential B4. Present Use: Vacant

\*B5. Architectural Style: Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations) Aerial images show that the property at 16204 Slover Avenue in 1938 was undeveloped land until between 1938 and 1948 during which time two buildings appeared, one of them compatible to the location of this building. In 1945, the almost one-acre property was acquired by Henry C. and Ann Wiehard, and a modest increase in real property tax assessment the next year suggests the residence was built soon after they became deedholders. By the 1970s Edward and Edna Thorp were owners. No permits were found for this address in city or county building records. The present owner, CHIPT, acquired the property in 2022.

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

\*B8. Related Features: See Item P3a

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Early post-World War II residential development

Area Fontana Period of Significance 1940s-1960s

Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This building is among the earlier residences to appear among the agricultural fields of mid-20th century south Fontana, but despite the longevity, historical research has found no evidence that it shares a close association with theme of residential development in the early post-World War II years or with any other theme, pattern of events, or persons of recognized significance in in national state, or local history. (Continued on p. 4)

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

B12. References: San Bernardino County Assessor's real property tax assessment records and property information database (<http://www.sbcounty.gov/assessor/pims/>); County of San Bernardino and City of Fontana building safety records; 1950 U.S. Population Census ([ancestry.com](http://ancestry.com)); aerial photographs taken in 1938-2020 (<https://www.historicaerials.com>)

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

\*B14. Evaluator: Terri Jacquemain, M.A.

\*Date of Evaluation: October 6, 2022

(This space reserved for official comments.)

