CULTURAL RESOURCES STUDY FOR THE 11317 LILAC AVENUE PROJECT

BLOOMINGTON, SAN BERNARDINO COUNTY, CALIFORNIA

APNs 260-011-23 and -25

Lead Agency:

County of San Bernardino
385 North Arrowhead Avenue
San Bernardino, California 92415

Preparer:

Brian F. Smith and Associates, Inc.
14010 Poway Road, Suite A
Poway, California 92064

Signature

Project Proponent:

Lilburn Corporation
1905 Business Center Drive
San Bernardino, California 92408

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Archaeological Database Information

Authors: Jillian L.H. Conroy, Irem Oz, and Brian F. Smith

Consulting Firm: Brian F. Smith and Associates, Inc.
14010 Poway Road, Suite A
Poway, California 92064
(858) 679-8218

Client/Project Proponent: Lilburn Corporation
1905 Business Center Drive
San Bernardino, California 92408

Report Date: July 22, 2022

Report Title: Cultural Resources Study for the 11317 Lilac Avenue Project, Bloomington, San Bernardino County, California

Type of Study: Phase I Cultural Resources Survey and Historic Structure Evaluation

USGS Quadrangle: Section 35, Township 1 South, Range 5 West (projected) of the *Fontana, California* (7.5-minute) USGS Quadrangle.

Acreage: 2.39 acres

Key Words: Survey; historic residence and two metal vehicle ports at 11317 Lilac Avenue recorded as Temp-1; monitoring of grading is recommended; historic buildings not significant and preservation not recommended.

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MANAGEMENT SUMMARY/ABSTRACT

In response to a request from Lilburn Corporation, a cultural resources study was conducted by Brian F. Smith and Associates, Inc. (BFSA) for the proposed 11317 Lilac Avenue Project. The project consists of the development of a 15,000-square-foot industrial warehouse with associated hardscape, landscaping, and infrastructure. As proposed, the project would also include converting the existing 1947 residence and attached garage addition into an office and a shop. The 2.39-acre study area for the project is identified as Assessor's Parcel Numbers (APNs) 260-011-23 and -25 and is situated southeast of the intersection of Jurupa and Lilac avenues, just outside the Bloomington community limits in unincorporated San Bernardino County, California. The project lies within Section 35, Township 1 South, Range 5 West as shown on the U.S. Geological Survey (USGS) *Fontana, California* Quadrangle. According to the aerial photographs, the property was used agriculturally from as early as the late 1930s until the early 1950s after which the property was utilized for parking and storage. The property currently contains one 1947 single-family residence and two 1948 to corrugated metal vehicle ports.

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

Survey conditions were generally good, but ground visibility was fair to poor throughout the survey due to the structures and gravel, asphalt, and concrete covering 90 percent of the property. The survey resulted in the identification of one single-family residence with an attached garage and two corrugated metal vehicle ports at 11317 Lilac Avenue that were constructed in 1947 and between 1948 and 1952, respectively, and meet the age threshold under the National Register (36 CFR 60.4) and the California Code of Regulations (CCR § 4852) to require evaluations of potential eligibility to the California Register of Historical Resources (CRHR). Because these 70- to 75-year-old structures would be impacted by development, the evaluation of the structures was needed to address potentially significant impacts to historical resources. The structures were evaluated by BFSA as part of this study.

While the buildings meet the age threshold of 50 years to be evaluated, they were not designed by an architect of importance, do not possess any architecturally important elements, and the owners were not historically significant to the community. Therefore, the buildings do not meet the criteria to be eligible for the CRHR. Although the historic buildings were evaluated as not CEQA-significant, the potential exists that unidentified cultural resources may be present that

are related to the historic use of the area since the 1930s. Based upon this potential, monitoring of grading is recommended to prevent the inadvertent destruction of any potentially important cultural deposits that were not observed or detected during the current cultural resources study. Should potentially significant cultural deposits be discovered, mitigation measures will be implemented to reduce the effects of the grading impacts. If prehistoric cultural resources are discovered, Native American monitoring would be required for all subsequent earthwork for the project. As a part of this study, a copy of this report will be submitted to the SCCIC at CSU Fullerton. Qualifications of key BFSA staff involved in the preparation of this report can be found within Appendix A.

1.0 INTRODUCTION

1.1 Project Description

The archaeological survey program for the 11317 Lilac Avenue Project was conducted in order to comply with CEQA and County of San Bernardino environmental compliance procedures. The 2.39-acre project is located southeast of the intersection of Jurupa and Lilac avenues, just outside the Bloomington community limits in unincorporated San Bernardino County, California (APNs 260-011-23 and -25) (Figure 1.1–1). The project is situated within Section 35, Township 1 South, Range 5 West as shown on the USGS *Fontana, California* Quadrangle (Figure 1.1–2). The project includes the construction of a 15,000-square-foot industrial warehouse with associated hardscape, landscaping, and infrastructure and the conversion of the existing residence and attached garage into an office and a shop (Figures 1.1–3 and 1.1–4). The decision to request this investigation was based upon cultural resource sensitivity of the locality as suggested by known site density and predictive modeling. Sensitivity for cultural resources in a given area is usually indicated by known settlement patterns, which in southwestern San Bernardino County were focused around freshwater resources and a food supply.

1.2 Environmental Setting

The 11317 Lilac Avenue Project is located in the Peninsular Ranges Geologic Province of southern California. The range, which lies in a northwest to southeast trend through the county, extends some 1,000 miles from the Raymond-Malibu Fault Zone in western Los Angeles County to the southern tip of Baja California. The subject property is located within the broad, fault-bounded alluvial valley of the Santa Ana Wash between the San Bernardino Mountains to the north and the San Timoteo Badlands to the south (Matti et al. 2003). Elevations within the project range from approximately 955 to 960 feet above mean sea level.

1.3 Cultural Setting

1.3.1 Prehistoric Period

Paleo Indian, Archaic Period Milling Stone Horizon, and the Late Prehistoric Shoshonean groups are the three general cultural periods represented in San Bernardino County. The following discussion of the cultural history of San Bernardino County references the San Dieguito Complex, Encinitas Tradition, Milling Stone Horizon, La Jolla Complex, Pauma Complex, and San Luis Rey Complex, since these culture sequences have been used to describe archaeological manifestations in the region. The Late Prehistoric component in San Bernardino County was represented by the Cahuilla, Serrano, and potentially the Vanyume Indians.

