

HISTORIC STRUCTURE ASSESSMENT FOR 19543 PATTERSON AVENUE

**PPT220024; CEQ22048; GEO220011
RIVERSIDE COUNTY, CALIFORNIA**

APN 317-140-015

**Section 12, Township 4 South, Range 4 West
of the *Lake Mathews, California* USGS Quadrangle**

Submitted to:

**Riverside County Planning Department
4080 Lemon Street, 12th Floor
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Prepared for:

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May 12, 2023



BFSA Environmental Services
A Perennial Company

Fieldwork Performed: April 27, 2023

***Report Summary: Historic structure evaluation; residence, detached garage, and storage structure
not historically or architecturally significant; no mitigation measures recommended.***

Archaeological Database Information

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USGS Quadrangle: *Lake Mathews, California* (7.5 minute)

Study Area: 2.97 acres

Key Words: USGS *Lake Mathews, California* topographic quadrangle; County of Riverside; historic structure evaluation; residence, detached garage, and storage structure not historically or architecturally significant; no mitigation measures required.

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I. EXECUTIVE SUMMARY

As part of off-site improvements associated with the Patterson and Harvill and Patterson and Cajalco projects, the County of Riverside has required the improvement of Patterson Avenue to facilitate increased traffic generated by the properties. The proposed improvements include widening and paving Patterson Avenue from the railroad tracks north of Rider Street to Cajalco Road. Two historic properties, 19542 (discussed in a separate study [Oz et al. 2023]) and 19543 Patterson Avenue, are located on either side of Patterson Avenue near the intersection of Patterson Avenue and Cajalco Road. The 19543 Patterson Avenue residence, detached garage, and utilitarian storage structure were built between 1938 and 1943, 1967 and 1994, and 1967 to 1977, respectively, and have not been previously recorded or evaluated. Although the buildings will not be removed as part of the proposed road improvements, the County of Riverside has requested an evaluation of the 19543 Patterson Avenue buildings in order to determine if the proposed project will result in any negative indirect impacts.

Road improvements to Patterson Avenue will require approval from the County of Riverside; therefore, BFSa was contracted to prepare a historic structure assessment for the 19543 Patterson Avenue property and evaluate the potential for adverse impacts to historic structures. The focus of the historic study is the residence and detached garage at 19543 Patterson Avenue, and the evaluation consisted of the effects of the road improvements to the two buildings. The buildings are located within Assessor's Parcel Number (APN) 317-140-015, which is legally described as:

... the easterly 208.02 feet of the northeast quarter of the northeast quarter of the southwest quarter of Section 12, Township 4 South, Range 4 West, San Bernardino Base Meridian, in the county of Riverside, state of California, according to the official plat thereof. Except therefrom the northerly 40 feet, lying within Cajalco Road. Also except therefrom the easterly 20 feet lying within Patterson Avenue. (see Chain of Title in Appendix B).

BFSa was contracted to complete a historic evaluation of the 19543 Patterson Avenue property as part of the planning process for the proposed road improvement project. The purpose of this evaluation was to: (1) determine if the historic structures constitute potentially significant historic resources as defined by the California Environmental Quality Act (CEQA) and County of Riverside guidelines, and (2) determine whether or not the road improvement project would have a significant adverse effect upon the built environment. BFSa evaluated the potential architectural and historic significance of the historic buildings at 19543 Patterson Avenue in conformance with CEQA (Section 15064.5) and County of Riverside Historical Commission Procedures (Resolutions 82-131 and 2005-345).

The Ranch-style residence at 19543 Patterson Avenue was constructed between 1938 and 1943, when the property was owned by either Lois A. Pantages or Steven and Barbara Toth. The detached garage was constructed between 1967 and 1994 and the utilitarian storage structure was constructed between 1967 and 1977. Based upon the results of the current evaluation, none of the buildings are considered historically or architecturally significant under any Riverside County Historic Landmarks list or California Register of Historical Resources (CRHR) criteria. As the buildings were evaluated as not significant, no direct or indirect impacts to significant historic resources within the 19543 Patterson Avenue property are anticipated as a result of the project.

II. INTRODUCTION

Report Organization

The purpose of this study is to complete a historic structure inventory and to evaluate the potential significance of the historic buildings at 19543 Patterson Avenue in unincorporated Riverside County, California. Because the proposed road improvements will affect the subject property, this study has been prepared to address any potential indirect impacts to any cultural resources within the property as part of the environmental review process for CEQA review by the County of Riverside. This report has been prepared for submittal to the County of Riverside to present the results of the historic survey and significance evaluations of the buildings.

Project Area

The resources evaluated in this study are entirely within APN 317-140-015, covering 2.97 acres. The 19543 Patterson Avenue property is located west of the city of Perris, in unincorporated Riverside County, California. The project is situated within Section 12 of Township 4 South, Range 4 West on the USGS *Lake Mathews, California* topographic quadrangle. The historic structure survey includes the evaluation of the residence, detached garage, and utilitarian storage structure located on the 19543 Patterson Avenue property.

Project Personnel

This evaluation was conducted by Irem Oz, J.R.K. Stropes, and Tracy A. Stropes (Appendix E). Word processing, editing, and graphics production services were provided by Elena Goralogia.

III. PROJECT SETTING

Physical Project Setting

The project is located in unincorporated Riverside County, which is situated within the Peninsular Ranges Geologic Province of southern California. The mountain range, which lies in a northwest to southeast trend through the county, extends approximately 1,000 miles from the

Raymond-Malibu Fault Zone in western Los Angeles County to the southern tip of Baja California, Mexico.

Geomorphically, the project is mostly flat with a gentle eastward gradient and is situated along the western edge of the Perris Valley, on the eastern slopes of the northern part of the Peninsular Ranges. According to Morton (2001, 2003), the project is within the central part of the Perris tectonic block and is underlain by lower Pleistocene (approximately 1.8-million- to perhaps 200,000- to 300,000-year-old) sandy, very old alluvial fan deposits (Wirths 2022). The granitic basement occurs as extensive outcrops west of the project (Morton 2001, 2003; Wirths 2022).

The specific soil types within the subject property are mapped as Greenfield sandy loam, 2 to 8 percent slopes, eroded, Hanford coarse sandy loam, 2 to 8 percent slopes, Hanford fine sandy loam, 0 to 8 percent slopes, Monserate sandy loam, 5 to 8 percent slopes, eroded, Monserate sandy loam, 8 to 15 percent slopes, eroded, and Ramona sandy loam, 2 to 5 percent slopes, eroded (NRCS 2019). The nearest natural sources of water are unnamed seasonal drainages that drain from the higher elevations of the foothills located southwest of the project.

Vegetation on the property entirely consists of non-native weeds and grasses. In prehistoric times, the natural vegetation was likely dominated by winter annual grasses, forbs, and shrubs. Mammals in the region include mule deer, coyote, bobcat, mountain lion, rabbit, hare, ground squirrel, kangaroo rat, and a variety of other small rodents. Birds include raptor, quail, mourning dove, geese and duck, heron, crow, finch, and sparrow (Miles and Gouday 1997).

Historical Overview

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

European exploration along the California coast began in 1542 with the landing of Juan Rodriguez Cabrillo and his men at San Diego Bay. Sixty years after the Cabrillo expeditions, an expedition under Sebastian Viscaíno made an extensive and thorough exploration of the Pacific coast. Although the voyage did not extend beyond the northern limits of the Cabrillo track, Viscaíno had the most lasting effect upon the nomenclature of the coast. Many of his place names have survived, whereas practically every one of the names created by Cabrillo have faded from use. For instance, Cabrillo named the first (now) United States port he stopped at “San Miguel”; 60 years later, Viscaíno changed it to “San Diego” (Rolle 1969). The early European voyages observed Native Americans living in villages along the coast but did not make any substantial,

long-lasting impact. At the time of contact, the Luiseño population was estimated to have ranged from 4,000 to as many as 10,000 individuals (Bean and Shipek 1978; Kroeber 1976).

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

Up until this time, the only known way to feasibly travel from Sonora to Alta California was by sea. In 1774, Juan Bautista de Anza, an army captain at Tubac, requested and was given permission by the governor of the Mexican State of Sonora to establish an overland route from Sonora to Monterey (Chapman 1921). In doing so, Juan Bautista de Anza passed through Riverside County and described the area in writing for the first time (Caughey 1970; Chapman 1921). In 1797, Father Presidente Lausen (of Mission San Diego de Alcalá), Father Norberto de Santiago, and Corporal Pedro Lisalde (of Mission San Juan Capistrano) led an expedition through southwestern Riverside County in search of a new mission site to establish a presence between San Diego and San Juan Capistrano (Engelhardt 1921). Their efforts ultimately resulted in the establishment of Mission San Luis Rey in Oceanside, California.

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

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

Mexico achieved independence from Spain in 1822 and became a federal republic in 1824. As a result, both Baja and Alta California became classified as territories (Rolle 1969). Shortly thereafter, the Mexican Republic sought to grant large tracts of private land to its citizens to begin to encourage immigration to California and to establish its presence in the region. Part of the establishment of power and control included the desecularization of the missions circa 1832. These same missions were also located on some of the most fertile land in California and, as a result, were considered highly valuable. The resulting land grants, known as “ranchos,” covered expansive portions of California and by 1846, more than 600 land grants had been issued by the Mexican government. Rancho Jurupa was the first rancho to be established and was issued to Juan Bandini in 1838. Although Bandini primarily resided in San Diego, Rancho Jurupa was located in what is now Riverside County (Pourade 1963). A review of Riverside County place names quickly illustrates that many of the ranchos in Riverside County lent their names to present-day locations, including Jurupa, El Rincon, La Sierra, El Sobrante de San Jacinto, La Laguna (Lake Elsinore), Santa Rosa, Temecula, Pauba, San Jacinto Nuevo y Potrero, and San Jacinto Viejo (Gunther 1984). As was typical of many ranchos, these were all located in the valley environments within western Riverside County.

The treatment of Native Americans grew worse during the Rancho Period. Most of the Native Americans were forced off of their land or put to work on the now privately-owned ranchos, most often as slave labor. In light of the brutal ranchos, the degree to which Native Americans had become dependent upon the mission system is evident when, in 1838, a group of Native Americans from Mission San Luis Rey petitioned government officials in San Diego to relieve suffering at the hands of the rancheros:

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

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

By 1846, tensions between the United States and Mexico had escalated to the point of war (Rolle 1969). In order to reach a peaceful agreement, the Treaty of Guadalupe Hidalgo was put into effect in 1848, which resulted in the annexation of California to the United States. Once California opened to the United States, waves of settlers moved in searching for gold mines, business opportunities, political opportunities, religious freedom, and adventure (Rolle 1969; Caughey 1970). By 1850, California had become a state and was eventually divided into 27 separate counties. While a much larger population was now settling in California, this was primarily in the central valley, San Francisco, and the Gold Rush region of the Sierra Nevada mountain range (Rolle 1969; Caughey 1970). During this time, southern California grew at a much slower pace than northern California and was still dominated by the cattle industry that was established during the earlier rancho period. However, by 1859, the first United States Post Office in what would eventually become Riverside County was set up at John Magee's store on the Temecula Rancho (Gunther 1984).

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

With the completion of the Southern Pacific Railroad in 1869, southern California saw its first major population expansion. The population boom continued circa 1874 with the completion of connections between the Southern Pacific Railroad in Sacramento to the transcontinental Central Pacific Railroad in Los Angeles (Rolle 1969; Caughey 1970). The population influx brought farmers, land speculators, and prospective developers to the region. As the Jurupa area became more and more populated, circa 1870, Judge John Wesley North and a group of associates founded the city of Riverside on part of the former rancho.

Although the first orange trees were planted in Riverside County circa 1871, it was not until a few years later when a small number of Brazilian navel orange trees were established that the citrus industry truly began in the region (Patterson 1971). The Brazilian navel orange was well suited to the climate of Riverside County and thrived with assistance from several extensive irrigation projects. At the close of 1882, an estimated half a million citrus trees were present in California. It is estimated that nearly half of that population was in Riverside County. Population growth and 1880s tax revenue from the booming citrus industry prompted the official formation of Riverside County in 1893 out of portions of what was once San Bernardino County (Patterson 1971).

Shortly thereafter, with the start of World War I, the United States began to develop a military presence in Riverside County with the construction of March Air Reserve Base. During World War II, Camp Haan and Camp Anza were constructed in what is now the current location of the National Veteran's Cemetery. In the decades that followed, populations spread throughout

the county into Lake Elsinore, Corona, Norco, Murrieta, and Wildomar. However, a significant portion of the county remained largely agricultural well into the 1970s. Following the 1970s, Riverside saw a period of dramatic population increase as the result of new development, more than doubling the population of the county with a population of over 1.3 million residents (Patterson 1971).

Project Area and Vicinity

The project is located within an area traditionally known as Val Verde, which has been historically influenced by the nearby city of Perris. In 1881, the California Southern Railroad laid the tracks for the transcontinental route of the Santa Fe Railway through the plains east of the project. The area where the railroad was placed was referred to as the San Jacinto Plains. Patrick Thomas Perris, for whom the city of Perris was named, led the surveying and construction of the railroad route. The railroad was completed in 1882, which allowed hundreds of settlers to enter the area for homesteading, most of which settled in Pinacate to the south (City of Perris n.d.).

While still part of San Diego County, Rancho San Jacinto Nuevo y Portrero was patented to T.W. Sutherland, guardian of Miguel Pedorena's children, in 1883 (Robinson 1997). In 1885, the citizens of Pinacate worked to create a more conveniently located station along the railroad route and, in 1886, after much hard work, the town site of Perris was established (City of Perris n.d.). In 1911, Perris became an incorporated city, relying heavily upon dry grain farming and citrus groves (City of Perris n.d.).

The Val Verde Tract was platted in 1893 about five miles northwest of Perris. One of the owners of the tract, J.R. Nance, was instrumental in promoting the city of Perris and the Riverside tract to the north of the current project (Gunther 1984). The community briefly flourished due to the establishment of a railway siding and station. The area was dominated by agricultural properties focusing upon grain, grapes, potatoes, melons, alfalfa, and green vegetables. The community had a post office between 1894 and 1904 and again from 1918 through 1930; however, the post office was twice discontinued and the mail forwarded to Perris (Gunther 1984).

A portion of the Colorado River Aqueduct was constructed in the community in 1939 to conduct water from the river to nearby Lake Mathews. The alignment of the aqueduct within Val Verde was named the Val Verde Cut and the Val Verde Tunnel. The approximately one-mile Val Verde Cut was the only portion of the aqueduct that was unlined (Gunther 1984). Due to the aqueduct and availability of water in the region, the Val Verde community continued to be dominated by agriculture throughout the twentieth century.

History of the Property: Ownership and Development

According to Riverside County Assessor's records, the 19543 Patterson Avenue residence was constructed in 1935. However, the 1938 aerial photograph does not show the residence. The 1943 USGS map, however, does show the residence, indicating it was constructed between 1938 and 1943. The residence was constructed by an unknown builder in the Ranch style.

According to the Chain of Title, the 19543 Patterson Avenue property was owned by either Lois A. Pantages or Steven and Barbara Toth at the time of the residence's construction. Pantages was born in 1884 in California. She was married to millionaire theater owner Alexander Pantages and played a crucial role in her husband's career, which included the foundation of Pantages Circuit, a chain of theaters in every principal city west of Mississippi (*Indianapolis Star* 1941). Census records from 1930 and 1940 show that she managed what was left of her husband's business after it was sold to Warner Brothers (Ancestry.com 2002, 2012). She was a concert violinist prior to her marriage to Alexander Pantages (*San Pedro News-Pilot* 1941).