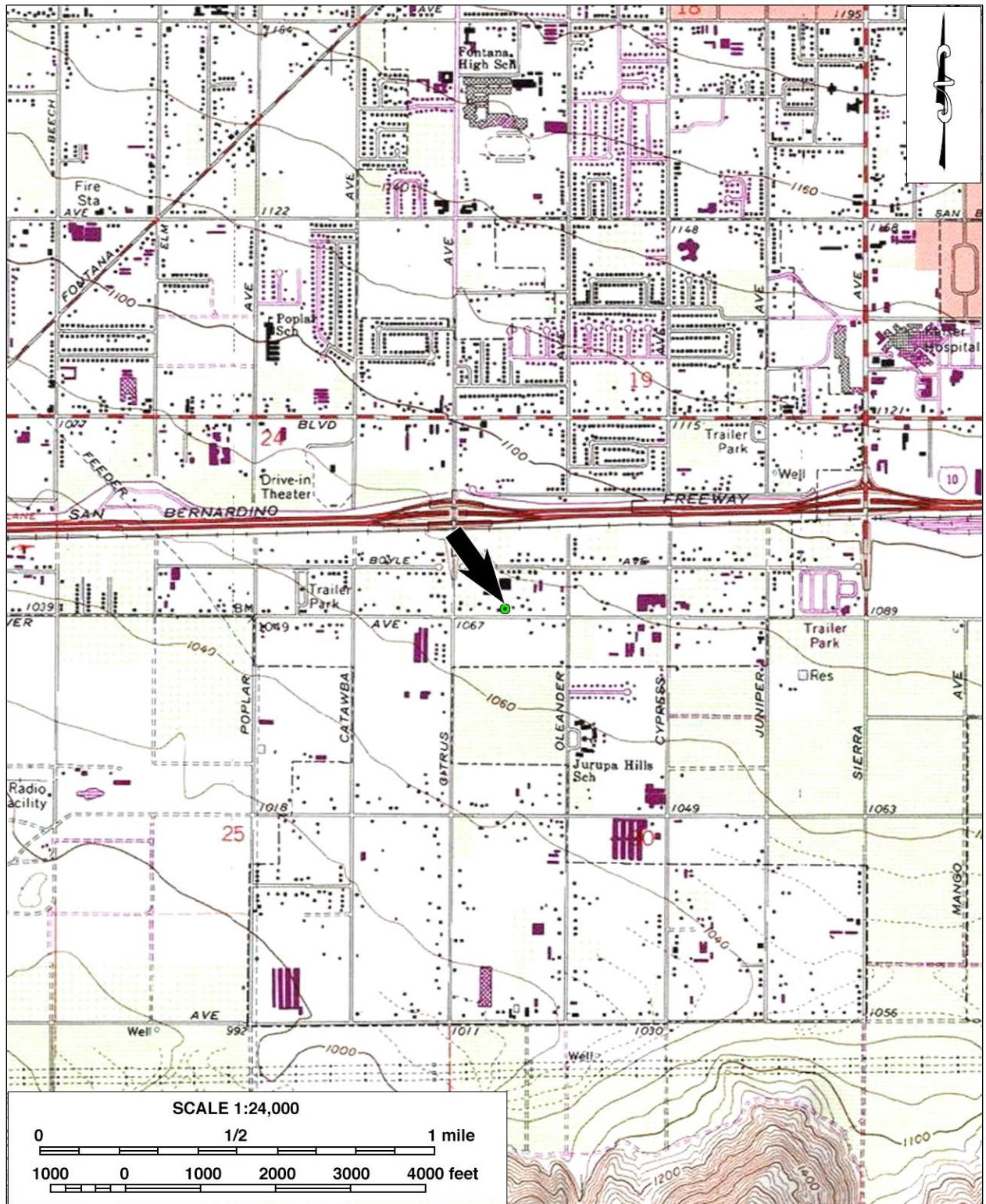


# LOCATION MAP

\*Map Name: Fontana, Calif.

\*Scale: 1:24,000

\*Date of Maps: 1980



Recorded by: Terri Jacquemain \*Date: August 1, 2022  Continuation  Update

**\*P3a. Description (continued):** a slightly offset secondary mass added to the rear of the south-facing building sports vertical board-and-batten siding and a slightly lower roof. Small rectangular vents are set under the gable peaks. The enclosure of the porch included filling in the upper porch with two sets of two vertically divided aluminum-framed sliding windows framed by white board trim, and the relocation of the main entry to the east side. Similar windows are spaced across the sides of the building, Two additional entries are also found on either side. A modern garage with similar siding stands a short distance to the northeast. The building appears to have been recently vacated and is in fair condition.

**\*B10. Significance (continued):** Architecturally, the building is unremarkable and could not be considered an important example of any style, property type, period, region, or method of construction, or to embody the work or accomplishment of any prominent architect, designer, or builder. Furthermore, as one among thousands of modest rural residences of similar vintage in the local scheme, this building holds little potential to yield any new or important data for the study of local history, which is well-documented in historical accounts and archival records. Based on these considerations, the residential building at 16204 Slover Avenue does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.



Recorded by: Terri Jacquemain \*Date: August 1, 2022  Continuation  Update

Additional Photographs (taken on August 1, 2022):



South-facing façade of the residence, view to the northwest



Rear and east side of the residence, view to the southwest



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

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

Page 1 of 4 \*Resource Name or # (Assigned by recorder) CRM TECH 3904-2H

P1. Other Identifier: 16177 Boyle Avenue  
\*P2. Location:  Not for Publication  Unrestricted \*a. County San Bernardino  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad Fontana, Calif. Date 1980  
T1S; R5W; SW 1/4 of Sec 19; S.B. B.M.

c. Address 16177 Boyle Avenue City Fontana Zip 92337  
d. UTM: (Give more than one for large and/or linear resources) one 11; 458,275 mE/3,769,424 mN  
UTM Derivation:  USGS Quad  GIS  Google Earth  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
Assessor's Parcel Number 0251-151-14; on the south side of Boyle Avenue,  
about 1,000 feet west of Oleander Avenue.

\*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This one-story wood-frame single-family Ranch-style residence appears to rest on a perimeter foundation and is surmounted by a cross gable roof covered in light gray composition shingles and ending medium eaves and narrow tan trim. The roof flattens over a small mass on the eastern side of this north facing building, while a lower roof of the same materials cover another mass attached to the west side. Vertical narrow board siding clads the  
*(Continued on p. 4)*

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

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

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



P5b. Description of Photo (view, date, accession number): Photo taken on August 1, 2022 (view to the south; also see p. 4)

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

\*P7. Owner and Address: CHIPT, c/o Crow Holdings, 3819 Maple Ave, Dallas TX, 75219

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

\*P9. Date Recorded: August 1, 2022

\*P10. Survey Type (describe): Phase I survey for CEQA compliance purposes

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang, Terri Jacquemain, Breidy Q. Vilcahuaman, and Nina Gallardo (2022): Historical/Archaeological Resources Survey Report: CHIPT Citrus Avenue Warehouse Project, Assessor's Parcel Numbers 0251-151-07, -09, -10, -14 to -16, and -39 to -44, City of Fontana, San Bernardino County, California.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) CRM TECH 3904-2H

B1. Historic Name: \_\_\_\_\_ B2. Common Name: \_\_\_\_\_  
B3. Original Use: Residential B4. Present Use: Vacant

\*B5. Architectural Style: Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations) Archival property records indicated this residence was built in 1940, and it does appear to be in 1948 aerial photos. In 1945, this property was split from a three-acre parcel belonging to Corey E. and Lois R. Brock and was deeded to Georgia Jean and Lawrence J. Matthews, Jr. In the mid-1970s it was owned by Philip D. or Barbra A. Ross. A 2001 permit for electrical work issued to Elisa Nolguen was the only permit found on file for this address in city records. The present owners, CHIPT, acquired the property in 2022.