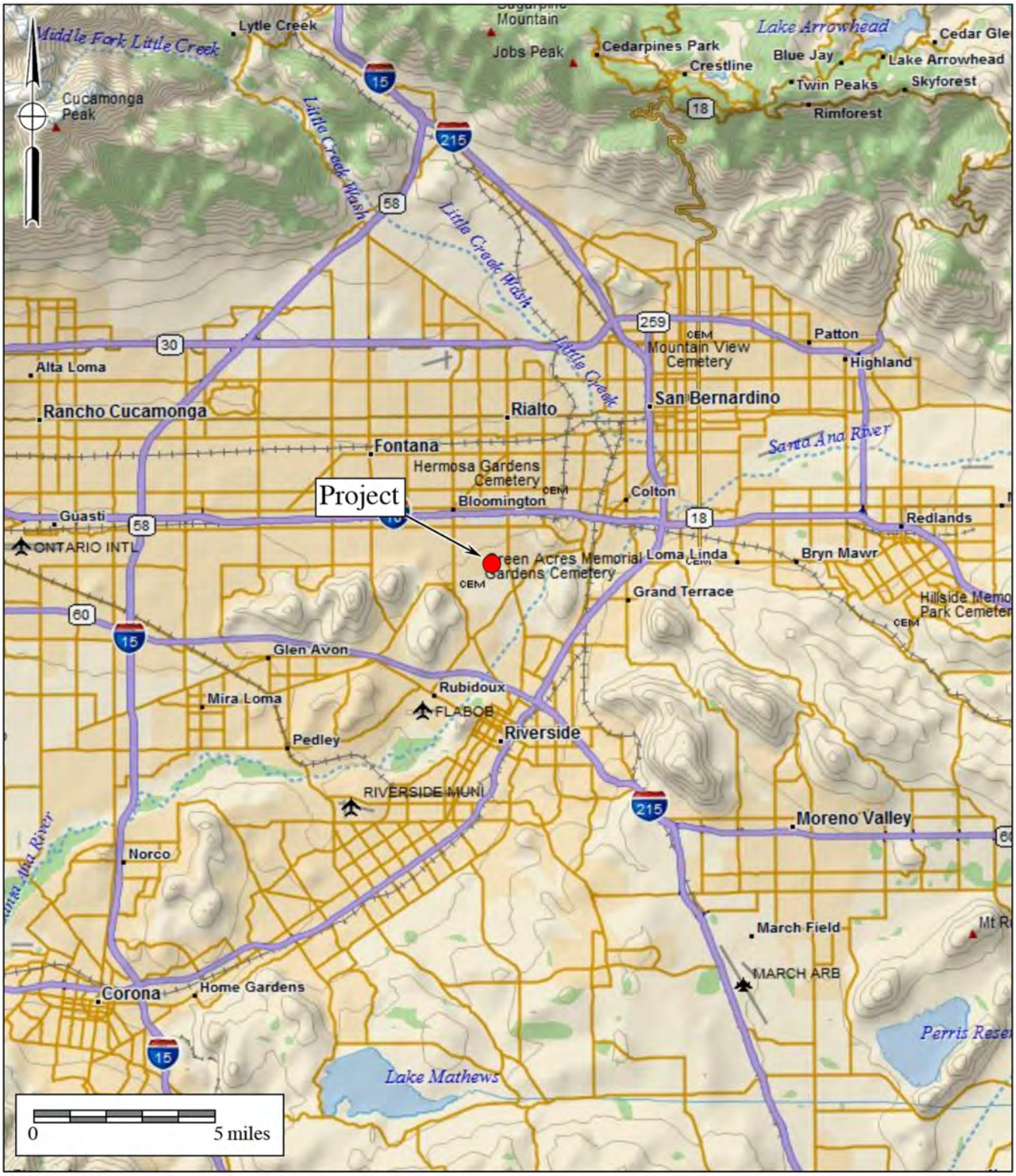

Figure 1.1–1

General Location Map

The 11317 Lilac Avenue Project

DeLorme (1:250,000)