Plates 1 and 2: Lois A. Pantages. (Photographs courtesy of *The Record* 1929 and *Los Angeles Times* 1939)

In 1940, Steven and Barbara Toth purchased the 19543 Patterson Avenue property and it still remains in the possession of the Toth family. The Toths were born in Hungary in 1875 and 1874, respectively (Ancestry.com 2010). They immigrated to the United States in 1881 and 1885 and both worked as farmers (Ancestry.com 2002). They were listed at "Rt. 1, Box 41, Cajalco Road, Perris" in the 1950s, which is likely either 19542 or 19543 Patterson Avenue (*Perris Progress* 1956). Ownership passed to their sons Charles and Joseph William Toth in 1954. Charles Toth was born in 1906 in Cape Girardeau, Missouri and resided at "Rte 1 Box 41 Perris" (*Perris Progress* 1963) for 55 years before he died in 1963 at the age of 56. He spent 40 years

working as a grain farmer (*Perris Progress* 1963). Joseph Toth was born in 1907 in Colorado (Ancestry.com 2006). The 1930 census indicates he also lived in Perris (Ancestry.com 2002). After the death of his wife Irene, he became the sole owner of the property (*Perris Progress* 1971). Upon his death in 1992, ownership of the property passed to their children Helen I., Joey M., and Steven P. Toth (Ancestry.com 2023). The property remains in the possession of the trustees of Helen Toth, who died in 2002 (*The Desert Sun* 2002).

Table 1
Title Records for APN 317-140-015

Seller	Buyer	Year
Pantages Theatre Company	Lois A. Pantages	1936
Lois A. Pantages	Steven Toth and Barbara Toth	1940
Barbara Toth	Joe W. Toth	1953
Barbara Toth	Charles Toth and Joe Toth	1954
Charles Toth and Mabel Toth	Joe W. Toth and Irene Toth	1956
Joe W. Toth (aka Joe Toth)	Joe W. Toth, as Trustee, and the subsequent trustee, of the Joe W. Toth, Trust dated May 2, 1990	1992
Helen I. Toth, Joey M. Toth, and Steven P. Toth, as successor Co-Trustees of the Joe W. Toth Trust dated May 2, 1990	Helen I. Toth	1992
Helen I. Toth	Helen I. Toth, Trustee of the Family Trust of Helen I. Toth, dated FEB 12 2002	2002

IV. METHODS AND RESULTS

Archival Research

Records relating to the ownership and developmental history of the property were sought to identify any associated potential historic or architectural significance. Records located at the BFSa research library, the Riverside County Assessor/Recorder/County Clerk, and the Riverside County Planning Department were accessed for information regarding the buildings. Title records for the property were also obtained. Appendix C contains maps of the property, including a general

location map, historic USGS project location maps, a current USGS project location map, and a current Assessor's parcel map. There are no Sanborn maps for the project area.

Field Survey

BFSA conducted a historic structure survey on April 27, 2023. The purpose of the survey was to locate and document any potentially historic structures on the property that would potentially be affected by the off-site road improvements. Preparation of architectural descriptions was conducted in the field and supplemented using photographic documentation. Additional information was drawn from supplemental research efforts and incorporated into this report.

Description of Surveyed Resources

According to Riverside County Assessor's records, the 19543 Patterson Avenue residence was constructed in 1935. However, the 1938 aerial photograph does not show the residence (Plate 3). The 1943 USGS map (see Appendix C), however, does show the residence, indicating it was constructed between 1938 and 1943. The residence was constructed by an unknown builder in the Ranch style.

The single-family residence primarily features a cross-gable roof with shed roof portions attached to the main structure. The roof has moderate, closed overhangs and is covered with composite shingles. The residence consists of northwest, west, and east wings and a porch on the east façade (Plate 4). While the main two-story building features a cross-gable roof, the porch features a shed roof. The residence is clad in stucco, except for the east wing and northwest corner, which are clad with wood boards.

The primary (east) façade of the residence faces Patterson Avenue, separated with a chain-link fence. Access to the residence is provided directly from the street. The front porch features a shed roof and wood supports. The main entrance door is located at the center of the porch, on the east façade. Two large double-hung windows are located on either side of the entrance door. The southern end of the east façade features the gable wall of the east wing and features a double-hung window. The north façade of the east wing faces the front porch and features another double-hung window (Plate 5).

The south façade of the residence faces the detached garage and features the gable wall of the main structure at its center and non-gable walls of the east and west wings on either side. The south façade features a double-hung window on its east side, a set of double vinyl-framed sliding windows on the gable wall, and a small, wood-framed picture window on its west end (Plates 6 and 7).

The north façade of the residence features the gable wall of the main structure on its east end and the north façade of the northwest wing. The northwest wing features a shed roof that runs parallel to the gable roof of the main house. This feature makes the roof look like a double-pitched roof from the northern point of view. The north façade features three double-hung windows of various sizes (Plates 8 and 9).

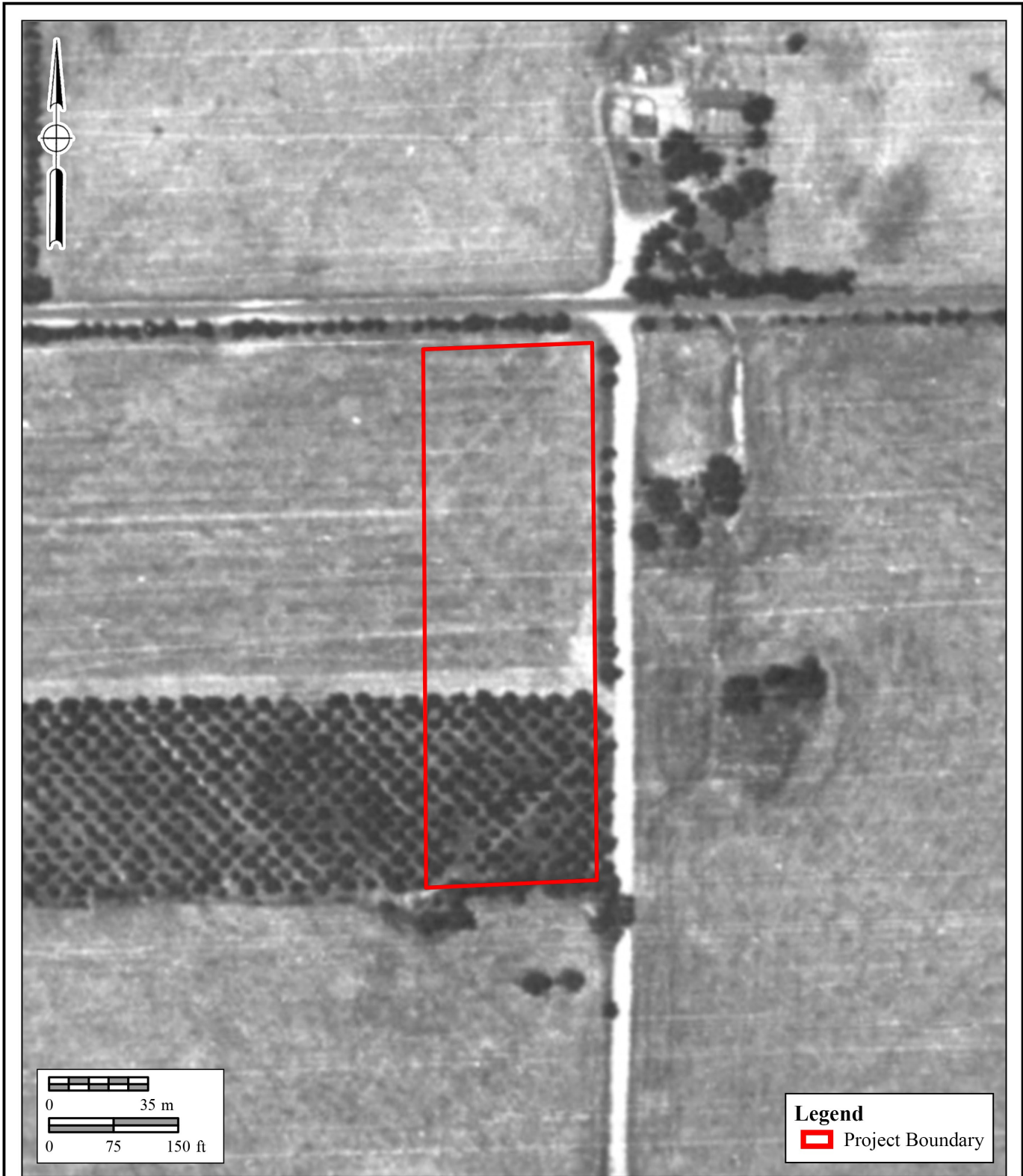
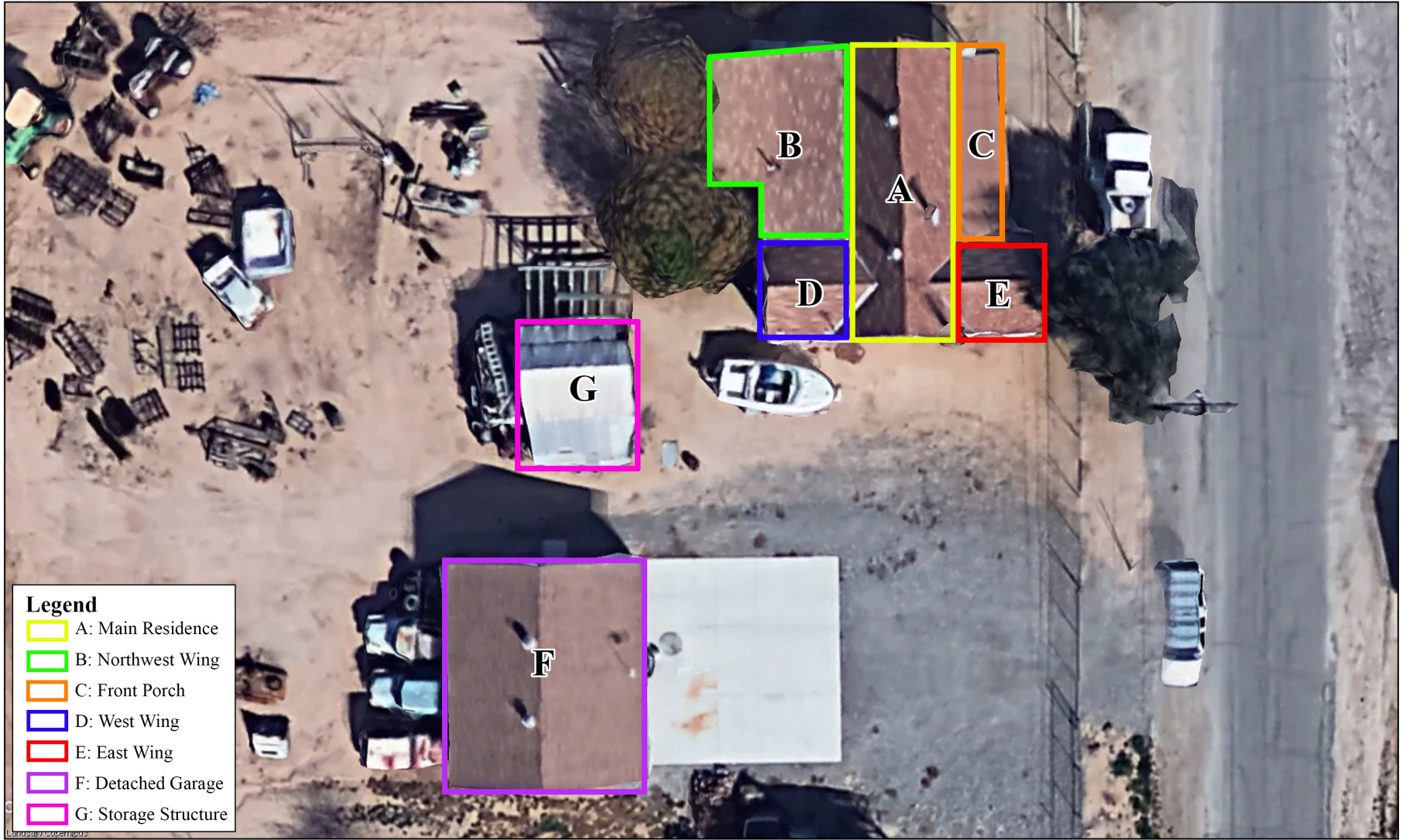


Plate 3
1938 Aerial Photograph
19543 Patterson Avenue





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Plate 5
East Façade of the Residence, Facing Southwest
19543 Patterson Avenue



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Plate 6
South Façade of the Residence, Facing Northwest
19543 Patterson Avenue



Plate 7
East Façade of the Detached Garage (Left) and Storage Structure (Center) and South Façade (Right) of the Residence, Facing West

19543 Patterson Avenue



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Plate 8

East (Left) and North (Right) Façades of the Residence, Facing Southwest

19543 Patterson Avenue



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Plate 9
North Façade of the Residence, Facing South
19543 Patterson Avenue

The west façade of the residence features another entrance door on its north end. Two double-hung windows are located on either side of the entrance door. The southern end of the west façade features the gable wall of the west wing (Plate 10). Research did not find any indication of applied changes that would alter the overall form, plan, space, structure, or style of the building since its initial construction.

According to historic aerial photographs, the detached garage was constructed between 1967 and 1994 (Plates 11 and 12) and the utilitarian storage structure between 1967 and 1977 (see Plates 11 and 13). Neither was constructed in a specific architectural style, both with unknown architects and builders. The rectangular detached garage exhibits a wood frame construction and a gable roof that is clad with composite shingles. The building features vertical wood board cladding. The roof has moderate overhanging eaves with exposed rafters. The east façade of the detached garage faces Patterson Avenue and features two 16-panel overhead garage doors (Plates 14 and 15). The utilitarian storage structure exhibits a gable roof and is clad in corrugated metal sheeting (see Plates 7 and 15). Research did not find any indication of applied changes that would alter the overall form, plan, space, structure, or style of the detached garage or storage structure since their initial construction.

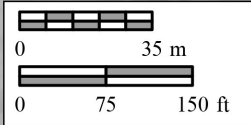
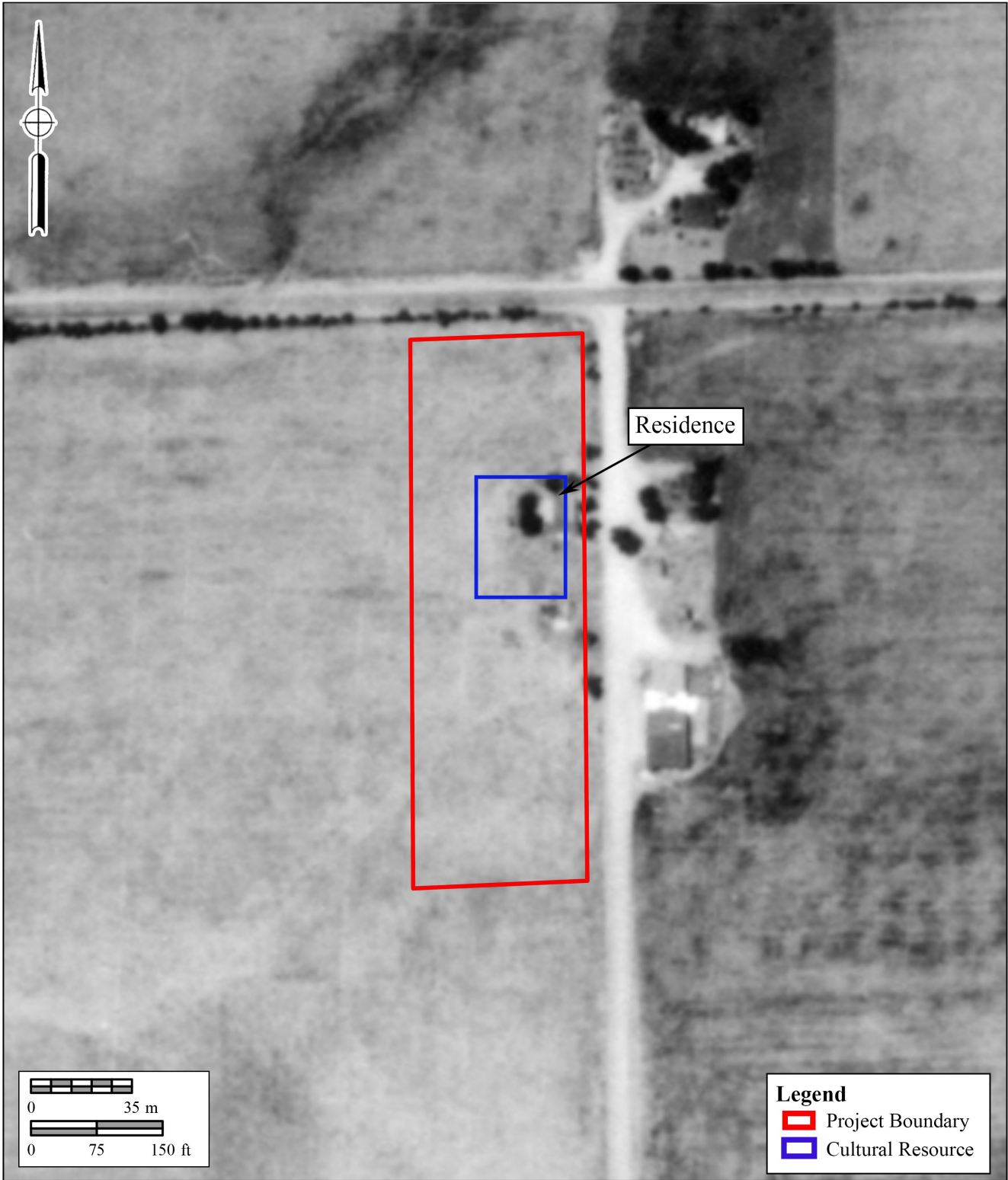
V. SIGNIFICANCE EVALUATIONS

Because the proposed project would require approval from the County of Riverside, CEQA and County of Riverside Historical Commission Procedures were used to evaluate the residence and detached garage as potentially significant historic buildings. Therefore, criteria for listing on the CRHR and the Riverside County Historic Landmarks list were used to measure the significance of the resources. When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of construction. It is important to note that integrity is not the same as condition; integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. CEQA guidelines (Section 15064.5) address archaeological and historic resources, noting that physical changes that would demolish or materially alter in an adverse manner those characteristics which convey the historic significance of the resource and justify its listing on inventories of historic resources, are typically considered significant impacts.