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

\*B8. Related Features: See Item P3a

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Mid-20 century rural residential development

Area Fontana Period of Significance 1940s-1960s

Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This building is among the earlier residences to appear among the agricultural fields of mid-20th century south Fontana, but despite the longevity, historical research has found no evidence that it shares a close association with theme of mid-20th century rural residential development or with any other theme, pattern of events, or persons of recognized significance in in national state, or local history. (Continued on p. 4)

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

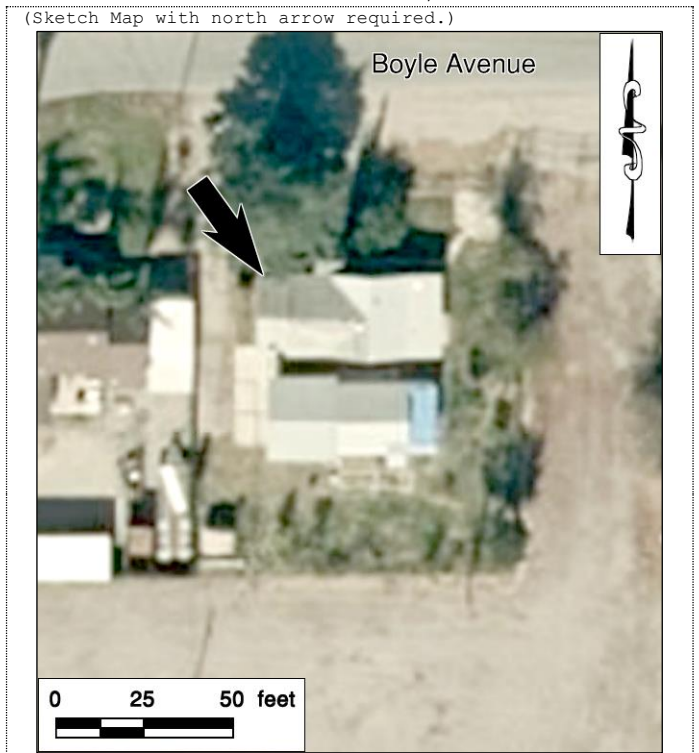
B12. References: San Bernardino County Assessor's real property tax assessment records and property information database (<http://www.sbcounty.gov/assessor/pims/>); County of San Bernardino and City of Fontana building safety records; aerial photographs taken in 1938-2020 (<https://www.historicaerials.com>)

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

\*B14. Evaluator: Terri Jacquemain, M.A.

\*Date of Evaluation: October 6, 2022

(This space reserved for official comments.)