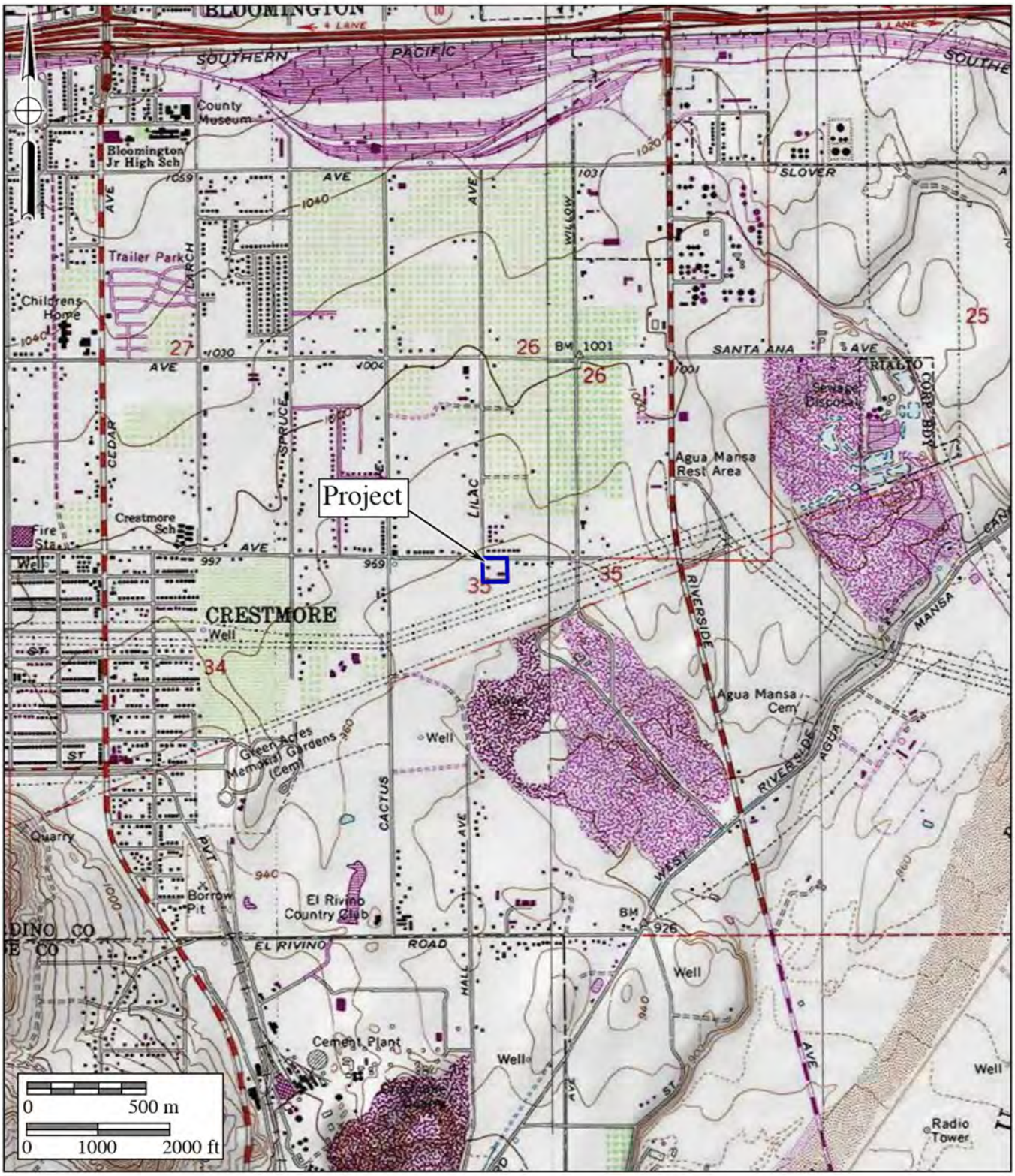

Figure 1.1–2

Project Location Map

The 11317 Lilac Avenue Project

USGS *San Bernardino South* and *Fontana* Quadrangles (7.5-minute series)

Figure 1.1–3

Conceptual Site Plan

The 11317 Lilac Avenue Project

Figure 1.1–4

Conceptual Site Plan Shown on a Current Aerial Photograph

The 11317 Lilac Avenue Project

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

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

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

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

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

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

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

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

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

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

Around approximately 1,350 YBP, a Shoshonean-speaking group from the Great Basin region moved into San Bernardino County, marking the transition to the Late Prehistoric Period. This period has been characterized by higher population densities and elaborations in social, political, and technological systems. Economic systems diversified and intensified during this period, with the continued elaboration of trade networks, the use of shell-bead currency, and the appearance of more labor-intensive, yet effective, technological innovations. Technological developments during this period included the introduction of the bow and arrow between A.D. 400 and 600 and the introduction of ceramics. Atlatl darts were replaced by smaller arrow darts, including the Cottonwood series points. Other hallmarks of the Late Prehistoric Period include extensive trade networks as far reaching as the Colorado River Basin and cremation of the dead.

Protohistoric Period (Late Holocene: 1790 to Present)

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

by 1900, the Vanyume had become extinct (Bean and Smith 1978). However, given the settlement patterns reported for the Vanyume, it is more probable that the population was dispersed rather than completely wiped out.

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

Cahuilla villages were typically permanent and located on low terraces within canyons in proximity to water sources. These locations proved to be rich in food resources and afforded protection from prevailing winds. Villages had areas that were publicly owned as well as areas that were privately owned by clans, families, or individuals. Each village was associated with a particular lineage and series of sacred sites that included unique petroglyphs and pictographs. Villages were occupied throughout the year; however, during a several-week period in the fall, most of the village members relocated to mountain oak groves to take part in acorn harvesting (Bean 1978; Kroeber 1976).

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

Much like the Vanyume, the Serrano suffered large population decreases during the early 1800s. While the missionaries are credited with developing the first stable water supply in the area by diverting water from Mill Creek into a zanja that terminated at the Asistencia de Mission

San Gabriel on Barton Road, the task was completed through labor provided by the Serrano. The zanja, known as the Mill Creek Zanja, is located in Redlands, California. It has been listed on the National Register of Historic Places (NRHP) since 1976.

1.3.2 Historic Period

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

European exploration along the California coast began in 1542 with the landing of Juan Rodriguez Cabrillo and his men at San Diego Bay. Sixty years after the Cabrillo expeditions, an expedition under Sebastian Viscaíno made an extensive and thorough exploration of the Pacific coast. Although the voyage did not extend beyond the northern limits of the Cabrillo track, Viscaíno had the most lasting effect upon the nomenclature of the coast. Many of his place names have survived, whereas practically every one of the names created by Cabrillo have faded from use. For instance, Cabrillo named the first (now) United States port he stopped at “San Miguel”; 60 years later, Viscaíno changed it to “San Diego” (Rolle 1969). The early European voyages observed Native Americans living in villages along the coast but did not make any substantial, long-lasting impact. At the time of contact, the Luiseño population was estimated to have ranged from 4,000 to as many as 10,000 individuals (Bean and Shipek 1978; Kroeber 1976).

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

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

Serrano contact with the Europeans may have occurred as early as 1771 or 1772, but it was not until approximately 1819 that the Spanish directly influenced the culture. The Spanish established asistencias in San Bernardino, Pala, and Santa Ysabel. Between the founding of the

asistencia and secularization in 1834, most of the Serranos in the San Bernardino Mountains were removed to the nearby missions (Beattie and Beattie 1951:366) while the Cahuilla maintained a high level of autonomy from Spain (Bean 1978).

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

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

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

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

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

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

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.

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 naval 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).

1.4 Results of the Archaeological Records Search

An archaeological records search for a one-mile radius around the project was requested by BFSA at the SCCIC at CSU Fullerton on March 11, 2022. According to the records search results, five resources have been recorded within one-half mile of the project, none of which are located within the subject property. These resources include historic standpipes and flumes, refuse scatters, a dairy operation, the El Rivino Country Club, a transmission line, concrete features, and a railroad tie (Table 1.4–1).

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

Site(s)	Description
SBR-7053H	Historic standpipes and flumes with a historic artifact scatter
SBR-7055H	Historic dairy operation
P-36-012190	Historic El Rivino Country Club
SBR-17,229H	Historic Mira Loma-Vista 220kV Transmission Line
SBR-16,986H	Historic concrete features, railroad tie, and refuse scatter

The records search also identified seven cultural resources studies that have previously been conducted within one-half mile of the project, none of which covered the subject property. The full records search results are included in Appendix C.

