



February 27, 2023

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Subject: Addendum to: “A Phase I Cultural Resources Assessment for the Patterson and Harvill Project, PPT220026, Riverside County, California,” and “A Phase I Cultural Resources Assessment for the Patterson and Cajalco Project, PPT220024, CEQ22048, GEO220011, Riverside County, California”

Dear Heather:

BFS Environmental Services, a Perennial Company (BFS), has conducted a supplemental historical assessment of the garage located at 19542 Patterson Avenue, which is associated with the historic George H. Sawyer Home. The “two-car garage is a secondary feature on the property” and along with the residence has been recorded as P-33-007640 (Harmon 1982). Site P-33-007640 is located 107.07 and 131.84 meters, respectively, from the Patterson and Harvill Project and the Patterson and Cajalco Project at the southeast corner of Patterson Avenue and Cajalco Road. Due to off-site improvements to Patterson Avenue up to Cajalco Road as part of both projects, the garage will be demolished. The site is recorded on Assessor’s Parcel Number 317-160-042, which is situated within the United States Geological Survey (USGS), 1:24,000-scale, 7.5-minute *Steele Peak* and *Perris, California* topographic quadrangle map, Section 12, Township 4 South, Range 4 West, San Bernardino Baseline and Meridian. The purpose of the study was to determine if the garage located at 19542 Patterson Avenue represents a source of constraints to any future development. The scope of work for this historic resource assessment included:

- 1) An intuitive survey of the property;
- 2) Review of building characteristics and an integrity evaluation; and
- 3) The preparation of this letter report to present an opinion regarding the evaluation of the structure on the property.

### Field Survey

BFSA conducted a photographic documentation survey on January 27, 2022. Preparation of architectural descriptions was conducted in the field and supplemented using photographic documentation.

### Description of Surveyed Resources

According to the Historic Resources Inventory site recordation form, the residence at 19542 Patterson Avenue, which is also referred to as George H. Sawyer Home, was constructed in 1900 as an “L”-shaped vernacular ranch house with Victorian features. The associated garage was constructed between 1939 and 1948, according to historic aerial photographs. The garage is a rectangular structure with wood frame construction and a gable roof. The roof and exterior are clad with corrugated metal sheets. The roof has narrow overhanging eaves with exposed rafters. Access to the garage is provided from its north façade while the west façade faces Patterson Avenue. The north façade features two garage doors. The south and east façades do not feature any elements. 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.

### Significance Evaluation

When evaluating a historic resource, integrity is the authenticity of the resource’s physical identity clearly indicated by the retention of characteristics that existed during its period of significance. 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. The seven aspects of integrity used in evaluating a historic resource are:

1. **Location** is the place where a resource was constructed or where an event occurred.
2. **Design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.
3. **Setting** applies to a physical environment, the character of a resource’s location, and a resource’s relationship to the surrounding area.
4. **Materials** comprise the physical elements combined or deposited in a particular pattern or configuration to form a property.
5. **Workmanship** consists of the physical evidence of crafts employed by a particular

culture, people, or artisan, which includes traditional, vernacular, and high styles.

6. **Feeling** relies upon present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.
7. **Association** directly links a property with a historic event, activity, or person of past time and place, and requires the presence of physical features to convey the property's character.

In order to assess each aspect of integrity when evaluating the garage at 19542 Patterson Avenue, BFSA 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 building 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 building had always existed at its present location or if it had been moved, rebuilt, or its footprints significantly altered. The garage at 19542 Patterson Avenue was constructed between 1939 and 1948 in its current location and has not been moved or its location otherwise impacted in any way. Therefore, the building retains 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 building and any unique architectural features present. The garage at 19542 Patterson Avenue was constructed between 1939 and 1948 as a utilitarian building with no specific architectural design elements by an unknown builder. Research did not find any indication of applied changes that would alter the overall form, plan, space, structure, or style of the garage since its initial construction. Therefore, it retains integrity of design.
3. **Integrity of setting** [refers to] *the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features* (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscapes, vegetation, man-made features, and relationships between buildings and other features. The garage at 19542 Patterson

Avenue was constructed between 1939 and 1948. The 1948 aerial images from the area, which are the earliest aerial photographs taken after the construction of the garage, indicate that during this time, the area consisted of undeveloped land and agricultural fields. Today, it has been transformed into a mixed-use area with residential, industrial, and commercial development. Because the area is no longer recognizable as undeveloped and rural, and no longer retains the same open space, viewshed, landscape, vegetation, or general built environment, the garage does not retain integrity of setting.

4. **Integrity of materials** *[refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property (Andrus and Shrimpton 2002).* Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials, which may have altered the architectural design of the building. The garage at 19542 Patterson Avenue was constructed between 1939 and 1948 as a utilitarian building with no specific architectural design elements by an unknown builder. Research did not find any indication of applied changes that would alter the overall form, plan, space, structure, or style of the garage since its initial construction. There is no indication that the structure has undergone any original material replacements and, therefore, it retains integrity of materials.
5. **Integrity of workmanship** *[refers to] the physical evidence of the labor and skill of a particular culture or people during any given period in history (Andrus and Shrimpton 2002).* Integrity of workmanship was assessed by evaluating the quality of the architectural features present. While the design and execution of construction of the garage is below average, it does not possess physical evidence of any craft employed by a particular culture, people, or artisan. Therefore, the building has 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 resource's features, in combination with its setting, convey an aesthetic sense of the property between 1939 and 1948, when the garage was constructed. While no modifications could be found, the loss of integrity of setting negatively impacted the building's integrity of feeling. Therefore, the garage does 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 is assessed by evaluating whether the building was ever directly associated with important events or individuals. The 19542 Patterson Avenue property was originally owned by George H. Sawyer, one of the early settlers of the area and an important community member (Harmon 1982). However, the structure was constructed after Sawyer's death in 1920 (Ancestry.com 2012) and is therefore not associated with him. Therefore, the building has never possessed integrity of association.

The supplemental historic assessment determined that the garage located at 19542 Patterson Avenue retains integrity of location, design, and materials. The garage does not retain integrity of setting and feeling and it never retained integrity of workmanship or association.

Recommendations

Based upon inspection of the garage and background research, no significant architectural features or noteworthy designs were noted. The garage was constructed as a utilitarian building with no specific architectural design elements by an unknown builder and it retains a low level of integrity. Removal of the building would not appear to constitute an adverse impact to any important resources.

Thank you for the opportunity to prepare this information for you. Please let me know if you have any questions.

Sincerely,



Brian F. Smith

Principal Investigator

County of Riverside Registration #168

BFS:io

References

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