BFS Environmental Services
A Perennial Company

Plate 10
North (Left) and West (Right) Façades of the Residence, Facing Southeast
19543 Patterson Avenue

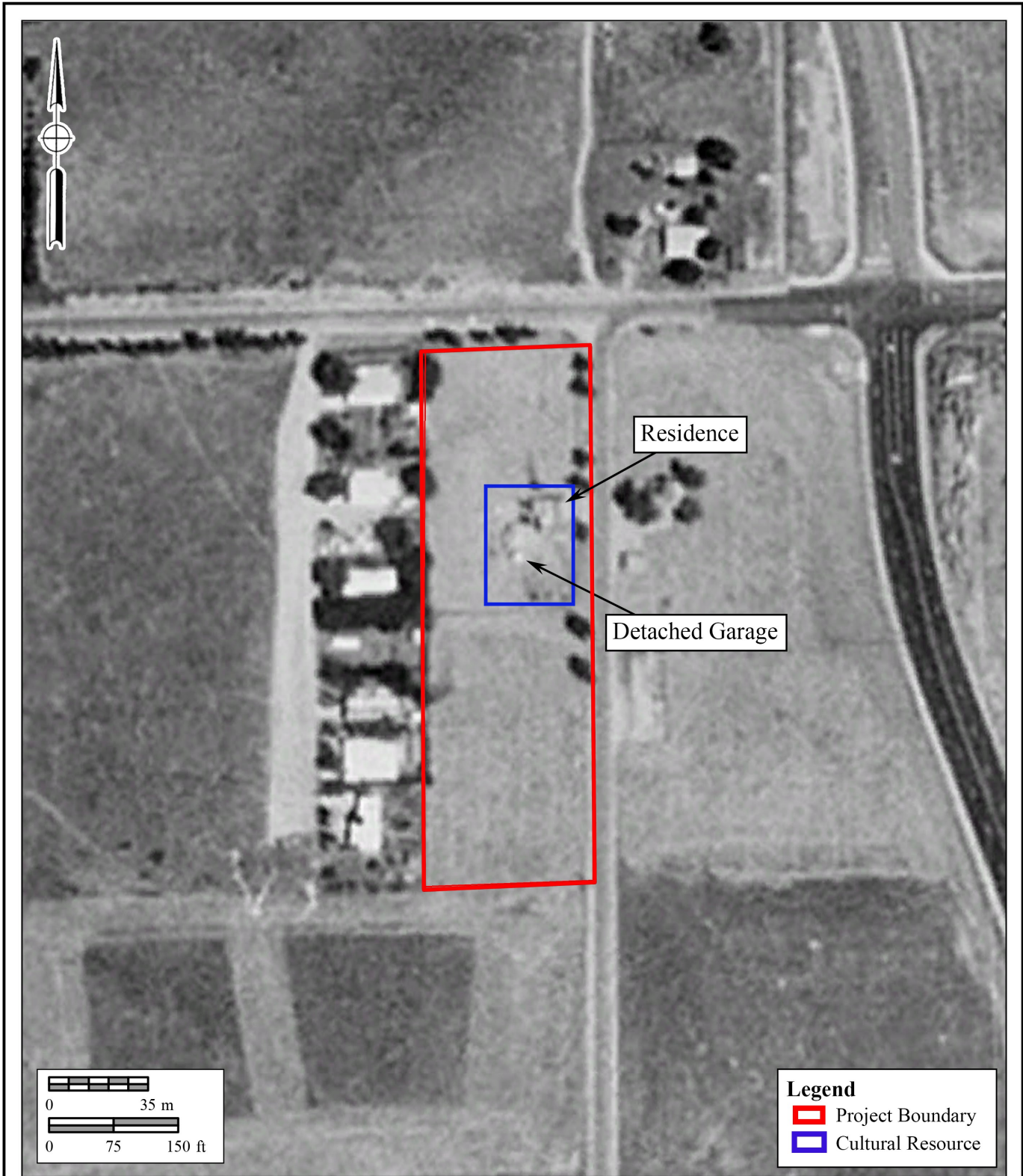


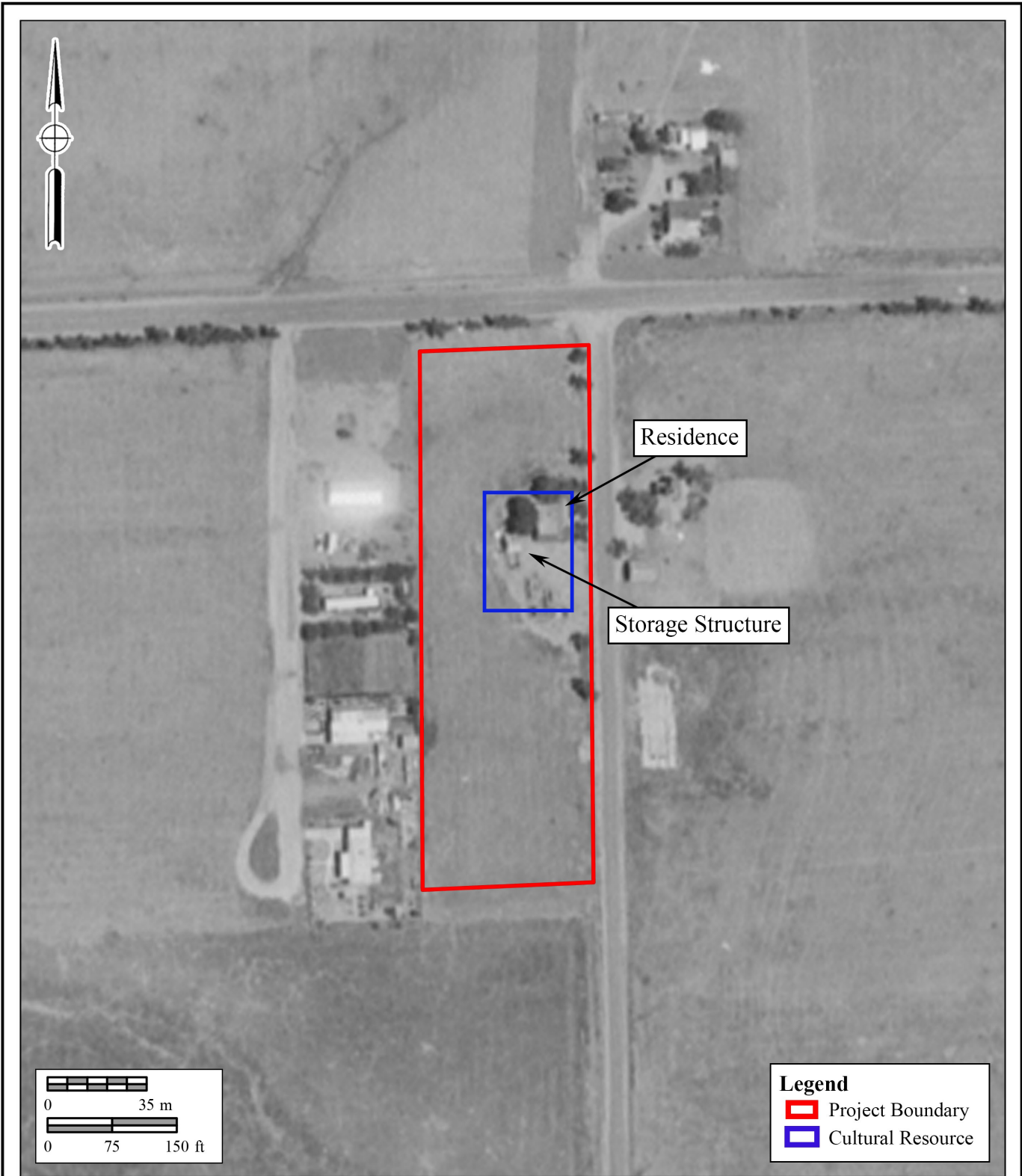
Legend

- Project Boundary
- Cultural Resource



Plate 11
1967 Aerial Photograph
19543 Patterson Avenue







BFS Environmental Services
A Perennial Company

Plate 14
East Façade of the Detached Garage, facing West
19543 Patterson Avenue



Plate 15
East Façades of the Detached Garage (Left) and Storage Structure
(Center) and South Façade of the Residence (Right), Facing West

19543 Patterson Avenue

In order to determine whether or not the buildings are eligible for listing on the Riverside County Historic Landmarks list or the CRHR, both registers' eligibility criteria were used. Furthermore, BFSAs based the review upon the recommended criteria listed in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002). This review is based upon the evaluation of integrity of the buildings followed by the assessment of distinctive characteristics.

1. **Integrity of Location** [*refers to*] the place where the historic property was constructed or the place where the historic event occurred (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the buildings had always existed at their present locations or if they had been moved or rebuilt. The residence, detached garage, and utilitarian storage structure were constructed in their current locations between 1938 and 1943, 1967 and 1994, and 1967 and 1977, respectively. These buildings have never been moved or rebuilt and, therefore, retain integrity of location.
2. **Integrity of Design** [*refers to*] the combination of elements that create the form, plan, space, structure, and style of a property (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the buildings and any architectural features present.

According to Riverside County Assessor's records, the 19543 Patterson Avenue residence was constructed in 1935. However, the 1938 aerial photograph does not show the residence. The 1943 USGS map, however, does show the residence, indicating it was constructed between 1938 and 1943. The residence was constructed by an unknown builder in the Ranch style. Research did not find any indication of applied changes that would alter the overall form, plan, space, structure, or style of the building since its initial construction. Therefore, the residence retains integrity of design.

Based upon aerial photographs, the 19543 Patterson Avenue detached garage was constructed between 1967 and 1994 and the storage structure between 1967 and 1977 as utilitarian buildings with no specific architectural design elements by unknown builders. Research did not find any indication of applied changes that would alter the overall form, plan, space, structure, or style of the buildings since their initial construction. Therefore, the detached garage and storage structure retain integrity of design.

3. **Integrity of Setting** [*refers to*] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape,

vegetation, and artificial features (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscape, vegetation, man-made features, and relationships between buildings and other features. According to aerial photographs and Riverside County Assessor's records, residence, detached garage, and utilitarian storage structure were constructed between 1938 and 1943, 1967 and 1994, and 1967 and 1977, respectively. The earliest aerial image from the area dates to 1938 and shows the surrounding area as agricultural fields and orchards (see Plate 3). The 19542 Patterson Avenue residence and detached garage, to the east, were constructed in 1896 and between 1938 and 1948, respectively (see Plates 3 and 16). By 1953, the orchard located south of the property was removed (Plate 17). Between 1967 and 1977, Patterson Avenue was widened and paved and four residences were constructed west of the subject property (see Plates 11 and 13). Between 1977 and 1994, Harvill Road was constructed east of the 19543 property and two more residences are added in the area west of the property (see Plates 12 and 13). Due to the construction of the detached garage and storage structure on the subject property, the paving and widening of Patterson Avenue, and the loss of the surrounding agricultural fields and orchards, the 19543 Patterson Avenue residence no longer retains the same open space, viewshed, landscape, vegetation, or general built environment and does not retain integrity of setting. The detached garage and storage structure, however, retain integrity of setting as the surrounding buildings and road improvements were extant at the time of their construction and their viewshed has not been substantially changed.

4. **Integrity of Materials** [*refers to*] *the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property* (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials that may have altered the architectural design of the buildings.

According to Riverside County Assessor's records, the 19543 Patterson Avenue residence was constructed in 1935. However, the 1938 aerial photograph does not show the residence. The 1943 USGS map, however, does show the residence, indicating it was constructed between 1938 and 1943. The residence was constructed by an unknown builder in the Ranch style. Research did not find any indication of applied changes that would alter the overall form, plan, space, structure, or style of the building since its initial construction. There is no indication that the residence has undergone any original material replacements and, therefore, it retains integrity of materials.