In addition, BFSA reviewed the following historic sources:

- The NRHP Index
- The Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility
- The OHP, Built Environment Resources Directory
- 1896, 1901, and 1926 *San Bernardino* 15-minute USGS maps
- 1943 *Fontana* 1:31,680-scale USGS map
- 1953, 1967, and 1985 *Fontana* 7.5-minute USGS maps
- Aerial photographs (1938, 1948, 1952, 1959, 1966, 1967, 1968, 1978, 1980, 1993, and 2003)

These sources indicated the presence of a residence in the northwest corner of the property as early as 1948. Further, two metal structures were constructed between 1948 and 1952 just south of the residence. The subject property was used agriculturally from as early as the 1930s to the early 1950s after which the vacant portions of the property were utilized for parking. Further, whether these structures have been recorded as historic resources cannot be determined until the results from the SCCIC have been received.

BFSA also requested a SLF search from the NAHC, which was negative for the presence of any recorded Native American sacred sites or locations of religious or ceremonial importance within one mile of the project. All correspondence is provided in Appendix D.

1.5 Applicable Regulations

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

1.5.1 California Environmental Quality Act

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

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

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

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

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

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

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

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

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

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

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

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

2.0 RESEARCH DESIGN

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project through time, as well as to aid in the determination of resource significance. For the current project, the study area under investigation is southwestern San Bernardino County. The scope of work for the cultural resources study conducted for the 11317 Lilac Avenue Project included the survey of a 2.39-acre study area and the assessment of one 1947 single-family residence with an attached garage and two 1948 to 1952 corrugated metal vehicle ports. Given the area involved, the research design for this project was focused upon realistic study options. Since the main objective of the investigation was to identify the presence of and potential impacts to cultural resources, the goal is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of the identified resources. Nevertheless, the assessment of the significance of a resource must take into consideration a variety of characteristics, as well as the ability of the resource to address regional research topics and issues.

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

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

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

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

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

Data Needs

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

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

3.0 ANALYSIS OF PROJECT EFFECTS

The cultural resources study of the project consisted of an institutional records search, archival research, an intensive cultural resource survey of the entire 2.39-acre study area, and the preparation of this technical report. This study was conducted in conformance with Section 21083.2 of the California Public Resources Code and CEQA. Statutory requirements of CEQA (Section 15064.5) were followed for the identification and evaluation of resources. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Office (SHPO 1995).

3.1 Survey Methods

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

3.2 Results of the Field Survey

Field archaeologist Clarence Hoff conducted the archaeological survey for the 11317 Lilac Avenue Project on March 24, 2022. The archaeological survey was an intensive reconnaissance consisting of a series of survey transects across the project. While the entire project was accessible, ground surface visibility was poor since the entire property has been developed with a residence and asphalt and gravel parking for semi-trucks and other vehicles (Plates 3.2–1 and 3.2–2). Other structures observed on the property include two corrugated metal vehicle port structures containing cargo container boxes, recreational vehicles, and workshops. Both of these structures sit on concrete slabs. The residence and two metal structures identified as a result of the survey have been recorded as Site Temp-1 (Figure 3.2–1).

According to aerial photographs, the subject property was agriculturally utilized from as early as the 1930s to the early 1950s (Plate 3.2–3). According to Assessor's records, in 1947, the present residence was constructed as a 1,000-square-foot, stucco-clad building consisting of one bathroom and two bedrooms. Between 1948 and 1952, the two corrugated metal shade structures located south of the residence were constructed (Plates 3.2–4 and 3.2–5). By 1952, the project appears to have been used for parking and storage. Between 1990 and 1994, a two-car garage with a bathroom addition was constructed on the east façade of the residence (Plates 3.2–6 and 3.2–7).