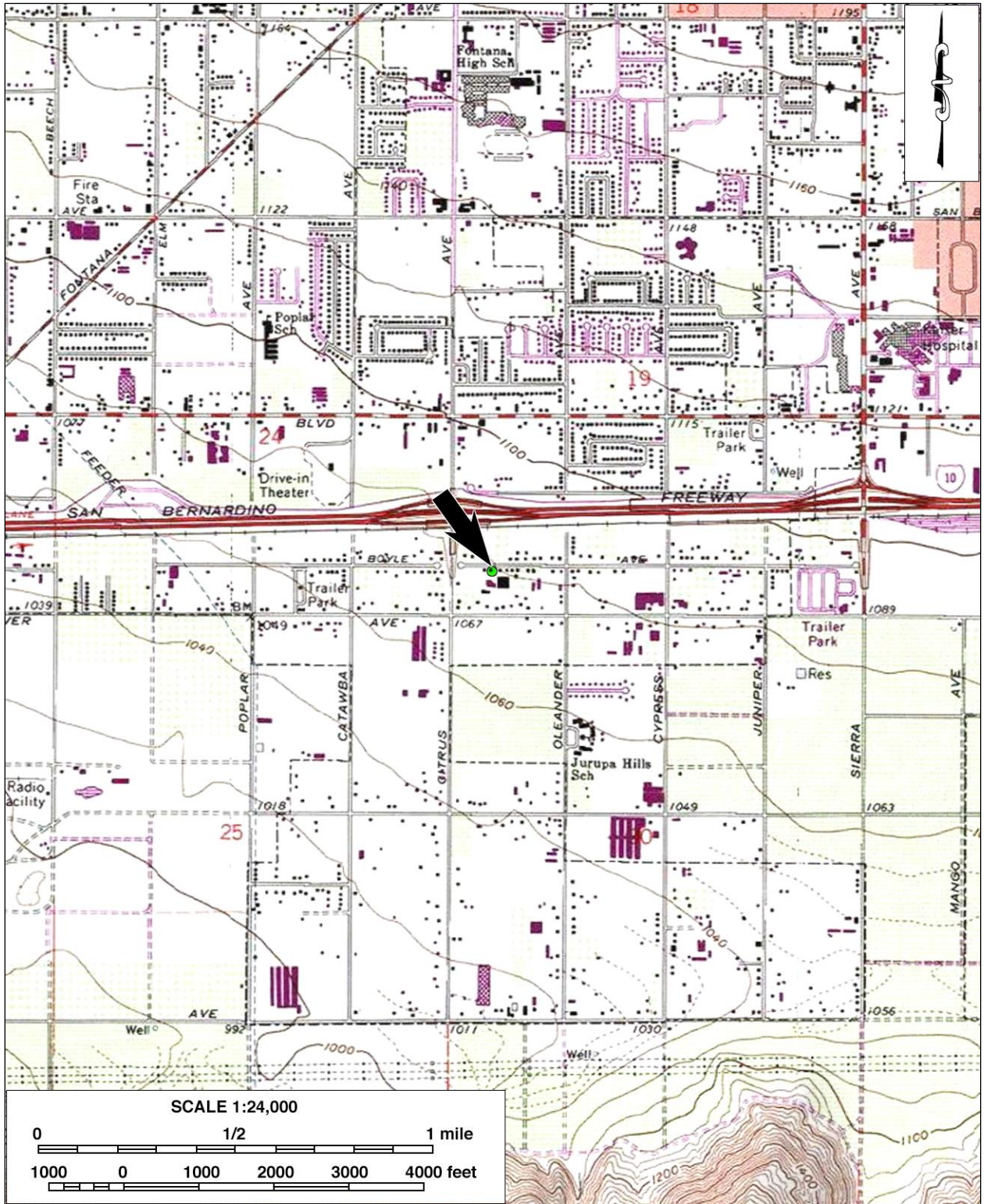
**LOCATION MAP**

Trinomial \_\_\_\_\_

\*Map Name: Fontana, Calif.

\*Scale: 1:24,000

\*Date of Maps: 1980





Recorded by: Terri Jacquemain \*Date: August 1, 2022  Continuation  Update

**\*P3a. Description (continued):** exterior wall, and the same is set horizontally under the gable peak. Fenestration consists of recent, vertically rectangular, divided sliding sashes framed by narrow wood trim. The windows flank the slightly offset main entry, with another on the western mass, and a smaller window is set higher up on the eastern mass. A short sloping roof over the entry and is supported by thin square posts set into a concrete slab stoop accessed by two steps and a concrete walkway. A second smaller residence is found close to the rear of this building which appears to be vacant but is in fairly good condition.

**\*B10. Significance (continued):** Architecturally, the building is unremarkable and could not be considered an important example of any style, property type, period, region, or method of construction, or to embody the work or accomplishment of any prominent architect, designer, or builder. Furthermore, as one among thousands of modest rural residences of similar vintage in the local scheme, this building holds little potential to yield any new or important data for the study of local history, which is well-documented in historical accounts and archival records. Based on these considerations, the residential building at 16177 Boyle Avenue does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

**Additional Photograph (taken on August 1, 2022):**



Street-facing façade of 16177 Boyle Avenue, view to the southeast



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

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

Page 1 of 4 \*Resource Name or # (Assigned by recorder) CRM TECH 3904-3H

- P1. Other Identifier:** 16197 Boyle Avenue
- \*P2. Location:**  Not for Publication  Unrestricted **\*a. County** San Bernardino  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
**\*b. USGS 7.5' Quad** Fontana, Calif. **Date** 1980  
T1S; R5W; SW 1/4 of Sec 19; S.B. B.M.
- c. Address** 16197 Boyle Avenue **City** Fontana **Zip** 92337
- d. UTM:** (Give more than one for large and/or linear resources) **one** 11; 458,347 mE/ 3,769,428 mN  
**UTM Derivation:**  USGS Quad  GIS  Google Earth
- e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
Assessor's Parcel Number 0251-151-16; on the south side of Boyle Avenue, about 800 feet west of Oleander Avenue.
- \*P3a Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This one-story wood-frame single-family residence is surmounted by a cross gable roof covered in brown composition shingles and ending medium eaves and narrow tan trim on the gable end, with an arched louvered vent tucked under the gable peak. Elsewhere the roof has exposed rafter tails, including under a small extension over a bay window on the western portion of the north-facing primary façade. A second bay window on the eastern portion has its own roof and tails. Tan stucco clads the exterior. (Continued on p. 4)
- \*P3b. Resource Attributes:** (List attributes and codes) HP2: Single-family property
- \*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