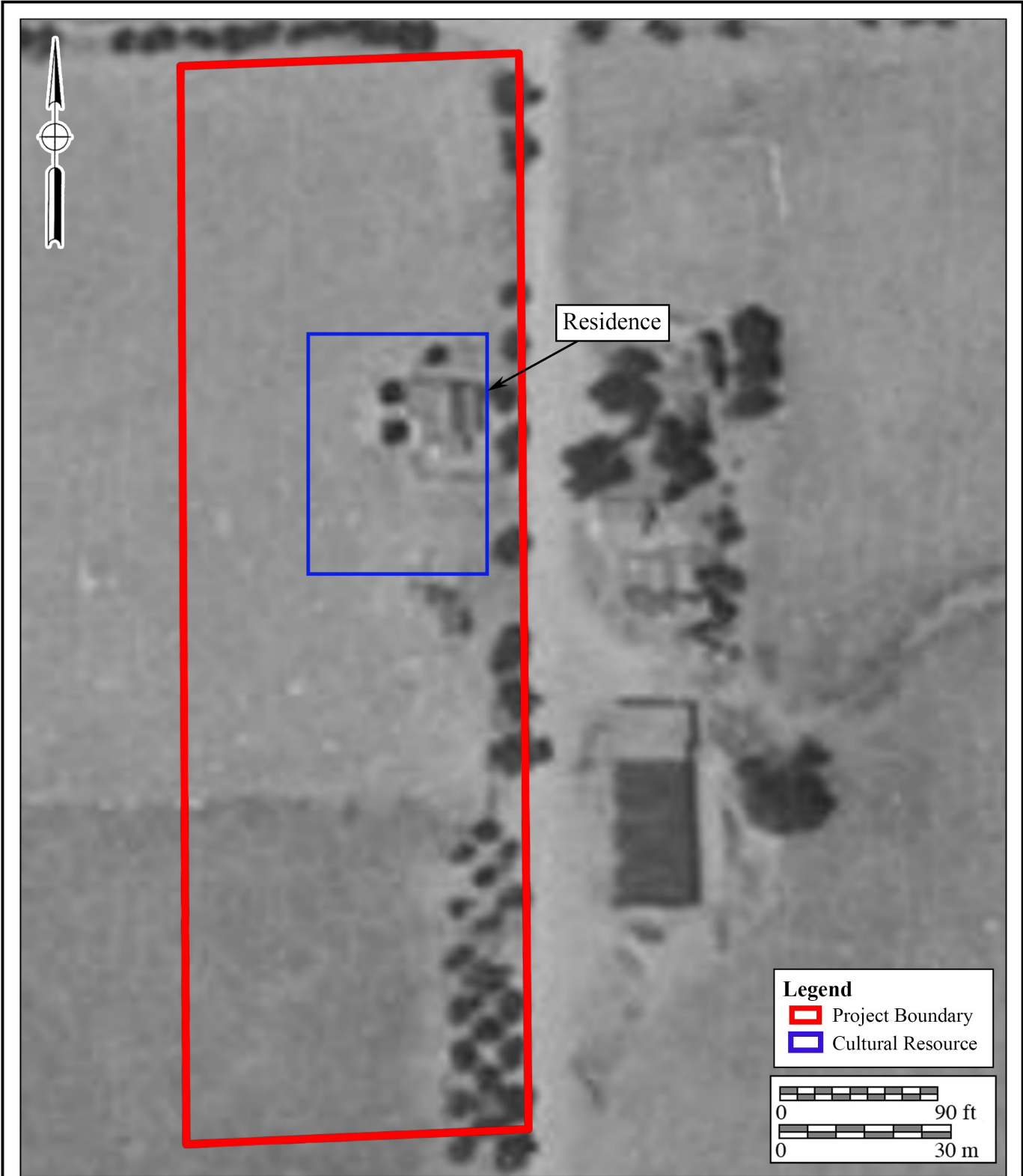
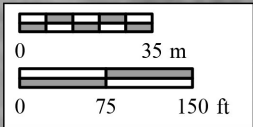
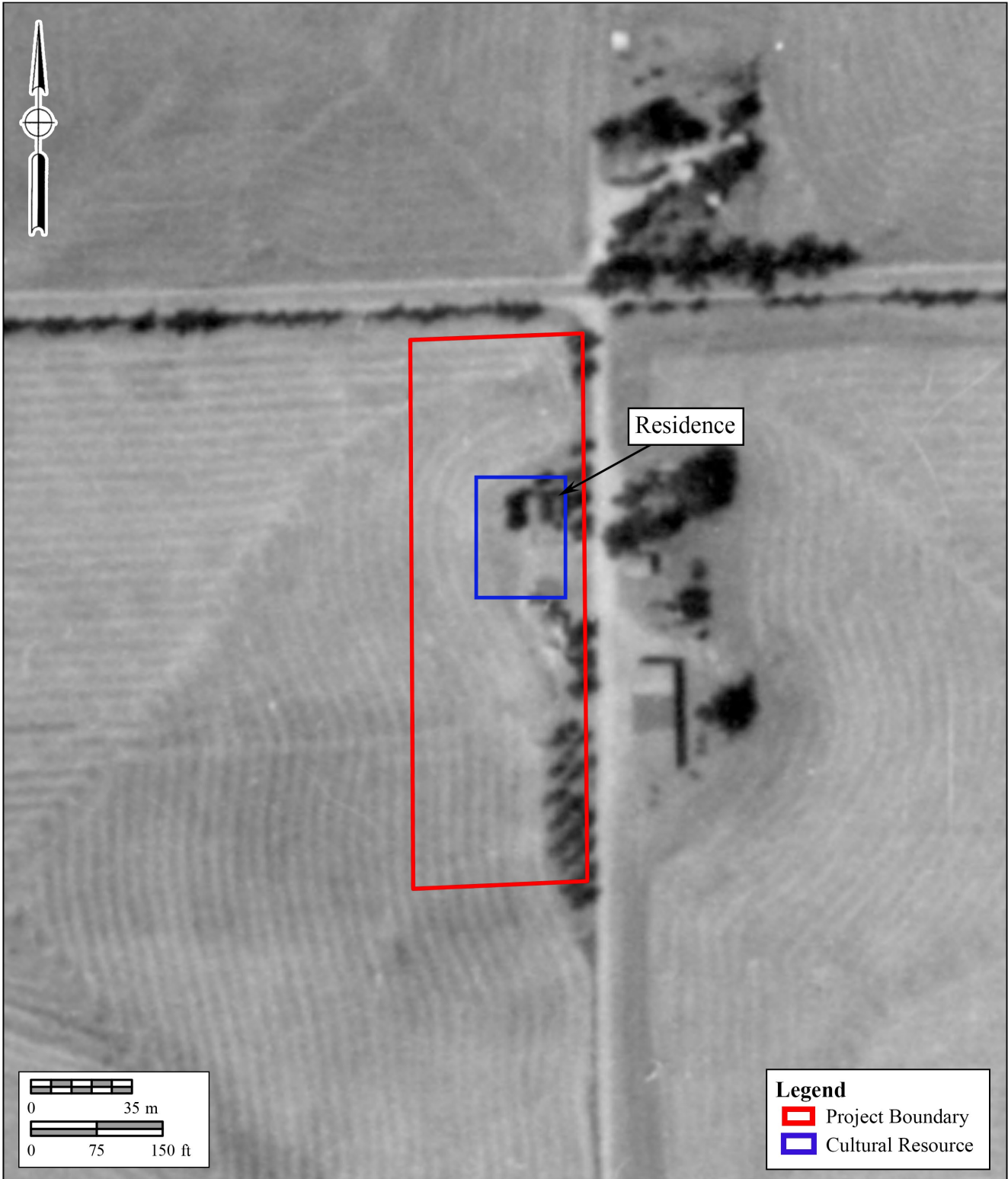




Plate 16
1948 Aerial Photograph
19543 Patterson Avenue



Legend

-  Project Boundary
-  Cultural Resource



BFS Environmental Services
A Perennial Company

Plate 17
1953 Aerial Photograph
19543 Patterson Avenue

Based upon aerial photographs, the 19543 Patterson Avenue detached garage was constructed between 1967 and 1994 and the storage structure between 1967 and 1977 as utilitarian buildings with no specific architectural design elements by unknown builders. Research did not find any indication of applied changes that would alter the overall form, plan, space, structure, or style of the buildings since their initial construction. Since there is no indication that the buildings have undergone any original material replacements the detached garage and storage structure retain integrity of materials.

5. **Integrity of Workmanship** [*refers to*] *the physical evidence of the labor and skill of a particular culture or people during any given period in history* (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present.

The original workmanship demonstrated in the construction of the residence is average. The builder and architect are unknown. The residence does not possess physical evidence of any craft employed by a particular culture, people, or artisan. Therefore, the residence has never possessed integrity of workmanship.

While the design and execution of construction of the garage is average and the storage shed is below average, they do not possess physical evidence of any craft employed by a particular culture, people, or artisan. Therefore, the buildings have never possessed integrity of workmanship.

6. **Integrity of Feeling** [*refers to*] *a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the resources' features, in combination with their setting, conveyed a historic sense of the property during the period of construction.

As noted previously, integrity of setting for the residence was compromised by development of the detached garage and storage structure, the widening and paving of Patterson Avenue, and the loss of surrounding agricultural fields. While the 19543 Patterson Avenue residence itself has not undergone many modifications, the loss of integrity of setting negatively impacted its integrity of feeling. Therefore, the residence does not retain integrity of feeling.

While the detached garage and storage structure retain integrity of setting due to their relatively later dates of construction and have not undergone major modifications, they are currently in poor condition, which negatively impacts their integrity of feeling.

Therefore, the detached garage and storage structure do not retain integrity of feeling.

7. **Integrity of Association** [*refers to*] the direct link between an important historic event or person and a historic property (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the resources' data or information and their ability to answer any research questions relevant to the history of the county of Riverside or the state of California. As mentioned previously, the 19543 Patterson Avenue property was owned by Lois Pantages, who was married to millionaire theater magnate Alexander Pantages and she managed what was left of her husband's business after it was sold to Warner Brothers (Ancestry.com 2002, 2012). However, research could not locate any documents that indicate that the Pantages family ever lived at the property. Therefore, the buildings do not possess integrity of association.

The residence was determined to meet three of the seven categories of the integrity analysis, as it retains integrity of location, design, and materials. The residence does not retain integrity of setting and feeling and never possessed integrity of workmanship and association. The detached garage and storage structure were determined to meet four of the seven categories of integrity analysis, as they retain integrity of location, setting, design, and materials. However, they do not retain integrity of feeling and have never possessed integrity of workmanship or association.

Criteria

A property may be eligible for designation as a historic landmark on the Riverside County Historic Landmarks list if it meets one or more of the following qualifying criteria set forth in the County of Riverside Historical Commission Procedures (Resolutions 82-131 and 2005-345):

- **Riverside County Historic Landmarks Criterion 1:**
It is associated with events that have made a significant contribution to the broad patterns of Riverside County's history and cultural heritage.
- **Riverside County Historic Landmarks Criterion 2:**
It is associated with the lives of persons important to the history of Riverside County or its communities.
- **Riverside County Historic Landmarks Criterion 3:**
It embodies the distinctive characteristics of a type, period, Riverside County region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.

- **Riverside County Historic Landmarks Criterion 4:**

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

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

- **CRHR Criterion 1:**

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

- **CRHR Criterion 2:**

It is associated with the lives of persons important in our past.

- **CRHR Criterion 3:**

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

- **CRHR Criterion 4:**

It has yielded, or may be likely to yield, information important in prehistory or history.

Evaluation

The evaluation of the 19543 Patterson Avenue buildings is provided below and is based upon the significance criteria presented in the County of Riverside Historical Commission Procedures (Resolutions 82-131 and 2005-345), and the CRHR.

- **Riverside County Historic Landmarks/CRHR Criterion 1:**

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

It was discovered through historical research that no significant events could be associated with the 19543 Patterson Avenue buildings. Because the property could not be associated with any specific historic event, the buildings are not eligible for designation under Riverside County Historic Landmarks list or CRHR Criterion 1.

- **Riverside County Historic Landmarks/CRHR Criterion 2:**

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

Historical research revealed that none of the 19543 Patterson Avenue buildings are associated with any persons important in our past. As mentioned previously, the 19543 Patterson Avenue property was owned by Lois Pantages, who was married to millionaire theater magnate Alexander Pantages and she managed what was left of her husband's business after it was sold to Warner Brothers (Ancestry.com 2002, 2012). However, research could not locate any documents that indicate the Pantages family ever lived at the property. Because the property could not be associated with the lives of any important persons in our past, the buildings are not eligible for designation under Riverside County Historic Landmarks list or CRHR Criterion 2.

- **Riverside County Historic Landmarks/CRHR Criterion 3:**

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

According to Riverside County Assessor's records, the 19543 Patterson Avenue residence was constructed in 1935. However, the 1938 aerial photograph does not show the residence. The 1943 USGS map, however, does show the residence, indicating it was constructed between 1938 and 1943. The residence was constructed by an unknown builder in the Ranch style.

McAlester (2015) mentions that the Ranch style "originated in Southern California in the mid-1930s." The period of significance for the Ranch style is defined as 1935 to 1975. Construction of the 19543 Patterson Avenue residence between 1938 and 1943 falls within the period of significance for the Ranch style. According to McAlester (2015):

During the decades of the 1950s and 1960s it became by far the most popular house style built throughout the country. Often located in large subdivisions, post-World War II Ranch-house suburbs form a dominant part of many American cities – particularly those that grew in the postwar Sunbelt Boom of the 1950s and 1960s, such as Dallas, Houston, Phoenix, Los Angeles, and Atlanta. (McAlester 2015)

Identifying features of the Ranch style, as provided by McAlester (2015) include:

Broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of

house; garage typically attached to main façade (faces front, side, or rear); large picture window generally present; asymmetrical façade. (McAlester 2015:597)

The 19543 Patterson Avenue residence possesses four of the seven features listed above: broad, one-story shape is built low to the ground; low-pitched roof without dormers; moderate roof overhangs; and an asymmetrical façade. Although the front entrance of the residence is located off-center, it is not sheltered by the main roof, but rather by the shed roof extension added to the main roof. The residence does not feature an attached garage or a picture window.

In addition to the identifying features listed above, McAlester (2015) also distinguishes between four principal subtypes of the Ranch architectural style, including Hipped Roof, Cross-Hipped Roof, Side-Gabled Roof, and Cross-Gabled Roof. The 19543 Patterson Avenue residence is best classified as the Cross-Gabled Roof subtype. McAlester (2015:598) states:

... about 40 percent of one-story Ranch houses have a broad side-gabled form, with a long roof ridge parallel to the street, and a single, prominent, front-facing gable extension. Occasionally, a second such gable is present.

Although the 19543 Patterson Avenue residence possesses four of the seven characteristics of the Ranch style, the Ranch style is extremely common in southern California and, as such, examples of the style that are eligible for listing on the CRHR should retain a high degree of integrity. As the 19543 Patterson Avenue residence does not possess integrity of setting, workmanship, feeling, or association, the building does not embody distinctive characteristics of a Ranch-style residence and does not rise to a level beyond the ordinary. Therefore, the residence is not eligible for designation under Riverside County Historic Landmarks list or CRHR Criterion 3.

Based upon aerial photographs, the 19543 Patterson Avenue detached garage was constructed between 1967 and 1994 and the storage structure between 1967 and 1977 as utilitarian buildings with no specific architectural design elements by unknown builders. The buildings were not designed or built by important creative individuals and do not possess high artistic values. As such, the buildings are not eligible for designation under Riverside County Historic Landmarks list or CRHR Criterion 3.

- **Riverside County Historic Landmarks/CRHR Criterion 4:**

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

The research conducted for this study revealed that because the 19543 Patterson Avenue buildings are not associated with any significant persons or events and were not constructed using unique or innovative methods of construction, they likely cannot yield any additional information about the history of the Riverside County or the state of California. Therefore, the buildings are not eligible for designation under Riverside County Historic Landmarks List or CRHR Criterion 4.

VI. FINDINGS AND CONCLUSIONS

The residence, detached garage, and utilitarian storage structure are evaluated as not historically or architecturally significant under any Riverside County Historic Landmarks list or CRHR criteria due to a lack of association with any significant persons or events and not being representative or significant examples of any architectural styles. No mitigation measures are recommended for these buildings.

Impacts Discussion

The residence, detached garage, and utilitarian storage structure are determined not eligible for listing on the Riverside County Historic Landmarks list or CRHR. No direct or indirect impacts to significant historic resources within the 19543 Patterson Avenue property are anticipated as a result of the proposed project.

VIII. CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this historic structure assessment. This assessment is based upon the professional opinion of Principal Investigator Tracy Stropes. Any conclusions or recommendations included herein may be changed or challenged by the County of Riverside during the environmental review process.



Tracy A. Stropes
Principal Investigator
County of Riverside Registration #257

May 12, 2023

Date

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X. APPENDICES

Appendix A – Building Development Information

Appendix B – Ownership and Occupant Information

Appendix C – Maps

Appendix D – DPR Form

Appendix E – Preparers’ Qualifications

APPENDIX A

Building Development Information



Assessor - County Clerk - Recorder
Riverside County, CA

Property Detail

19543 PATTERSON AVE PERRIS CA 92570

Assessment No. 317140015
APN 317140015
Property Type Single Family Dwelling
Neighborhood Val Verde Unified - Non-Conforming (R-098)
Acreage 2.97

Legal Description

2.97 ACRES M/L IN POR SW 1/4 OF SEC 12 T4S R4W FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS TownshipN 4 Acres 002.97 M/L Section 12 Portion 1/4 Range 04 PortionDirection S RangeDirection W

Value History (Part 1)

Year	Reason Date	Market Value				Factored Base Year Value			
		Land	Improvement	Living Improvement	Total	Land	Improvement	Living Improvement	Total
2019	01/01/2019								
2020	01/01/2020								
2021	01/01/2021								
2022	01/01/2022								

Value History (Part 2)

Year	Restricted Value				Assessed Value				Penalty	Exemption	Net Taxable Value
	Land	Improvement	Living Improvement	Total	Land	Improvement	Living Improvement	Total			
2019					\$19,004	\$25,309		\$44,313		\$7,000	\$37,313
2020					\$19,384	\$25,815		\$45,199		\$7,000	\$38,199
2021					\$19,584	\$26,082		\$45,666		\$7,000	\$38,666
2022					\$19,975	\$26,603		\$46,578		\$7,000	\$39,578

Transfer History

Doc #	Sales Price	Date	Vacant Land
2002-0090529	\$0	2/21/2002	False
1992-0358108	\$0	9/23/1992	False
1992-0262829	\$0	7/16/1992	False
1972-0054048	\$0	4/1/1972	False

Features

Code	Code Descr.	Year	Building	Size	Size Descr.	Units	Cond. Details	Percent
YARD IMPROVEMENT	Yard Improvement (RCN)	1935	317140015	240.00	Replacement Cost New	N/A	0.00 Average	100.00

Land Details

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
Residential	LandLine 01 / 317140015 / Residential	2.97	0.00	0.00

Building 1 - Building Details

Address 19543 PATTERSON AVE
Type Single Family Dwelling
Year Built 1935

Image: Sketch Image

Structural Elements

Use	Detail
Basement	No Basement
Bathroom Condition	Average
Central Cooling	No
Central Heating	No
Kitchen Condition	Average
Roof Cover	Shake/Wood Shingles

Floor Areas

Description	Level	Gross Area	Finished Area	Construction Type
Main Dwelling	Ground	1131.00	1131.00	Wood or Light Steel (D)
Fractional Area (2/3)	Ground	136.00	136.00	Wood or Light Steel (D)
Fractional Area (1/4)	Ground	208.00	208.00	Wood or Light Steel (D)

Unit Counts

Units/Costs	Category	Description
4	Bath Fixtures	Bathroom Fixtures
375	Building Additive	Heat and Cooling (Cost)
2	Room Count	Bedroom
1	Room Count	Bath - Full
1	Room Count	Kitchen
1	Room Count	Living Room

Building 2 - Building Details

Address 19543 PATTERSON AVE
Type Single Family Dwelling
Year Built 1935

Image: Sketch Image

Floor Areas

Description	Level	Gross Area	Finished Area	Construction Type
Detached Garage - Single Family	Ground	720.00	720.00	Wood or Light Steel (D)

Riverside County is not liable for erroneous or incomplete data.
California Revenue and Taxation Code Sec. 408.3 (d)

Date Printed: 5/9/2023

APPENDIX B

Ownership and Occupant Information

Date 5/18/36
 State Business: Free
 Pol. Code 4295
 Dept. of Public Works
 Div. of Highways
 E.E. Wallace, Dist. Eng.
 By Geo.S. Pingry

Received for record May 19, 1936, at 8 o'clock A. M. at request of #1019
 Div. of Highways, Copied in Book No. 274 of Official Records, page 540, et seq., Records
 of Riverside County, California.