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

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

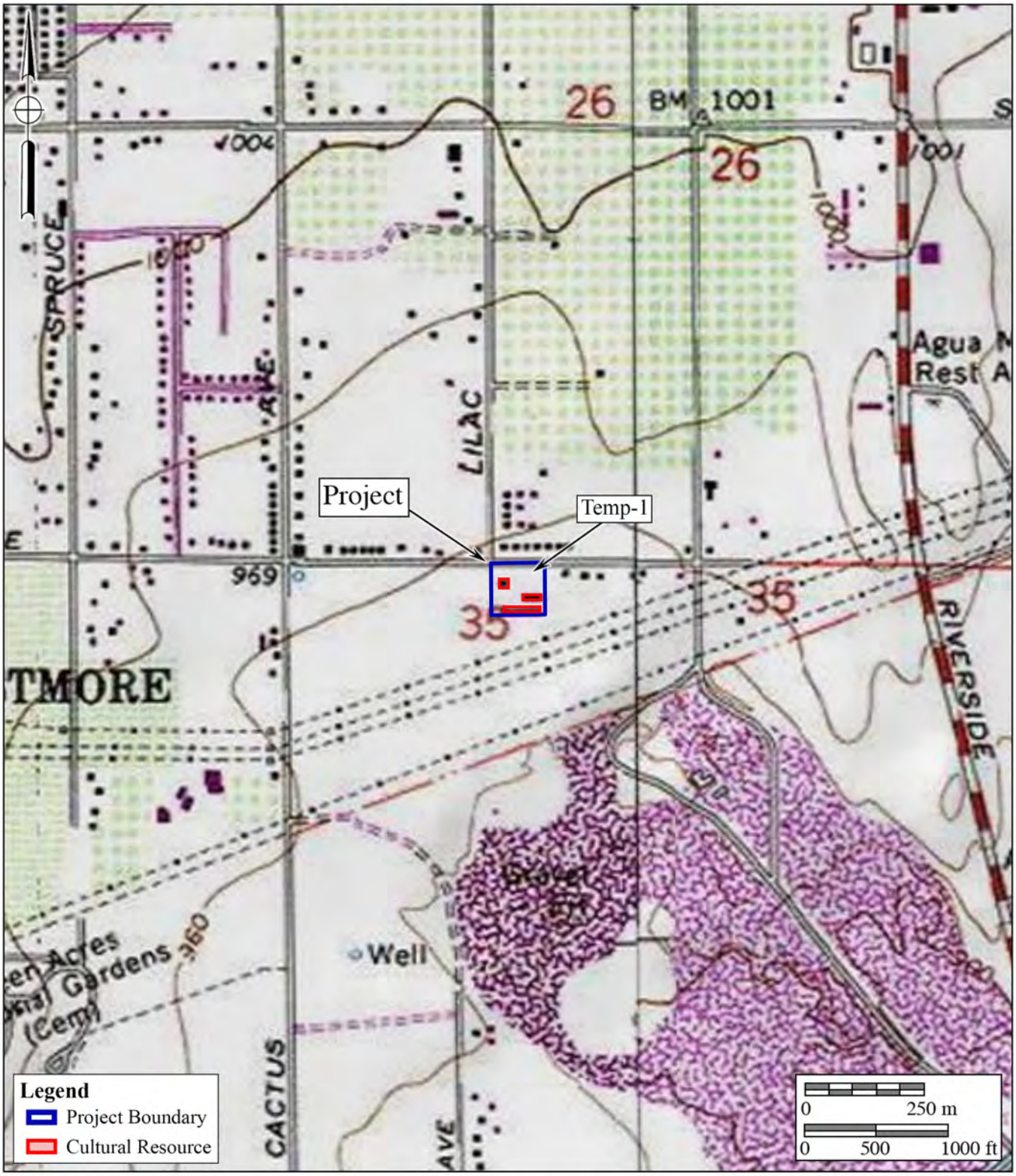

Figure 3.2–1

Cultural Resource Location Map

The 11317 Lilac Avenue Project

USGS *San Bernardino South* and *Fontana* Quadrangles (7.5-minute series)

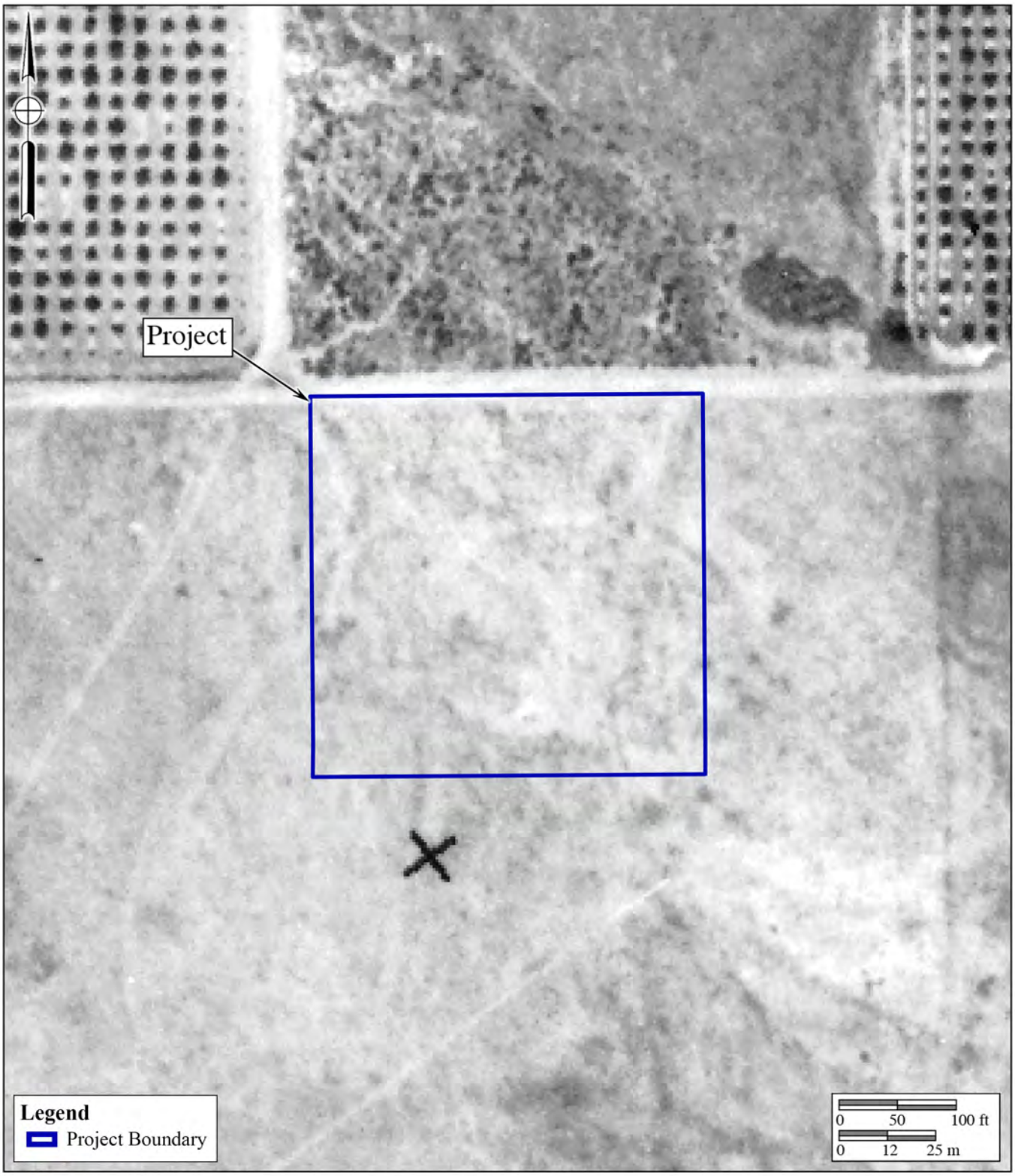

Plate 3.2–3

1930 Aerial Photograph

The 11317 Lilac Avenue Project

Plate 3.2–4

1948 Aerial Photograph

The 11317 Lilac Avenue Project

Plate 3.2–5

1952 Aerial Photograph

The 11317 Lilac Avenue Project

Plate 3.2–6

1990 Aerial Photograph

The 11317 Lilac Avenue Project

Plate 3.2–7

1994 Aerial Photograph

The 11317 Lilac Avenue Project

3.3 Historic Structure Analysis

Within the boundaries of the subject property, one historic residence and two corrugated metal vehicle ports were identified. The structures have been assigned the temporary site number Temp-1. A DPR form was submitted to the SCCIC on July 25, 2022, and once processed, the SCCIC will assign the resource a permanent site number. The following section provides the pertinent field results for the significance evaluation for the single-family residence and corrugated metal vehicle ports located at 11317 Lilac Avenue. The residence was constructed in 1947 in the Styled Ranch architectural style featuring Spanish Revival-style elements and Tudor-style decorative detailing. As the residence will be impacted by the project, a structure evaluation will be required. The two corrugated metal vehicle ports located south of the residence were constructed between 1948 and 1952 (see Plates 3.2–4 and 3.2–5). The two metal vehicle ports will be recorded with the residential structure and will be evaluated as historic structures along with the residence. Descriptions and significance evaluations of the historic resources are provided below.