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



- P5b. Description of Photo** (view, date, accession number): Photo taken on August 1, 2022 (view to the south; also see p. 4)
- \*P6. Date Constructed/Age and Sources:**  
 Historic  Prehistoric  Both  
Circa 1947
- \*P7. Owner and Address:** CHIPT, c/o Crow Holdings, 3819 Maple Ave, Dallas TX, 75219
- \*P8. Recorded by** (Name, affiliation, & address): Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324
- \*P9. Date Recorded:** August 1, 2022
- \*P10. Survey Type** (describe): Phase I survey for CEQA compliance purposes

- \*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang, Terri Jacquemain, Breidy Q. Vilcahuaman, and Nina Gallardo (2022): Historical/Archaeological Resources Survey Report: CHIPT Citrus Avenue Warehouse Project, Assessor's Parcel Numbers 0251-151-07, -09, -10, -14 to -16, and -39 to -44, City of Fontana, San Bernardino County, California.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) CRM TECH 3904-3H

B1. Historic Name: \_\_\_\_\_ B2. Common Name: \_\_\_\_\_  
B3. Original Use: Residential B4. Present Use: Vacant

\*B5. Architectural Style: Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations) Archival property records indicated this residence was built around 1947, and it does appear in 1948 aerial photos. In 1940, the property was part of a nearly six-acre parcel owned by Switzerland natives Hans and Lena Isler, who deed this portion of their land to Joseph A. and Minnie C. Cook around 1949. In the mid-1970s it was owned by Philip D. or Barbra A. Ross. A 1993 permit for an evaporative cooler was issued to Reba Ross, and a permit for a new roof was issued in 2005 to then-owner James Power. The present owners, CHIPT, acquired the property in 2022.

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

\*B8. Related Features: See Item P3a

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Early post-World War II rural residential development  
Area Fontana Period of Significance 1940s-1960s  
Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This circa 1947 residence is among the earlier residences to appear among the agricultural fields of mid-20th century south Fontana, but despite the longevity, historical research has found no evidence that it shares a close association any theme, pattern of events, or persons of recognized significance in in national state, or local history. (Continued on p. 4)

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

B12. References: San Bernardino County Assessor's real property tax assessment records and property information database (<http://www.sbcounty.gov/assessor/pims/>); County of San Bernardino and City of Fontana building safety records; aerial photographs taken in 1938-2020 (<https://www.historicaerials.com>); genealogical databases at Ancestry.com

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

\*B14. Evaluator: Terri Jacquemain, M.A.

\*Date of Evaluation: October 6, 2022

(This space reserved for official comments.)