Fees \$none

Jack A. Ross, Recorder,
 By F.B. Row, Deputy Recorder.

Compared: Copyist; A. Burgess; Comparer: M. Alrick

May 19, 1936

-0-0-0-0- Book 274, Page 541 O.R.

PANTAGES THEATRE COMPANY)
) GRANT DEED
 LOIS A. PANTAGES) CORPORATION

PANTAGES THEATRE COMPANY, a corporation, organized and existing under and by virtue of the laws of the State of California, in consideration of Ten dollars (\$10.00) dollars, to it in hand paid, the receipt of which is hereby acknowledged, does hereby grant to LOIS A. PANTAGES, a widow, all that property in the County of Riverside, State of California, described as:

PARCEL ONE: Beginning at the center line of Section 12, Township 4 South, Range 4 West, San Bernardino Base and Meridian, as shown by the United States Government Survey, and plats on file in the United States Land Office; thence South 0° 06' East, 20 feet; thence South 88° 12' West, 20 feet to the point of beginning of the parcel herein described; thence South 0° 06' East, 972.7 feet; thence South 88° 12' West, 1332.52 feet; thence North 0° 30' West, 972.7 feet; thence North 88° 12' East, 1336 feet to the place of beginning.

PARCEL TWO: Beginning at the center of Section 12, Township 4 South, Range 4 West, San Bernardino Base and Meridian, as shown by the United States Government Survey and plats on file in the United States Land Office; thence South 0° 06' East, 20 feet; thence North 88° 12' East, 20 feet to the point of beginning of the parcel herein described, thence continuing North 88° 12' East, 900.4 feet to the westerly line of the Right of Way of the Atchison, Topeka and Santa Fe Railroad; thence South 20° 07' East, along the said Right of Way of said Railroad, 960.87 feet; thence South 88° 14' West 630 feet; thence South 79° 53' West, 12.11 feet; thence South 20° 07' East, 154.5 feet; thence South 88° 14' West, 610.6 feet; thence North 0° 06' West, 1060.42 feet to the point of beginning. SUBJECT TO (a) All taxes and assessments, a lien.
 (b) Rights of Way and reservations of record.

IN WITNESS WHEREOF, the above mentioned corporation has caused this deed to be duly executed and its corporate name to be subscribed hereto by its Vice-President and attested by its Secretary, who has hereunto affixed its corporate seal, this 27th day of April 1936.

PANTAGES THEATRE COMPANY
 By Lloyd A. Pantages, Vice President
 Attest: R. A. Pantages, Secretary.

(CORPORATE SEAL)

State of California,)
 County of Los Angeles) ss.

On this 27th day of April, 1936, before me, Dorothy R. Barton, a Notary Public in and for the said County, personally appeared Lloyd A. Pantages, known to me to be the Vice President and R.A. Pantages, known to me to be the Secretary of Pantages Theatre Company, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal.

Dorothy R. Barton,
 Notary Public in and for said
 County and State.

(NOTARIAL SEAL)

#1030

Received for record May 19, 1936, at 8 o'clock A. M. at request of E.M. Daniels, Copied in Book No. 274 of Official Records, page 541, et seq., Records of Riverside County, California.

Fees \$1.00

Jack A. Ross, Recorder,
By F.B. Row, Deputy Recorder.

Compared: Copyist; A. Burgess; Comparer: M. Alrick

-o-o-o-o-o-

PARTIAL RECONVEYANCE

RIVERSIDE TITLE COMPANY, a corporation doing business in the City of Riverside, State of California, Trustee under that certain Deed of Trust executed by Ethel M. Kuster and F.W. Kuster, her husband, and Guy W. Waterbury, also known as G.W. Waterbury, and Helen Purdy Waterbury, his wife, Trastors, dated January 7, 1935, and recorded in Book 155, page 381, Official Records of Riverside County, California, having been duly and legally ordered to release and reconvey that portion of the real property covered by said Deed of Trust hereinafter particularly described (which said order is made a part hereof) in compliance with said order, and in consideration of the sum of One dollar (\$1.00) receipt of which is hereby acknowledged, does hereby remise, release, quitclaim and reconvey to the person or persons legally entitled thereto, but without warranty, the real property situated in the County of Riverside, State of California, described as follows:

That certain tract and parcel of land constituting a portion of Government Lot 4 (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 8, Township 4 South, Range 6 West, S.B.B. & M. more particularly described as follows:

Beginning on the center line of Ontario Avenue (said Ontario Avenue being a 70 foot street running across said Lot 4) at a point 434.9 feet northwest of its intersection with the East line of said Lot 4 and running thence North 43° 25' East, a distance of 100 feet; thence North 46° 35' West a distance of 40 feet; thence South 43° 25' West, a distance of 100 feet to a point on said center line of Ontario Avenue; thence South 46° 35' East along said center line, a distance of 40 feet to the point of beginning; excepting from this partial reconveyance and the operation and effect thereof the Southwesterly 35 feet lying, being and situate in the said Ontario Avenue.

The remaining property mentioned in said Deed of Trust shall continue to be held by said Trustee under the terms thereof and this reconveyance shall not affect the personal liability of any person for the unpaid portion of the indebtedness mentioned as secured thereby.

IN WITNESS WHEREOF, the undersigned, as trustee aforesaid, has executed this Partial reconveyance this 10th day of March, 1936.

(CORPORATE SEAL)

RIVERSIDE TITLE COMPANY
By Chas. E. Johnson, Its Vice President
Attest: Beulah M. Vaught, Ass't. Secretary.

The undersigned owner of the note secured by the Deed of Trust mentioned in the foregoing Partial Reconveyance, hereby requests the execution and deliver of this partial reconveyance covering the property herein described.

(CORPORATE SEAL)

FIRST NATIONAL BANK OF CORONA
By F.E. Snedecor, Its President
Attest: A.M. Root, Jr. Secretary.

Recommended:
By C.D.W. 2/24/36 Engineer

State of California,)
County of Riverside.) ss.

On this 10th day of March, 1936, before me, Leonard White, a Notary Public in and for said County and State, personally appeared Chas. E. Johnson, known to me to be the Vice-President and Beulah M. Vaught, known to me to be the Asst. Secretary of Riverside Title Company, the corporation that executed the within instrument and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

WITNESS my hand and official seal the day and year in this certificate first above written.

(NOTARIAL SEAL)

Leonard White, Notary Public in and for
the County of Riverside, State of
California

Received for record Jan 11, 1940 at 9 o'clock A.M. at request of Security Title Ins & Gtee Co. Copied in Book No. 442 of Official Records, page 277, et seq. Records of Riverside County, California.

Fees \$1.00

Jack A. Ross, Recorder.

Compared: Copyst L. Hyde; Comparer H. Janissen.

January 11, 1940

Book 442, Page 278 O.R.

LOIS A. PANTAGES)

TO)

STEVEN TOTH ET AL)

IN CONSIDERATION of Ten and no/100 Dollars LOIS A. PANTAGES, a widow, does hereby grant to STEVEN TOTH and BARBARA TOTH, his wife, as Joint Tenants, all that Real Property situate in the County of Riverside, State of California, described as follows:

PARCEL 1:

All that portion of the North half of the Northeast quarter of the Southwest quarter and the North half of the South half of the Northeast quarter of the Southwest quarter of Section 12, Township 4 South, Range 4 West, San Bernardino Base and Meridian, as shown by United States Government Survey, described as follows: Beginning at the center of said Section 12; thence South 0° 06' East along the center line of said Section, 20 feet; thence South 88° 12' West, 20 feet for the point of beginning; thence South 0° 06' East, 972.7 feet, more or less, to the South line of the North half of the South half of the Northeast quarter of the Southwest quarter of said Section; thence South 88° 12' West along said South line, 1332.52 feet, more or less, to the West line of the Northeast quarter of the Southwest quarter of said Section; thence North 0° 30' West along said West line, 972.7 feet, more or less, to the South line of a County Road; thence North 88° 12' East, along the South line of said County Road, 1336 feet, more or less, to the point of beginning. Said property is also shown upon Record of Survey on file in Book 6, page 72 of Records of Survey, Riverside County Records.

PARCEL 2:

All that portion of the Southeast quarter of Section 12, Township 4 South, Range 4 West, San Bernardino Base and Meridian, as shown by United States Government Survey, described as follows: Commencing at the center of said Section 12; thence South 0° 06' East along the center line of said Section, 20 feet; thence North 88° 12' East, 20 feet for the point of beginning; thence continuing North 88° 12' East, 900.4 feet, more or less, to the westerly line of the right of way of the Atchison, Topeka and Santa Fe Railroad; thence South 20° 07' East along the westerly line of said right of way, 960.87 feet; thence South 88° 14' West, 560 feet; thence South 79° 53' West, 12.11 feet; thence South 20° 07' East, 154.5 feet; thence South 88° 14' West, 610.6 feet; thence North 0° 06' West, 1060.42 feet to the point of beginning. Said property is also shown upon record of survey on file in Book 6, page 72 of Records of Survey, records of Riverside County, California.

And all rights accruing to the grantor herein by reason of the Agreement executed by The Metropolitan Water District of Southern California, recorded in Book 291, page 55 of Official Records, Riverside County, California.

SUBJECT TO: 1: Second installment of taxes for the fiscal year 1939-40. 2: Rights of way, reservations and restrictions as now of record.

WITNESS My hand this 19th day of December, 1939.

Lois A. Pantages

U.S.I.R.S. \$3.00 cancelled. STATE OF CALIFORNIA,) County of Los Angeles,) ss.

On this 9th day of January, 1940, before me, Gilbert E. Wright, a Notary Public in and for said County and State, personally appeared Lois A. Pantages, known to me to be the person described in and whose name is subscribed to the within instrument, and acknowledged that she executed the same.

WITNESS My hand and official seal the day and year in this certificate first above written.

Gilbert E. Wright, Notary Public in and for the County of Los Angeles, State of California.

(NOTARIAL SEAL) My commission expires April 11, 1940.

Received for record Jan 11, 1940 at 9 o'clock A.M. at request of Security #680
Title Ins & Gtee Co. Copied in Book No. 442 of Official Records, page 278, et seq.
Records of Riverside County, California.
Fees \$1.10 Jack A. Ross, Recorder.

Compared: Copyist L. Hyde; Comparer H. Janssen.

CARL C. HANSON ET AL)

TO)

GEORGE WALLISER ET AL)

IN CONSIDERATION of Ten and no/100 Dollars CARL C. HANSON and MILDRED HANSON, his wife, do hereby grant to GEORGE WALLISER and MAUDE WALLISER, his wife, as Joint Tenants all that real property situate in the County of Riverside, State of California, described as follows:

A Portion of Lot 29 of Alhambra Addition in La Sierra Rancho, as shown by map on file in Book 11, pages 78 and 79 of Maps, records of Riverside County, California, described as follows, by metes and bounds: Beginning at the Southeasterly corner of said Lot 29 of Alhambra Addition, being also the Northwestery corner of Arlington Avenue and Central Avenue; thence North 7° West on the Easterly line of said lot 194.7 feet; thence due West on a line parallel with the Northerly line of said lot, 110 feet; thence due South on a line parallel with the Westerly line of said lot, 188.5 feet to the Southerly line of said lot; thence Easterly on said Southerly line on a curve to the right, having a radius of 168.7 feet a distance of 71.48 feet to the end of said curve; thence continuing on said Southerly line South 78° 48' East, 64.82 feet to the point of beginning, and estimated to contain one-half (1/2) acre of land.

SUBJECT TO:

- 1: Second half of taxes for the fiscal year 1939-40.
- 2: Rights of way, reservations and restrictions as now of record.

WITNESS Our hands, this 27th day of December, 1939.

Carl C. Hanson
Mildred Hanson

U.S.I.R.S. \$1.50 cancelled.

STATE OF CALIFORNIA,)
County of Riverside,) ss.

On this 8th day of January 1940, before me, Joseph S. Long, a Notary Public in and for said County and State, personally appeared Carl C. Hanson and Mildred Hanson, known to me to be the persons described in and whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS My hand and official seal the day and year in this certificate first above written.

(NOTARIAL SEAL)

Joseph S. Long,
Notary Public in and for said County
and State.

Received for record Jan 11, 1940 at 9 o'clock A.M. at request of Security #682
Title Ins & Gtee Co. Copied in Book No. 442 of Official Records, page 279, records
of Riverside County, California.
Fees \$1.10 Jack A. Ross, Recorder.

Compared: Copyist L. Hyde; Comparer H. Janssen.