3.3.1 History of the Property: Ownership and Development

Assessor's records indicate that the construction of the single-family residence located at 11317 Lilac Avenue was completed in 1947. These records do not mention the construction of the corrugated metal vehicle ports; however, aerial photographs from 1948 and 1952 (see Plates 3.2–4 and 3.2–5) indicate that the vehicle ports were constructed between 1948 and 1952. The 1948 aerial photograph indicates that at the time of their construction, the area where the three buildings were located was not developed and included orchards and farmlands.

In 1947, when the 11317 Lilac Avenue residence was constructed, the property was owned by Orville Agnew Stanford. Standard was originally from Rimersburg, Pennsylvania, and was born in 1893. According to his World War II registration card, he was working for McDermont Fruit Company in 1942 (Ancestry.com 2010). The property was acquired by John A. and Rubie B. Hills in 1948. The couple used the 11317 Lilac Avenue property as a chicken farm, and they sold it to Mr. and Mrs. Voyl Mecham in 1956 (*Bloomington News* 1956).

The property was acquired by American Loan Corporation in 1960 and was sold to Rex and Kate Bassett in 1961. Rex Ansley Bassett was a native of Warren, Iowa, and was born in 1898. He married Kate Dorthy Beitzell in 1919 and moved to Los Angeles between 1930 and 1938. The 1930 Federal Census indicates that Rex Bassett was working as a farmer in 1930 and became a produce seller in Santa Monica upon moving to California (Ancestry.com 2002, 2011). Rex Bassett retired from the California Division of Forestry, where he worked as a property manager for 10 years (*San Bernardino County Sun* 1965). Prior to his death, he was confined to an iron lung at Los Angeles General Hospital. Kate Bassett was a former member of the San Bernardino Board of Realtors (*San Bernardino County Sun* 1963). In 1961, the property was

Plate 3.3–1: Dorothy (left) and Betty Jean (right) Bassett. ***(Photograph courtesy of Los Angeles Times 1937)***

acquired by their daughter, Dorothy V. Powell (Plate 3.3–1). The property remained in her possession for a year before being purchased by Joseph H. Henion in 1962.

Dr. Joseph H. Henion was born in Michigan in 1897 and moved to California before 1924. He worked as a chiropractic doctor (Ancestry.com 2002, 2017). He was an active member of the High Twelve Club, where he served as the program chairman in 1947, an international representative in 1949, and the president of the Pasadena branch in 1952 (*Pasadena Independent* 1949, 1952; *Metropolitan Pasadena Star-News* 1947). He married Virginia Katherine Webb in 1944, who worked in real estate (Ancestry.com 2011). The property remained in possession of the couple until 1974, when it was acquired by Alton E. and Linda M. Jones. In 1976, the couple sold the property to Bruce and Norma Osborne.

Bruce Osborne was born in Idaho in 1916 and moved to Oakland, California, in 1935. According to census records, he worked as a truck driver (Ancestry.com 2012). He was a classic car enthusiast and completed a cross country drive from Winterhaven, Florida to Bloomington, California in 1985 (Palmer 1985) (Plate 3.3–2).

Plate 3.3–2: Bruce Osborne.
(Photographs courtesy of Palmer 1985 [left] and San Bernardino County Sun 1974 [right])

The property was acquired by George W. and Betty E. Walters in 2000 and remained in their possession until 2017. In 2017, ownership was passed to Agustin and Nitza Pena, in 2019 to Palmetto Property Investments, LLC and back to the Penas, and in 2022, back to Palmetto Property Investments, LLC before finally being acquired by Cortez Property Management, LLC, the current owner.

3.3.2 Description of Surveyed Resources

Single-Family Residence and Attached Garage

According to Assessor's records, the construction of the single-family residence located at 11317 Lilac Avenue was completed in 1947. The single-family residence is a Styled Ranch house featuring Spanish Revival-style elements and Tudor-style decorative detailing. McAlester (2015) refers to the Spanish Revival subtype as "Spanish Ranch." The residence is located on the northwest corner of the property, at the intersection of Lilac and Jurupa avenues. Access to the residence is provided from the southern portion of Lilac Avenue, which terminated south of Lilac and Jurupa avenues and becomes part of the 11317 Lilac Avenue Property.

The single-story building features an irregular "L"-shaped plan with an attached garage that was added between 1990 and 1994 (see Plates 3.2–6 and 3.2–7). The original 1947 construction of the residence had a rectangular plan. The residence features multiple roof styles including double-pitched gable, cross-gable, and shed (Figure 3.3–1). The cross-gable and double-pitched gable roofs are covered with composite shingles and the shed roof is covered with corrugated metal sheets. The residence was constructed using standard frame construction on a concrete foundation. The walls are clad in stucco.

The primary west façade of the residence faces Lilac Avenue. The west end of the property is separated from the street by a metal fence that exhibits a pedestrian door. A small concrete patio connects this pedestrian entrance to the porch on the west side of the residence. No automobile access is provided on the primary west façade, but instead through the south façade. The double-pitched gable portions of the roof (A and C on Figure 3.3–1) are visible from the west façade. The long side of Section A and the gable end of Section C face Lilac Avenue (Plate 3.3–3). The long end of Section A features wide overhanging eaves with boxed rafters. The rafter ends are covered with a wood rake board. The gable end of Section C projects slightly from the west façade. The gable wall does not feature any elements except for the two Tudor-style false timbering elements (Plate 3.3–4). The north end of the west façade features a porch that is formed by the recessed wall of the residence on its east side and the arched continuation of the west façade on its west side. The recessed wall features two sliding windows and a simple wood and glass door. The uneven texture of the wall indicates that the smaller window used to be larger in size, possibly as big as the north window, and the area around it was filled in (Plate 3.3–5). The arched wall features two open arches. The area between these walls forms a semi-enclosed porch, which shelters the entry (Plate 3.3–6).