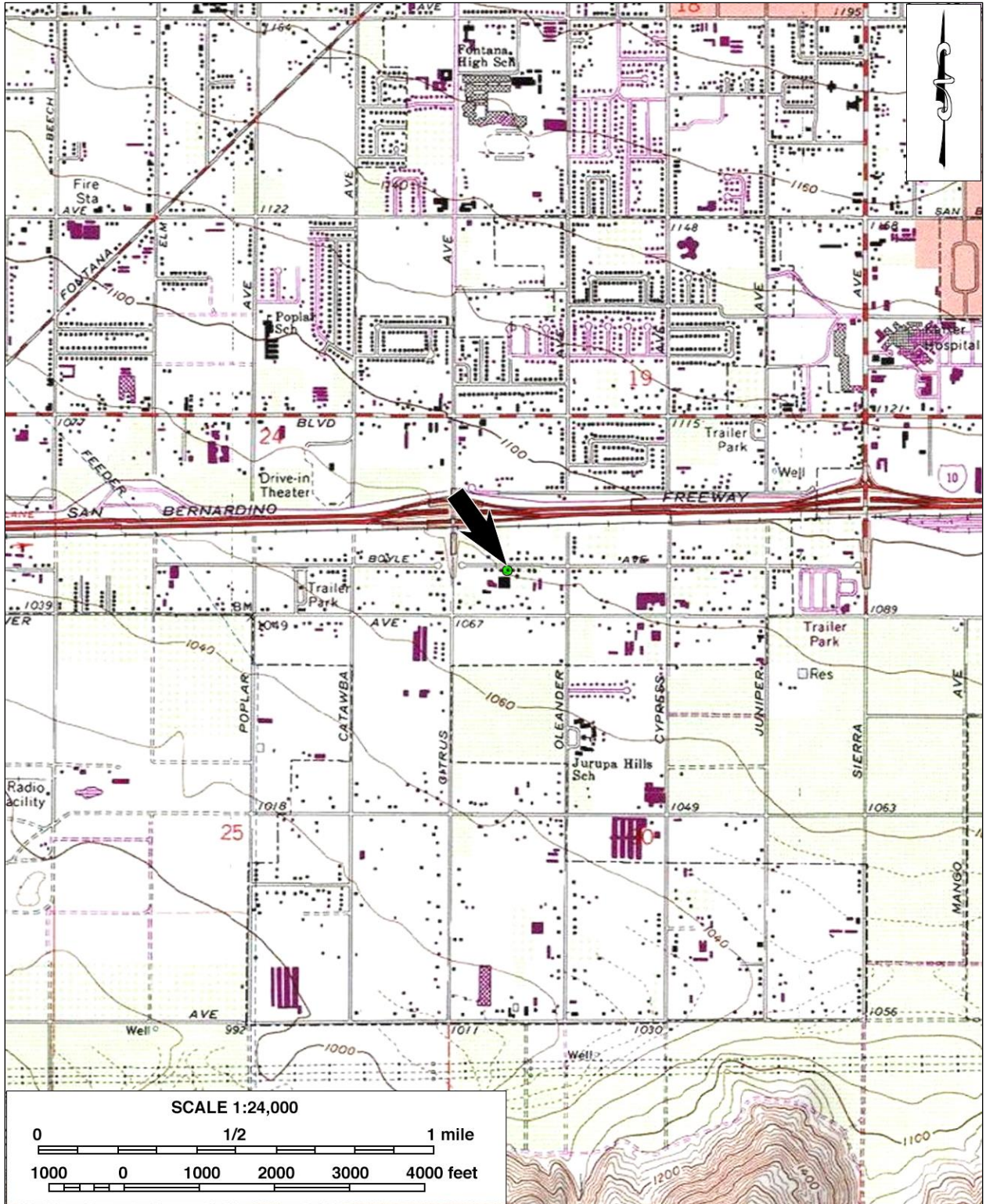
**LOCATION MAP**

Trinomial \_\_\_\_\_

\*Map Name: Fontana, Calif.

\*Scale: 1:24,000

\*Date of Maps: 1980





Recorded by: Terri Jacquemain \*Date: August 1, 2022  Continuation  Update

**\*P3a. Description (continued):** The main entry opens to the west from under the front gable overhang, which is supported by an open-work wrought iron column sunk into a small concrete porch. Next to the door are two, wood-framed vertical window openings that have been sealed by a tarp or similar material, while the eastern bay features a large, fixed sash flanked by two-over-one sash double hung windows, of which two more fill the western bay. All of the windows are wood framed with narrow lug sills. A second entry is found on the western side, sheltered by a pent roof supported by two more of the wrought iron columns. A low, red brick planter runs the length of the front, and wraps the corners. According to a neighbor, the house has been altered to serve as a duplex, with one unit currently in use. It is in neglected condition.

**\*B10. Significance (continued):** Architecturally, the building is unremarkable and could not be considered an important example of any style, property type, period, region, or method of construction, or to embody the work or accomplishment of any prominent architect, designer, or builder. Furthermore, as one among thousands of modest rural residences of similar vintage in the local scheme, this building holds little potential to yield any new or important data for the study of local history, which is well-documented in historical accounts and archival records. Based on these considerations, the residential building at 16197 Boyle Avenue does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

**Additional Photograph (taken on August 1, 2022):**



Street-facing and western façades of 16197 Boyle Avenue, view to the southeast



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

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

Page 1 of 4 \*Resource Name or # (Assigned by recorder) CRM TECH 3904-4H

P1. Other Identifier: 16191 Boyle Avenue  
\*P2. Location:  Not for Publication  Unrestricted \*a. County San Bernardino  
and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad Fontana, Calif. Date 1980  
T1S; R5W; SW 1/4 of Sec 19; S.B. B.M.  
c. Address 16191 Boyle Avenue City Fontana Zip 92337  
d. UTM: (Give more than one for large and/or linear resources) one 11; 458,333 mE/ 3,769,276 mN  
UTM Derivation:  USGS Quad  GIS  Google Earth  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)  
Assessor's Parcel Number 0251-151-39; on the south side of Boyle Avenue,  
about 650 feet west of Oleander Avenue.