HAZEL M. BURNS ET AL)

TO)

RIGHT OF WAY

THE NEVADA-CALIFORNIA ELEC. CORP.) Indio, California, December 8, 1939

HAZEL M. BURNS and J.R. BURNS, her husband, Grantors, in consideration of One Dollar, receipt whereof is hereby acknowledged, do hereby, grant to the Grantee, THE NEVADA-CALIFORNIA ELECTRIC CORPORATION, its successors and assigns, a right of way and easement for the construction, maintenance and operation of an electric power and telephone pole line with cross-arms, guys, wires, braces and appur-

APPENDIX C

Maps



Figure 1
General Location Map

19543 Patterson Avenue

USGS National Map (1:250,000-foot scale)



Figure 2
1901 USGS Map
19543 Patterson Avenue

USGS *Riverside* Quadrangle (15-minute series)

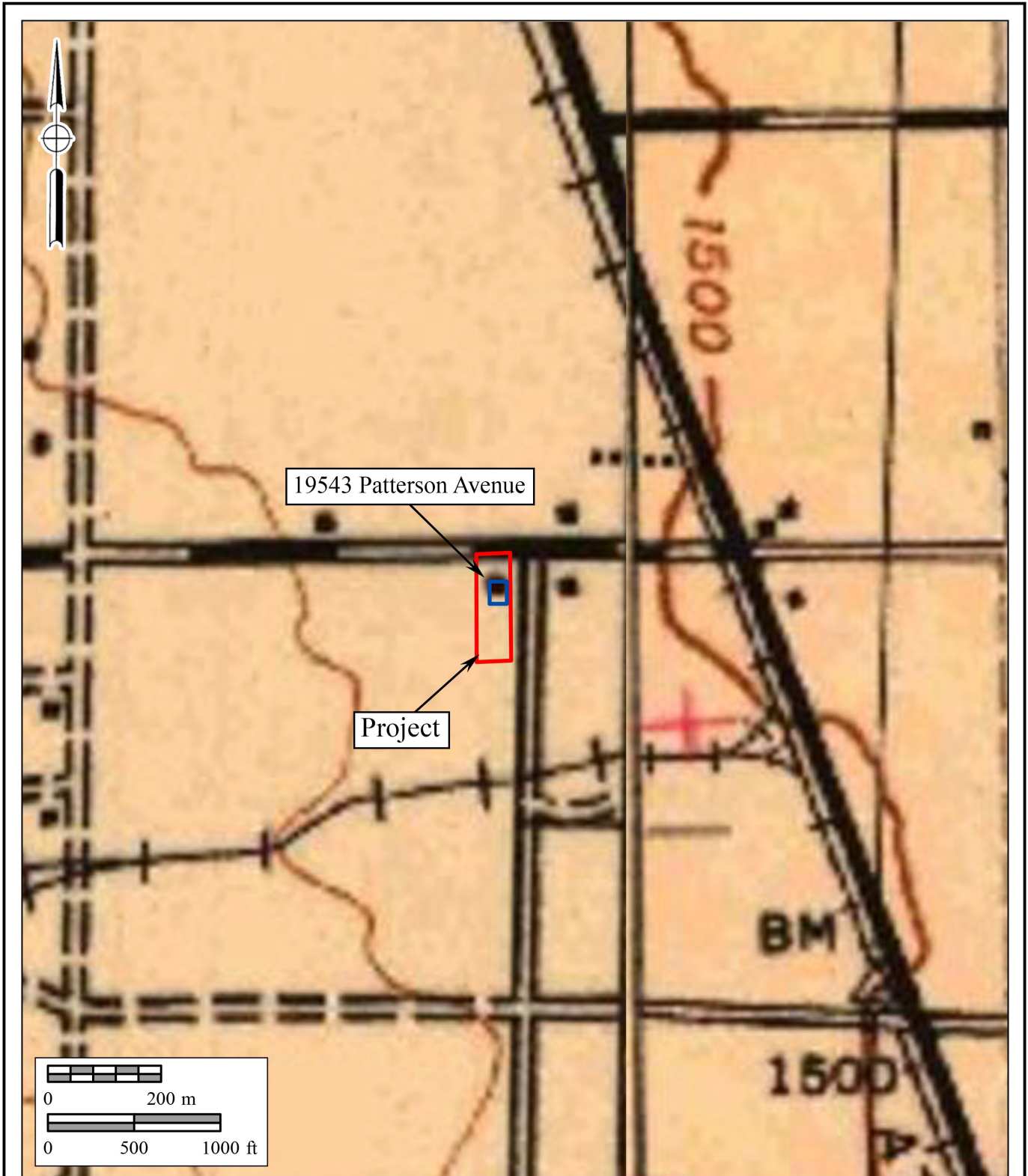


Figure 3
1943 USGS Map
19543 Patterson Avenue

USGS *Perris* and *Steele Peak* Quadrangles (15-minute series)

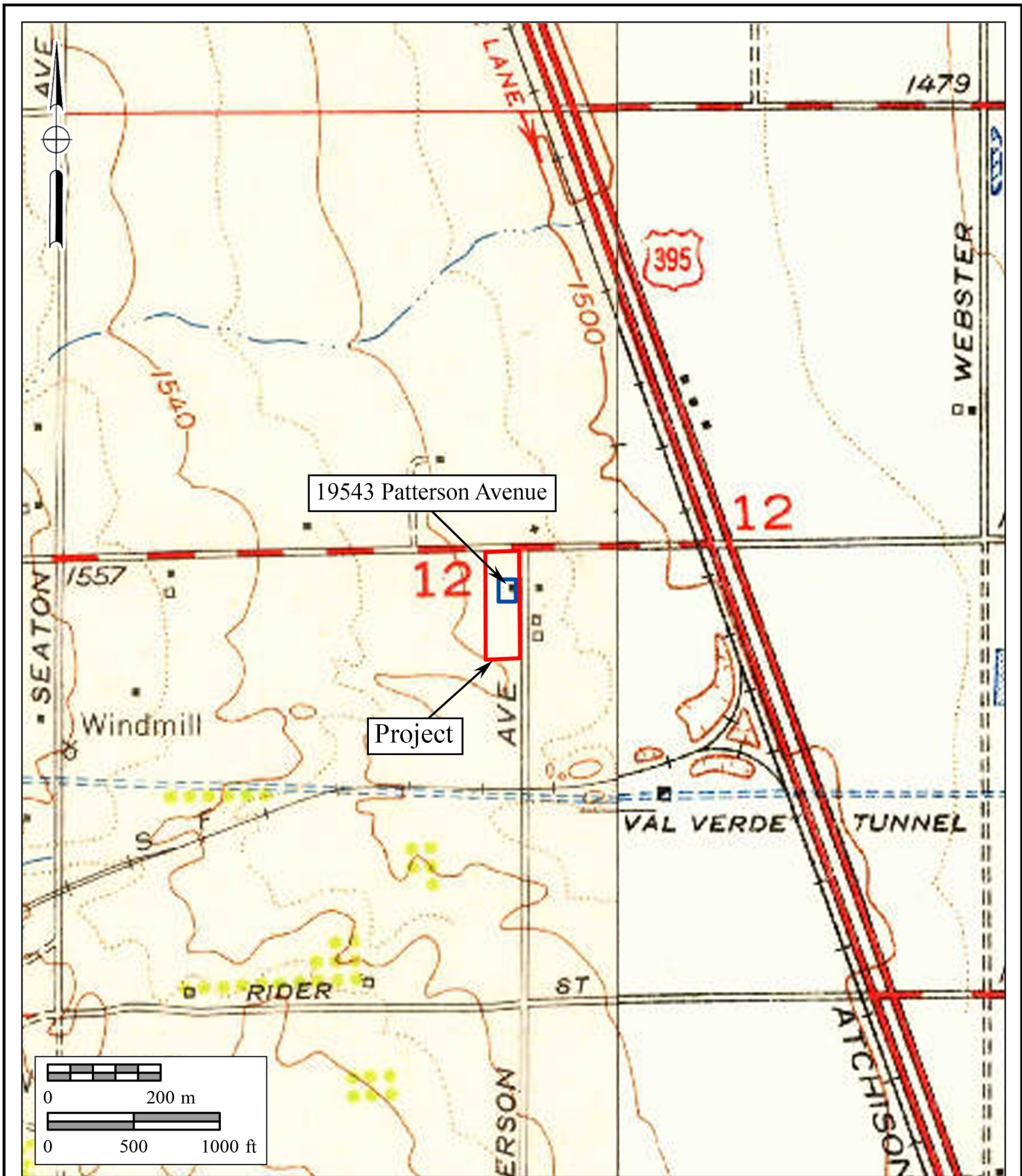


Figure 4
1953 USGS Map

The Patterson and Cajalco Project

USGS *Perris* and *Steele Peak* Quadrangles (7.5-minute series)



BfSA Environmental Services
 A Perennial Company

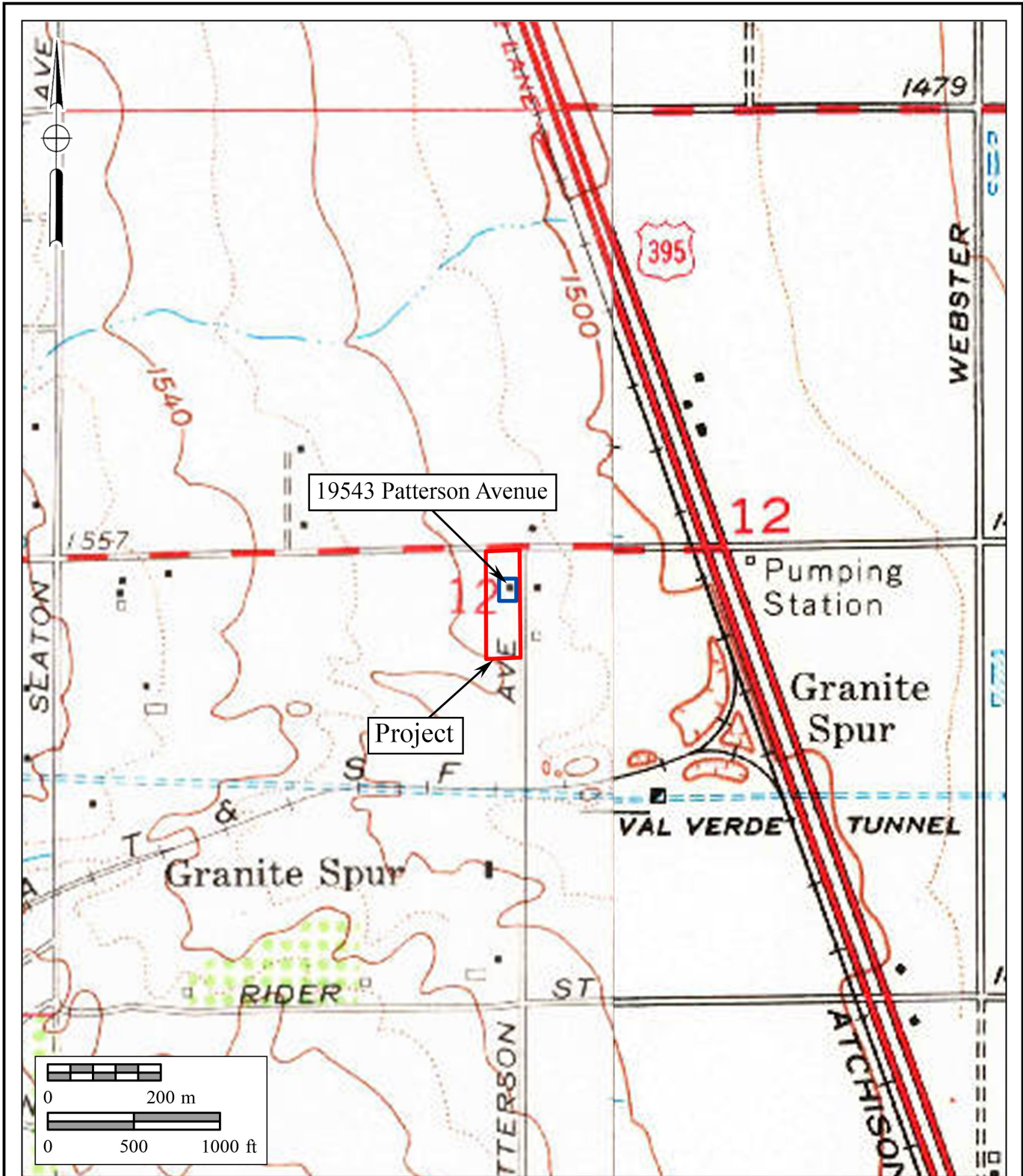


Figure 5
1967 USGS Map
19543 Patterson Avenue

USGS *Perris* and *Steele Peak* Quadrangles (7.5-minute series)

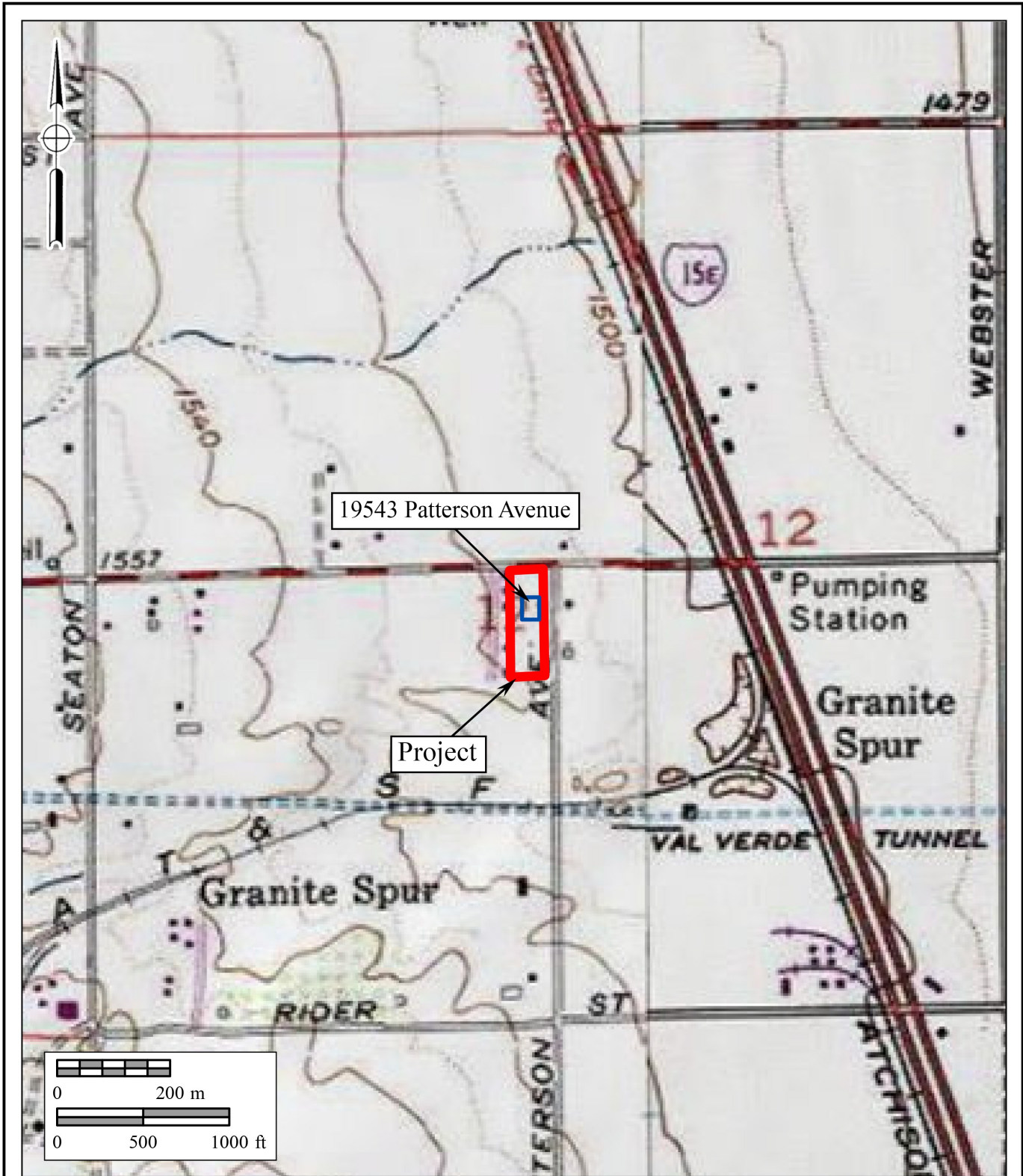


Figure 6
Current USGS Map
 19543 Patterson Avenue

USGS *Perris* and *Steele Peak* Quadrangles (7.5-minute series)