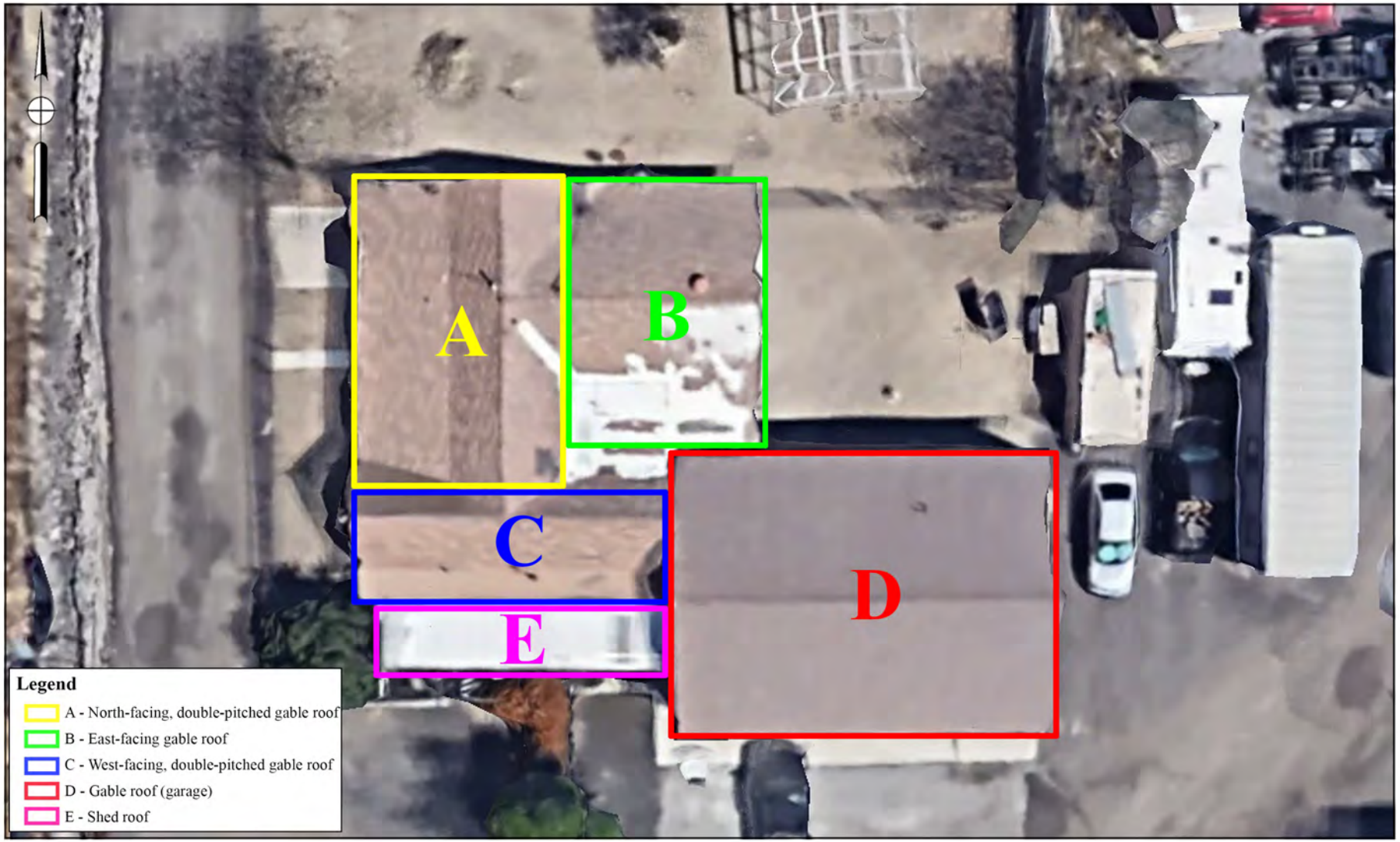

Figure 3.3–1
Site Sketch Showing Different Building Roofs
The 11317 Lilac Avenue Project

Plate 3.3–3

West Façade of the Residence, Facing East

The 11317 Lilac Avenue Project

Plate 3.3–4

View of the Gable Wall on the West Façade of the Residence, Facing East

The 11317 Lilac Avenue Project

Plate 3.3–5

West Façade of the Residence

Showing the Front Porch, Facing East

The 11317 Lilac Avenue Project

Plate 3.3–6

View of the Front Porch, Facing Northwest

The 11317 Lilac Avenue Project

The southern portion of the west façade exhibits another arched opening under the low-pitched portion of Section C. This archway includes a metal gate that provides access to the southern porch under the metal roof (Section E on Figure 3.3–1). The southern end of the west façade exhibits a chicken wire fence that prevents direct access to the southern porch (Plate 3.3–7). The area between these arched portions features two sliding windows.

The south façade of the 11317 Lilac Avenue residence features the main entrance. The western portion of the south façade includes the south façade of the original 1947 residence and the eastern portion features the recessed area under the horizontal end of Section B (Plate 3.3–8). The south façade also exhibits the south façade of the attached garage (Plate 3.3–9). The western portion features two doors and one sliding window. The uneven texture around the eastern door indicates that it was possibly a double door that was replaced (Plate 3.3–10). The recessed east portion of the south façade features the main entry door, which is a wood eight-panel door (Plate 3.3–11). A sliding window is located on the east façade formed by the recessed southern wall of the residence. The east façade also includes a narrow sliding window east of the main entry door. The area in front of the main door, previously referred to as the southern porch, is sheltered by Section C. The area in front of the western portion of the south façade is sheltered by Section E, the shed roof that is covered with corrugated metal sheets.

The west façade of the residence exhibits the gable end of Section B. The gable wall over the first floor is slightly projected (Plate 3.3–12). Similar to the gable end on Section C on east façade, the west façade gable wall also features Tudor-style false timbering elements. Two sliding windows are located below the projection (Plate 3.3–13). The west façade of the garage is visible on the southern portion of this façade.

The horizontal end of Section B, the gable end, and the lower pitched portion of Section A are visible on the north façade. Similar to the gable end on Section C on the east façade, this gable wall also features two Tudor-style false timbering elements (Plate 3.3–14). The north façade also features a sliding window that was possibly replaced based upon the presence of uneven texturing (Plate 3.3–15) and a six-panel wood door. The west end of the north façade features an archway providing access to the front porch (Plate 3.3–16).