\*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This north-south oriented utilitarian steel structure rests on a concrete foundation. It is composed of four tall one-story rectangular masses of pieced and riveted lightly corrugated metal panels. Three of masses are the same length and one, the westernmost, is shorter than the rest at the southern end, although the adjacent mass makes up length in roof only, as it shelters an open docking area. Each section is surmounted by a low-pitched front-gable roof sheathed with corrugated metal sheets, together forming a sawtooth pattern of four parallel gables. The roof has no eaves but is nevertheless trimmed (Continued on p. 4)

\*P3b. Resource Attributes: (List attributes and codes) HP8: Industrial building  
\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

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



P5b. Description of Photo (view, date, accession number): Photo taken on August 1, 2022 (view to the south; also see p. 4)  
\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
Circa 1948-1959  
\*P7. Owner and Address: CHIPT, c/o Crow Holdings, 3819 Maple Ave, Dallas TX, 75219  
\*P8. Recorded by (Name, affiliation, & address): Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324  
\*P9. Date Recorded: August 1, 2022  
\*P10. Survey Type (describe): Phase I survey for CEQA compliance purposes

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang, Terri Jacquemain, Breidy Q. Vilcahuaman, and Nina Gallardo (2022): Historical/Archaeological Resources Survey Report: CHIPT Citrus Avenue Warehouse Project, Assessor's Parcel Numbers 0251-151-07, -09, -10, -14 to -16, and -39 to -44, City of Fontana, San Bernardino County, California.

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 4

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) CRM TECH 3904-4H

B1. Historic Name: \_\_\_\_\_ B2. Common Name: \_\_\_\_\_  
B3. Original Use: Agricultural B4. Present Use: Vacant

\*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations) Historical aerial images place the construction date of this tall metal building to between 1948 and 1959. Around 1947, it became the property of Willard W. and Betty Jane Ross et al. Thoguh likely used for agricultural purposes, the building also housed the Ross and Brown Paper Company (1972-1978) and cabinet shop in the late 1970s and 1980s. The present owners, CHIPT, acquired the property in 2022.

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

\*B8. Related Features: See Item P3a

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Early post-World War II commercial development

Area Fontana Period of Significance 1940s-1960s

Property Type Commercial/Agricultural Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This circa 1948-1959 storage warehouse was built after agriculture had peaked in South Fontana and had begun to wane in the years after World War II and the advent of Kaiser Steel. Despite its longevity, historical research has found no evidence that it shares a close association any of those themes, or any other pattern of events or persons of recognized significance in in national state, or local history. Architecturally, the building is unremarkable and could not be considered an important example of any style, property type, period, region, or method of construction Continued on p. 4)

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

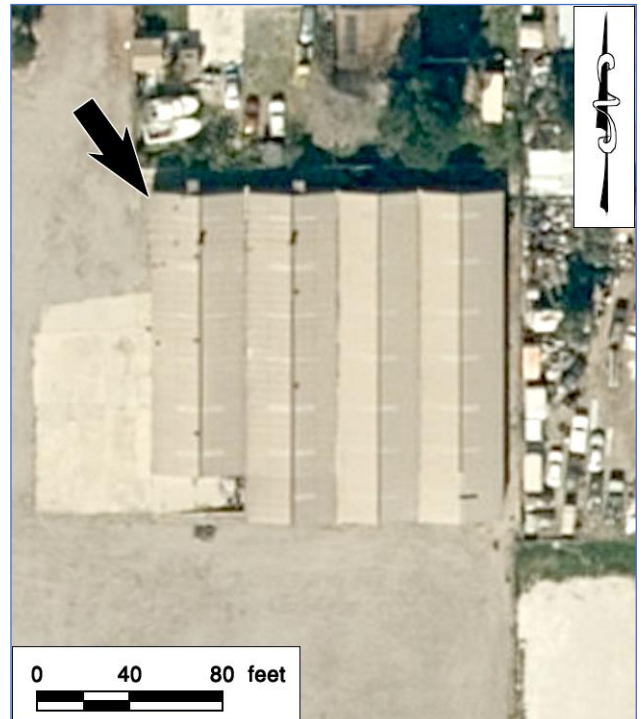
B12. References: San Bernardino County Assessor's real property tax assessment records and property information database (<http://www.sbcounty.gov/assessor/pims/>); County of San Bernardino and City of Fontana building safety records; aerial photographs taken in 1938-2020 (<https://www.historicaerials.com>)

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

\*B14. Evaluator: Terri Jacquemain, M.A.

\*Date of Evaluation: October 6, 2022

(Sketch Map with north arrow required.)



(This space reserved for official comments.)