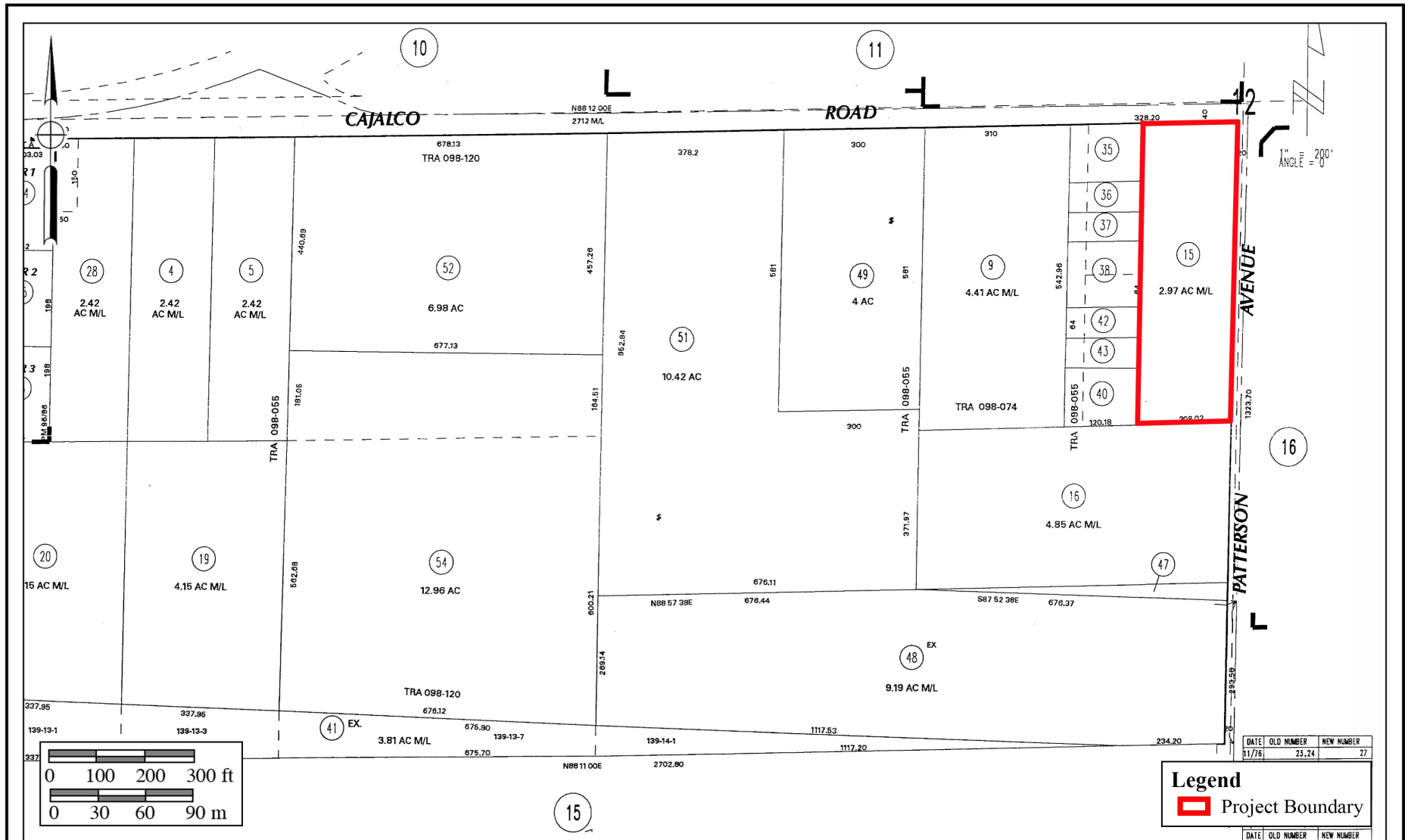


Figure 7
Current Assessor's Parcel Map
 19543 Patterson Avenue



APPENDIX D

DPR Form

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 #: Temp-1 (19543 Patterson Avenue)

P1. Other Identifier:

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

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: *Perris and Steele Peak, California* Date: 1975 T 4 S R 4 W; M.D. B.M. San Bernardino

c. Address: 19543 Patterson Avenue

City: Perris

Zip: 92570

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The project is located within Assessor's Parcel Number 317-140-015. The 19543 Patterson Avenue property is located southwest of the intersection of Cajalco Road and Patterson Avenue in unincorporated Riverside County, California.

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

According to Riverside County Assessor's records, the 19543 Patterson Avenue residence was constructed in 1935. However, the 1938 aerial photograph does not show the residence. The 1943 USGS map, however, does show the residence, indicating it was constructed between 1938 and 1943. The residence was constructed by an unknown builder in the Ranch style. The single-family residence primarily features a cross-gable roof with shed roof portions attached to the main structure. The roof has moderate, closed overhangs and is covered with composite shingles. The residence consists of northwest, west, and east wings and a porch on the east façade. While the main two-story building features a cross-gable roof, the porch features a shed roof. The residence is clad in stucco, except for the east wing and northwest corner, which are clad with wood boards.

The primary (east) façade of the residence faces Patterson Avenue, separated with a chain-link fence. Access to the residence is provided directly from the street. The front porch features a shed roof and wood supports. The main entrance door is located at the center of the porch, on the east façade. Two large double-hung windows are located on either side of the entrance door. The southern end of the east façade features the gable wall of the east wing and features a double-hung window. The north façade of the east wing faces the front porch and features another double-hung window. The south façade of the residence faces the detached garage and features the gable wall of the main structure at its center and non-gable walls of the east and west wings on either side. The south façade features a double-hung window on its east side, a set of double vinyl-framed sliding windows on the gable wall, and a small, wood-framed picture window on its west end.

P5a. Photo or Drawing



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

HP2. Single-family property; HP4. Ancillary building

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

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

East façade of the residence, 2023

*P6. Date Constructed/Age and Sources:

1938 to 1943 (residence), 1967 to 1994 (detached garage), and 1967 to 1977 (storage structure)/USGS maps and aerial photographs

Historic Prehistoric Both

*P7. Owner and Address:

Helen I. Toth, Trustee of the Family Trust of Helen I. Toth
 Address restricted

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

Irem Oz
 BFS Environmental Services, a Perennial Company
 14010 Poway Road, Suite A
 Poway, California 92064

*P9. Date Recorded: 5/8/23

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Irem Oz, J.R.K. Stropes, and Tracy A. Stropes, Historic Structure Assessment for 19543 Patterson Avenue, Riverside County, report in progress, 2023

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

***Recorded by:** Irem Oz

***Date:** 5/8/23

Continuation Update

The north façade of the residence features the gable wall of the main structure on its east end and the north façade of the northwest wing. The northwest wing features a shed roof that runs parallel to the gable roof of the main house. This feature makes the roof look like a double-pitched roof from the northern point of view. The north façade features three double-hung windows of various sizes. The west façade of the residence features another entrance door on its north end. Two double-hung windows are located on either side of the entrance door. The southern end of the west façade features the gable wall of the west wing. Research did not find any indication of applied changes that would alter the overall form, plan, space, structure, or style of the building since its initial construction.

According to historic aerial photographs, the detached garage was constructed between 1967 and 1994 and the utilitarian storage structure between 1967 and 1977. Neither was constructed in a specific architectural style, both with unknown architects and builders. The rectangular detached garage exhibits a wood frame construction and a gable roof that is clad with composite shingles. The building features vertical wood board cladding. The roof has moderate overhanging eaves with exposed rafters. The east façade of the detached garage faces Patterson Avenue and features two 16-panel overhead garage doors. The utilitarian storage structure exhibits a gable roof and is clad in corrugated metal sheeting. Research did not find any indication of applied changes that would alter the overall form, plan, space, structure, or style of the detached garage or storage structure since their initial construction.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: Temp-1 (19543 Patterson Avenue)

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Residential

B4. Present Use: Residential

*B5. **Architectural Style:** Ranch (residence); unknown (detached garage and storage structure)

*B6. **Construction History:** (Construction date, alterations, and date of alterations) Residence constructed **between 1938 and 1943**; detached garage constructed **between 1967 and 1994**; storage structure constructed **between 1967 and 1977**.

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

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: Unknown

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

Area: Perris

Period of Significance: 1938 to 1943

Property Type: Residential

Applicable Criteria: None

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

The 19543 Patterson Avenue residence was constructed between 1938 and 1943 in the Ranch style. Of the seven aspects of integrity, the building was determined to retain integrity of location, design, and materials. The detached garage and storage structure were constructed between 1967 and 1994 and 1967 and 1977, respectively, in unknown styles. Of the seven aspects of integrity, the detached garage and storage structure were determined to retain integrity of location, setting, design, and materials. The buildings were evaluated as ineligible for designation under Riverside County Historic Landmarks Criteria 1 and 2 and California Register of Historical Resources (CRHR) Criteria 1 and 2 due to a lack of association with any significant persons or events. The buildings are not considered good examples of any architectural styles, are not architecturally significant, were not constructed using indigenous materials, are not a valuable example of the use of indigenous materials or craftsmanship, and therefore, are not eligible for designation under Riverside County Historic Landmarks Criterion 3 and CRHR Criterion 3. Further, the buildings were evaluated as not eligible for designation under Riverside County Historic Landmarks Criterion 4 and CRHR Criterion 4 as they likely cannot yield any additional information about the history of the County of Riverside or the state of California.

The historic buildings at 19543 Patterson Avenue have been evaluated as not historically or architecturally significant under any of Riverside County Historic Landmarks list and CRHR criteria due to a lack of association with any significant persons or events and not being representative examples of any specific architectural style, period, or region. Because the buildings are not Historical Resources as defined by the California Environmental Quality Act, it was determined that the County may make a finding of No Impact with regard to historic-period built environment resources in the project.

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

*B12. **References:** See Oz et al. (2023) for additional references

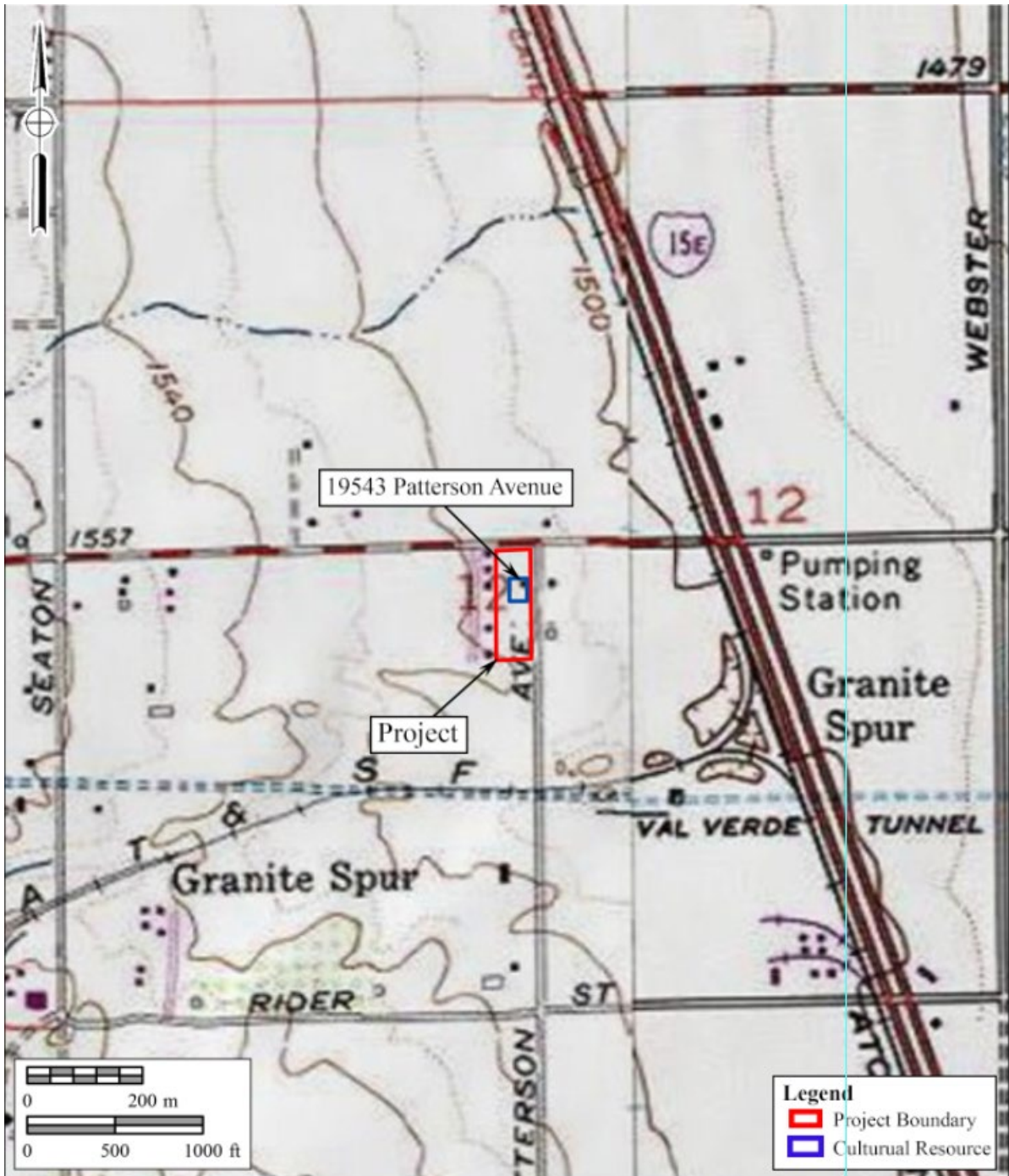
B13. Remarks: None

*B14. **Evaluator:** Irem Oz

***Date of Evaluation:** 5/8/23



LOCATION MAP



APPENDIX E

Preparers' Qualifications

Tracy A. Stropes, MA, RPA

Director/Principal Investigator

BFSA Environmental Services, A Perennial Company

14010 Poway Road • Suite A •

Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: tstropes@bfsa.perennialenv.com



Education

Master of Arts, Anthropology, San Diego State University, California 2007

Bachelor of Science, Anthropology, University of California, Riverside 2000

Professional Memberships

Register of Professional Archaeologists

Society for California Archaeology

Archaeological Institute of America

Experience

Director/Principal Investigator
BFSA Environmental Services, a Perennial Company

March 2009–Present
Poway, California

Project Management of all phases of archaeological investigations for local, state, and federal agencies, field supervision, lithic analysis, National Register of Historic Places (NRHP) and California Environmental Quality Act (CEQA) site evaluations, and authoring/coauthoring of cultural resource management reports.

Archaeological Principal Investigator
TRC Solutions

June 2008–February 2009
Irvine, California

Cultural resource segment of Natural Sciences and Permitting Division; management of archaeological investigations for private companies and local, state, and federal agencies, personnel management, field and laboratory supervision, lithic analysis, Native American consultation and reporting, MRHP and CEQA site evaluations, and authoring/coauthoring cultural resource management reports.

Principal Investigator and Project Archaeologist
Archaeological Resource Analysts

June 2006–May 2008
Oceanside, California

As a sub consultant, served as Principal Investigator and Project Archaeologist for several projects for SRS Inc., including field direction, project and personnel management, lab analysis, and authorship of company reports.

Project Archaeologist
Gallegos & Associates

September 1996–June 2006
Carlsbad, California

Project management, laboratory management, lithic analysis, field direction, Native American consultation, report authorship/technical editing, and composition of several data recovery/preservation programs for both CEQA and NEPA level compliance.

**Project Archaeologist
Macko Inc.**

**September 1993–September 1996
Santa Ana, California**

Project management, laboratory management, lithic analysis, field supervision, and report authorship/technical editing.

**Archaeological Field Technician
Chambers Group Inc.**

**January 1993–September 1993
Irvine, California**

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

**Archaeological Field Technician
John Minch and Associates**

**May 1992–September 1992
San Juan Capistrano, California**

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

Professional Accomplishments

Mr. Stropes is a professional archaeologist with over 30 years of experience in cultural resource management. His experience includes over ten years in project management, report authorship, lithic analysis, laboratory management, Native American consultation, and editing for several technical reports for numerous projects throughout southern California. Mr. Stropes has conducted cultural resource surveys, archaeological site testing and evaluations for National Register eligibility and California Environmental Quality Act (CEQA) compliance, mitigation of resources through data recovery for archaeological sites, budget and report preparation, and direction of crews of all sizes for projects ranging in duration from a single day site visit to one year. Mr. Stropes is a Registered Professional Archaeologist and on the list of archaeological consultants qualified to conduct archaeological investigations southern California and the County of San Diego. He has served as project archaeologist for numerous projects and composed data recovery and preservation programs for sites throughout California for both CEQA and NEPA level compliance. He has acted as teaching assistant for archaeological field classes at several sites in Orange (Cypress College), Los Angeles (Cypress College), and San Diego Counties (San Diego State University). In addition, Mr. Stropes was employed to teach discussion sessions for introduction to cultural anthropology classes at SDSU. Internationally, Mr. Stropes has acted as field surveyor for the Natural History Foundation of Orange County & Institucion Nacional de Antropologia y Historia surveying and relocating several sites in northern Baja California. Mr. Stropes has served as the senior project archaeologist on the following select projects.

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

Ocean Breeze Ranch: An extensive CEQA and Section 106 archaeological investigation of 1,400 acres and 20 cultural resources, both prehistoric and historic, within the Bonsall neighborhood of the county of San Diego. The project included an assessment of sites for eligibility for listing on the California Register of Historical Resources, the County of San Diego Resource Protection Ordinance, and the National Register of Historic Places, which resulted in the identification of four CRHR-eligible, RPO-significant, and NRHP-eligible sites.

Citracado Parkway Extension: An ongoing project in the city of Escondido to mitigate impacts to an important archaeological occupation site. Various archaeological studies have been conducted by BFSA, including CEQA-level survey and testing programs and Section 106 historic resources studies, resulting in the identification of a significant cultural deposit within the project area (2009-present).

Otay Ranch Village 13: An extensive archaeological investigation of nearly 2,000 acres and 84 archaeological sites, both prehistoric and historic, within the county of San Diego, which included prehistoric habitation sites, quarry sites, resource processing sites, and extensive lithic scatters. The project included an assessment of sites for eligibility for listing on the National Register of Historic Places (2016-2018).

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

Cantarini Ranch: A Section 106 archaeological assessment and evaluation for the NRHP of 15 archaeological sites and three isolates, including NRHP-significant prehistoric temporary camp/habitation sites, in the city of Carlsbad (2015-2017).

Citracado Business Park West: An archaeological survey and testing program at a significant prehistoric archaeological site and historic building assessment for a 17-acre project in the city of Escondido. The project resulted in the identification of 82 bedrock milling features, two previously recorded loci and two additional and distinct loci, and approximately 2,000 artifacts (2018).

College Boulevard: A Section 106 archaeological assessment and evaluation for the NRHP of seven archaeological sites, including prehistoric temporary camp/habitation sites, bedrock milling feature sites, and both prehistoric and historic artifact scatters in the city of Carlsbad (2015).

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

Irem Oz, Ph.D.

Architectural Historian
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Education

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

Research Interests

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

Experience

Architectural Historian **March 2022–Present**
BFSA Environmental, a Perennial Company

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

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

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

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

August 2015–December 2021

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

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

March 2013–November 2014

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

**Project Supervisor
Taksim Yapi, Istanbul**

January 2000–December 2001

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

Scholarly Works

Oz, I. and Staub, A.

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

Oz, I. and Staub, A.

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

Oz, I. and Staub, A.

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

Oz, I.

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

Oz, I. and Staub, A.

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

Oz, I.

- 2015 Spatial Representations of Ideology and Politics in Urban Scene: Keçiören Example. *Journal of Ankara Studies*, 2, 131-158.
- 2015 Yıldırım, A. E., Nalbant, K., Aydın, B., Güzelsarı, S., Onur, F., Oz, I., ..., Moralı, Y. (2014). *Mudurnu Cultural Heritage Area Management Plan, Mudurnu, Turkey: Municipality of Mudurnu*

Technical Reports

Oz, Irem

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

Oz, Irem and Sarah Steinkraus

- 2022 *Historic Structure Assessment for 401 Avery Street, Walla Walla County, Washington. Parcel Numbers 350724440024, 360730220010 and 360730220029*. Prepared for Gram Northwest, LLC.
- 2021 *Historic Structure Assessment for 2121 Keene Road, Benton County, Washington. Parcel Number 122983000001009*. Prepared for Gram Northwest, LLC.

Smith, Brian F., Jennifer R.K. **Stropes**, Irem Oz, and Elena C. Goralogia

- 2022 *Historic American Buildings Survey for the Republic Supply Company of California Northern Division Headquarters (1919 Williams St.)*. Prepared for Duke Realty. Report on file at the City of San Leandro.

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

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

Jennifer R.K. Stropes, MS, RPA

Director/Principal Historian
BFSA Environmental Services, A Perennial Company
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Education

Master of Science, Cultural Resource Management Archaeology 2016

St. Cloud State University, St. Cloud, Minnesota

Bachelor of Arts, Anthropology 2004

University of California, Santa Cruz

Specialized Education/Training

Archaeological Field School 2014

Pimu Catalina Island Archaeology Project

Research Interests

California Coastal / Inland Archaeology

Zooarchaeology

Historic Structure Significance Eligibility

Historical Archaeology

Human Behavioral Ecology

Taphonomic Studies

Experience

Director/Principal Historian November 2006–Present

BFSA Environmental Services, A Perennial Company

Writing, editing, and producing cultural resource reports for both California Environmental Quality Act and National Environmental Policy Act compliance; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation; faunal, prehistoric, and historic laboratory analysis; construction monitoring management; coordinating field surveys and excavations; and laboratory management.

UC Santa Cruz Monterey Bay Archaeology Archives Supervisor December 2003–March 2004

Santa Cruz, California

Supervising intern for archaeological collections housed at UC Santa Cruz. Supervised undergraduate interns and maintained curated archaeological materials recovered from the greater Monterey Bay region.

Faunal Analyst, Research Assistant
University of California, Santa Cruz

June 2003–December 2003

Intern assisting in laboratory analysis and cataloging for faunal remains collected from CA-MNT-234. Analysis included detailed zoological identification and taphonomic analysis of prehistoric marine and terrestrial mammals, birds, and fish inhabiting the greater Monterey Bay region.

Archaeological Technician, Office Manager
Archaeological Resource Management

January 2000–December 2001

Conducted construction monitoring, field survey, excavation, report editing, report production, monitoring coordination and office management.

Certifications

City of San Diego Certified Archaeological and Paleontological Monitor

40-Hour Hazardous Waste/Emergency Response OSHA 29 CFR 1910.120 (e)

Scholarly Works

Big Game, Small Game: A Comprehensive Analysis of Faunal Remains Recovered from CA-SDI-11,521, 2016, Master's thesis on file at St. Cloud University, St. Cloud, Minnesota.

Technical Reports

Conroy, Jillian L.H., Jennifer R.K. **Stropes**, and Brian F. Smith

2022 *Historic Context Statement for the Dairy Industry Individuals or Families Within the Merrill Commerce Center Specific Plan Project*. Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

Goralogia, Elena C., Jennifer R.K. **Stropes**, and Brian F. Smith

2019 *Cultural Resources Study for the Merrill Commerce Center Specific Plan Project, City of Ontario, San Bernardino County, California*. Prepared for Merrill Commerce Center East, LLC. Report on file at the City of Ontario Planning Department.

Grant, Kim, Brian F. Smith, Jennifer R.K. **Stropes**, Elena C. Goralogia, and Courtney J. Accardy

2019 *Historic American Buildings Survey for Grand Market*. Prepared for the City of Escondido. Report on file at the City of Escondido.

Kraft, Jennifer R.

2012 *Cultural Resources Monitoring Report for the Pottery Court Project (TPM 36193) City of Lake Elsinore*. Prepared for BRIDGE Housing Corporation. Report on file at the California Eastern Information Center.

Kraft, Jennifer R. and Brian F. Smith

- 2016 *Cultural Resources Survey and Archaeological Test Plan for the 1492 K Street Project City of San Diego.* Prepared for Trestle Development, LLC. Report on file at the California South Coastal Information Center.
- 2016 *Focused Historic Structure Assessment for the Fredericka Manor Retirement Community City of Chula Vista, San Diego County, California APN 566-240-27.* Prepared for Front Porch Communities and Services – Fredericka Manor, LLC. Report on file at the City of Chula Vista Planning Department.
- 2016 *Historic Structure Assessment for 8585 La Mesa Boulevard City of La Mesa, San Diego County, California. APN 494-300-11.* Prepared for Silvergate Development. Report on file at the City of La Mesa Planning Department.
- 2016 *A Phase I Cultural Resources Study for the State/Columbia/Ash/A Block Project San Diego, California.* Prepared for Bomel San Diego Equities, LLC. Report on file at the California South Coastal Information Center.
- 2015 *Historic Structure Assessment for the StorQuest Project, City of La Mesa, (APN 494-101-14-00).* Prepared for Real Estate Development and Entitlement. Report on file at the City of La Mesa.
- 2015 *Mitigation Monitoring Report for the 1905 Spindrift Remodel Project, La Jolla, California.* Prepared for Brian Malk and Nancy Heitel. Report on file at the California South Coastal Information Center.
- 2015 *Mitigation Monitoring Report for the Cisterra Sempra Office Tower Project, City of San Diego.* Prepared for SDG-Left Field, LLC. Report on file at the California South Coastal Information Center.
- 2015 *Results of a Cultural Resources Testing Program for the 15th and Island Project City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.
- 2014 *Cultural Resource Monitoring Report for the Pacific Beach Row Homes Project, San Diego, California.* Prepared for Armstrong Builders, Inc. Report on file at the California South Coastal Information Center.
- 2014 *Historic Structure Inventory and Assessment Program for the Watson Corporate Center, San Bernardino County, California.* Prepared for Watson Land Company. Report on file at the San Bernardino Archaeological Information Center.
- 2014 *Mitigation Monitoring Report for the Pinnacle 15th & Island Project, City of San Diego.* Prepared for Pinnacle International Development, Inc. Report on file at the California South Coastal Information Center.
- 2014 *Phase I Cultural Resource Study for the Altman Residence Project, 9696 La Jolla Farms Road, La Jolla, California 92037.* Prepared for Steve Altman. Report on file at the California South Coastal Information Center.
- 2013 *Historic Structure Assessment, 2603 Dove Street, San Diego, California (APN) 452-674-32).* Prepared for Barzal and Scotti Real Estate Corporation. Report on file at the California South

Coastal Information Center.

- 2013 *Mitigation Monitoring Report for the 1919 Spindrift Drive Project.* Prepared for V.J. and Uma Joshi. Report on file at the California South Coastal Information Center.

Smith, Brian F. and Jennifer R. Kraft

- 2016 *Historical Resource Research Report for the 2314 Rue Adriane Building, San Diego, California Project No. 460562.* Prepared for the Brown Studio. Report on file at the City of San Diego Development Services Department.
- 2016 *Historical Resource Research Report for the 4921 Voltaire Street Building, San Diego, California Project No. 471161.* Prepared for Sean Gogarty. Report on file at the City of San Diego Development Services Department.
- 2016 *Historical Resource Research Report for the 5147 Hilltop Drive Building, San Diego, California Project No. 451707.* Prepared for JORGA Home Design. Report on file at the City of San Diego Development Services Department.
- 2016 *Historical Resource Research Report for the Midway Drive Postal Service Processing and Distribution Center 2535 Midway Drive San Diego, California 92138 Project No. 507152.* Prepared for Steelwave, LLC. Report on file at the City of San Diego Development Services Department.
- 2016 *Historic Resource Technical Report for 9036 La Jolla Shores Lane La Jolla, California Project No. 471873.* Prepared for Eliza and Stuart Stedman. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Mitigation Monitoring Program for the Urban Discovery Academy Project.* Prepared for Davis Reed Construction, Inc. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Survey and Archaeological Test Plan for the 520 West Ash Street Project, City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Survey and Archaeological Test Plan for the 1919 Pacific Highway Project City of San Diego City Preliminary Review PTS #451689 Grading and Shoring PTS #465292.* Prepared for Wood Partners. Report on file at the City of San Diego Development Services Department.
- 2015 *Historical Resource Research Report for the 4319-4321 Florida Street Building, San Diego, California 92104.* Prepared for T.R. Hale, LLC. Report on file at the California South Coastal Information Center.
- 2015 *Historic Resource Technical Report for 726 Jersey Court San Diego, California Project No. 455127.* Prepared for Chad Irwin. Report on file at the California South Coastal Information Center.
- 2015 *Islenair Historic Sidewalk Stamp Program for Sewer and Water Group 3014, City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.
- 2014 *Historical Resource Research Report for 2850 Sixth Avenue, San Diego, California (Project No. 392445).* Prepared for Zephyr Partners – RE, LLC. Report on file at the City of San Diego Development Services Department.

Smith, Brian F. and Jennifer R.K. **Stropes**

2018 *Historic Structure Assessment for 2608 South Escondido Boulevard, Escondido, California (APN 238-152-07)*. Prepared for Tony Cassolato. Report on file at the City of Escondido.

Smith, Brian F., Jennifer R.K. **Stropes**, Jillian L.H. Conroy, and Elena C. Goralogia

2021 *Historic American Buildings Survey for 8643 Eucalyptus Ave. (Residence and Milk Parlor)*. Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

2021 *Historic American Buildings Survey for 8731 Eucalyptus Avenue (Residence and Milk Parlor)*. Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

2021 *Historic American Buildings Survey for 8831 Eucalyptus Avenue (Residence)*. Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

2021 *Historic American Buildings Survey for 8888 Eucalyptus Avenue (Residence)*. Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

2021 *Historic American Buildings Survey for 14651 South Grove Ave. (Residence and Milk Parlor)*. Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

Smith, Brian F., Jennifer R.K. **Stropes**, and Elena C. Goralogia

2021 *Historic American Buildings Survey for 121-141 North Fig St. (Medical Office)*. Prepared for the City of Escondido. Report on file at the City of Escondido.

Smith, Brian F., Jennifer R.K. **Stropes**, Elena C. Goralogia, Courtney J. Accardy, and Caitlin Foote

2018 *Historic American Buildings Survey for the Lindbergh Field Air Terminal (Terminal 1)*. Prepared for the San Diego County Regional Airport Authority. Report on file at the San Diego County Regional Airport Authority.

2018 *Historic American Buildings Survey for the United Airlines Hangar and Terminal (UAHT Building)*. Prepared for the San Diego County Regional Airport Authority. Report on file at the San Diego County Regional Airport Authority.

Smith, Brian F., Jennifer R.K. **Stropes**, Leah Moradi, and Elena C. Goralogia

2022 *Historic American Buildings Survey for Dorothy Cottage (827 Coast Blvd. South)*. Prepared for the City of San Diego. Report on file at the City of San Diego.

2021 *Historic American Buildings Survey for the Paxton Adobe (2608 South Escondido Blvd)*. Prepared for the City of Escondido.

Smith, Brian F., Tracy A. Stropes, Tracy M. Buday, and Jennifer R. Kraft

2015 *Mitigation Monitoring and Reporting Program for the 1900 Spindrift Drive – Cabana and Landscape Improvements Project, La Jolla, California*. Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.

2015 *Mitigation Monitoring and Reporting Program for the 1912 Spindrift Drive – Landscape Improvements Project, La Jolla, California*. Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.

Stropes, J.R.K.

- 2022 *Dorothy Cottage Relocation and Rehabilitation and Harriet Cottage Rehabilitation Treatment Plan.* Prepared for the City of San Diego. Report on file at the City of San Diego.
- 2020 *Dorothy Cottage Relocation and Rehabilitation Monitoring Plan.* Prepared for the City of San Diego. Report on file at the City of San Diego

Stropes, J.R.K., Leah Moradi, and Brian F. Smith

- 2020 *Historical Resource Research Report for the Dorothy and Harriet Cottages, 825-827 Coast Boulevard South, La Jolla, California 92037.* Prepared for 800 Coast, LLC. Report on file at the City of San Diego.

Stropes, J.R.K. and Brian F. Smith

- 2021 *Historic Structure Assessment for 1405 South Escondido Boulevard, Escondido, California. Prepared for Glen Schniepp.* Report on file at the City of Escondido.
- 2021 *Historic Structure Assessment for the 2402 South Escondido Boulevard Building, Escondido, California.* Prepared for Kensington Canterbury Gardens, LLC. Report on file at the City of Escondido.
- 2021 *Section 106 Assessment for the San Diego International Airport Airfield Improvements and Terminal 1 Replacement Project.* Prepared for the San Diego County Regional Airport Authority. Report on file at the San Diego County Regional Airport Authority.
- 2020 *Historical Resource Research Report for the 6375 Avenida Cresta Building, San Diego, California 92037.* Prepared for Jeffrey and Anne Blackburn. Report on file at the City of San Diego.
- 2020 *Historical Resources Technical Report for the Dorothy and Harriet Cottages, 825-827 Coast Boulevard South, La Jolla, California 92037.* Prepared for 800 Coast, LLC. Report on file at the City of San Diego.
- 2020 *Historic Structure Assessment for the Palomar Health Downtown Campus and Medical Offices, Escondido, California.* Prepared for Integral Communities. Report on file at the City of Escondido.
- 2019 *Mitigation Monitoring Report for the 915 Grape Street Project, City of San Diego. Prepared for Bayview SD, LLC.* Report on file at the City of San Diego Development Services Department.
- 2018 *Historic Resources Study for the Proposed Airport Development Plan Project at the San Diego International Airport.* Prepared for the San Diego County Regional Airport Authority. Report on file at the San Diego County Regional Airport Authority.