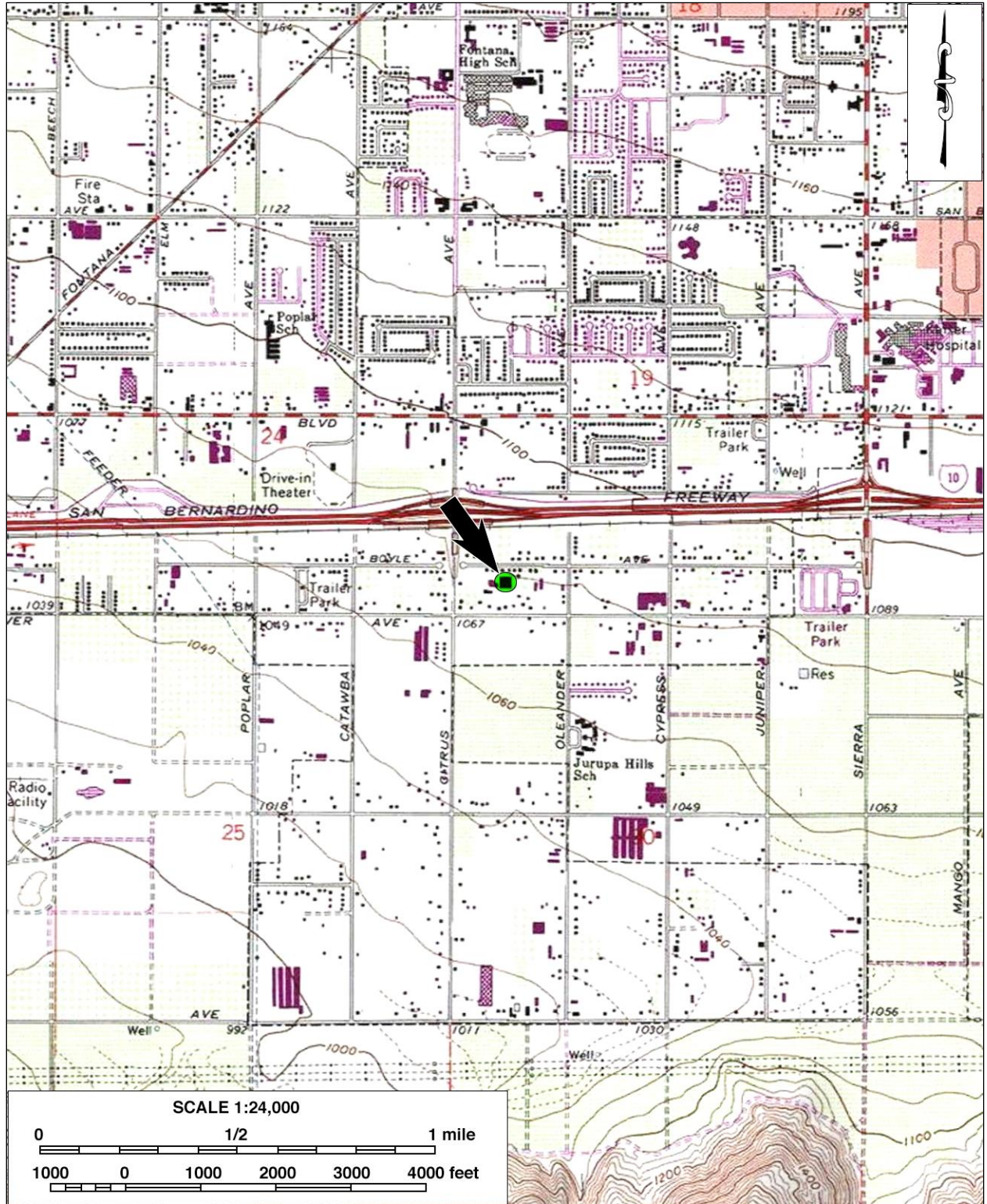
**LOCATION MAP**

Trinomial \_\_\_\_\_

\*Map Name: Fontana, Calif.

\*Scale: 1:24,000

\*Date of Maps: 1980





Recorded by: Terri Jacquemain \*Date: August 1, 2022  Continuation  Update

**\*P3a. Description (continued):** with horizontal metal strips. Despite the similarity to the once-popular sawtooth roof often found on early 20th century citrus packing houses, the roof does not conform to that sawtooth design, which would feature a series of ridges at dual pitches and with the steeper, often vertical, surfaces glazed for day lighting.

The docking area consists of a one-story-tall, elevated concrete dock and material storage area, shielded from above by a metal and steel beam roof supported by four thick steel rib trusses. Large metal sliding doors access the middle portion from the southern end, and another accesses the eastern portion from the northern end. Steel-framed hopper windows are placed intermittently near the top of the walls, though several of the windows have been moved and the openings sealed with metal panels. The northern side features several entries with steel commercial doors but appears to be otherwise blind.

**\*B10. Significance (continued):** or to embody the work or accomplishment of any prominent architect, designer, or builder. Furthermore, the building does not appear to possess potential to yield any new or important data for the study of local history, which is well-documented in historical accounts and archival records. Based on these considerations, the commercial storage warehouse at 16191 Boyle Avenue does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

**Additional Photographs (taken on August 1, 2022):**



West side, view to the east



Rear and east sides, view to the southwest