The attached garage was constructed between 1990 and 1994 as a simple rectangular structure with a gable roof (Section D). It should be noted that the garage and residence share a minimal attachment as they are only attached at the gabled portion of Section C, the west end of Section E, and the western portion of the horizontal end of Section B (Plate 3.3–17). The garage and residence do not share a wall; therefore, when viewed from above, the attachment between the garage and residence seems strong, changing the spatial footprint of the whole structure. A detailed inspection, however, reveals that the addition of the garage did not change the plan of the residence as they do not share any walls. The south façade of the attached garage features two 32-panel wood garage doors (Plate 3.3–18). The east, west, and north façades feature simple six-panel wood doors (Plate 3.3–19).

Plate 3.3–7

Southern End of the West Façade of the Residence, Facing East

The 11317 Lilac Avenue Project

Plate 3.3–8

South Façade of the Residence, Facing Northwest

The 11317 Lilac Avenue Project

Plate 3.3–9
South Façade of the Residence (Left) and Attached Garage (Right), Facing Northeast
The 11317 Lilac Avenue Project

Plate 3.3–10

South Façade of the Residence, Facing North

The 11317 Lilac Avenue Project

Plate 3.3–11

View of the Main Entry on the South Façade of the Residence, Facing East

The 11317 Lilac Avenue Project

Plate 3.3–12
East (Left) and North (Right) Façades of the Residence, Facing Southwest
The 11317 Lilac Avenue Project

Plate 3.3–13

East Façade of the Residence, Facing West

The 11317 Lilac Avenue Project

Plate 3.3–14

North Façade of the Residence, Facing South

The 11317 Lilac Avenue Project

Plate 3.3–15
North Façade of the Residence
Showing the East Window, Facing South
The 11317 Lilac Avenue Project

Plate 3.3–16

North Façade of the Residence Showing the Northern End of the Front Porch, Facing South

The 11317 Lilac Avenue Project

Plate 3.3–17

South (Left) and East (Right) Façades of the Residence Showing the Minimal Attachment of the Garage, Facing North (Left) and West (Right)

The 11317 Lilac Avenue Project

Plate 3.3–18

South Façade of the Attached Garage, Facing Northwest

The 11317 Lilac Avenue Project

Plate 3.3–19

North Façade of the Attached Garage, Facing South

The 11317 Lilac Avenue Project

The attached garage was constructed using a standard wood frame, which is visible on the west and south façades (Plate 3.3–20). The roof features narrow open eaves where the rafters are exposed. The rafter ends are covered with a rake board.

Modifications made to the 11317 Lilac Avenue residence include:

- Construction of a square-planned structure east of the residence and north of the attached garage between 1980 and 1985
- Construction of the attached garage between 1990 and 1994
- Construction of the metal shed roof south of the residence prior to 2002
- Replacement of the window on the east façade of the residence with a plastic-framed window between 2011 and 2018
- Landscaping removed from north of the residence between 2015 and 2018,
- Demolition of the square-planned structure east of the residence and north of the attached garage between 2016 and 2018
- Addition of a door on the north façade of the attached garage between 2018 and 2019
- Conversion of the window under the gable roof on the west façade of the residence into a door between 2018 and 2019
- Conversion of the door under the gable roof on the west façade of the residence into a window in 2022

Corrugated Metal Vehicle Ports

Two corrugated metal vehicle ports are located southeast (Vehicle Port 1) and south (Vehicle Port 2) of the residence. These vehicle ports are constructed between 1948 and 1952 in the Utilitarian Industrial architectural style. Vehicle Port 1 is smaller than Vehicle Port 2. Both structures were constructed using a metal frame on a concrete foundation. They feature low-pitched gable roofs covered with corrugated metal sheets. The structures do not feature any walls (Plates 3.3–21 to 3.3–24).

3.3.3 Significance Evaluation

CEQA guidelines (Section 15064.5) address archaeological and historic resources, noting that physical changes that would demolish or materially alter in an adverse manner those characteristics that convey the historic significance of the resource and justify its listing on inventories of historic resources are typically considered significant impacts. Because demolition of the structures located at 11317 Lilac Avenue would require approval from the County of San Bernardino as part of the proposed project, CEQA eligibility criteria were used to evaluate the historic structures within the property as potentially significant historic buildings.

Plate 3.3–20
West (Left) and South (Right) Façades of of the Attached Garage, Facing Northeast
The 11317 Lilac Avenue Project

Plate 3.3–21

West Side of Vehicle Port 1, Facing East

The 11317 Lilac Avenue Project

Plate 3.3–22

West Side of Vehicle Port 2, Facing East

The 11317 Lilac Avenue Project

Plate 3.3–23

Southwest Corner of Vehicle Port 2, Facing Northeast

The 11317 Lilac Avenue Project

Plate 3.3–24

East Side of Vehicle Port 1, Facing West

The 11317 Lilac Avenue Project

Integrity Evaluation

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of construction. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. For the 11317 Lilac Avenue buildings, seven aspects of integrity were used for the evaluation, as recommended in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

1. **Integrity of Location** *[refers to] the place where the historic property was constructed or the place where the historic event occurred* (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the buildings had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. Historical research revealed that the buildings located at 11317 Lilac Avenue were constructed in their current locations between 1947 and 1952. Therefore, the buildings retain integrity of location.

2. **Integrity of Design** *[refers to] the combination of elements that create the form, plan, space, structure, and style of a property* (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the buildings and any architectural features present.

    a. ***Single-Family Residence:*** The 11317 Lilac Avenue residence was constructed in 1947 as a Styled Ranch building featuring Spanish Revival-style elements and Tudor-style decorative detailing. McAlester (2015) refers to the Spanish Revival subtype as "Spanish Ranch." The period of significance for the Styled Ranch, Spanish subtype is defined as between 1935 and 1985 by McAlester (2015) and the construction of the single-family residence falls within this timeframe. The modifications made to the residence since its original construction include: construction of a square-planned structure east of the residence and north of the attached garage between 1980 and 1985; construction of the attached garage between 1990 and 1994; construction of the metal shed roof south of the residence prior to 2002; replacement of the window on the east façade of the residence with a plastic-framed window between 2011 and 2018;

removal of the landscaping north of the residence between 2015 and 2018; demolition of the square-planned structure east of the residence and north of the attached garage between 2016 and 2018; addition of a door on the north façade of the attached garage between 2018 and 2019; conversion of the window under the gable roof on the west façade of the residence into a door between 2018 and 2019; and conversion of the door under the gable roof on the west façade of the residence into a window in 2022. As these modifications resulted in the alteration of the form, plan, space, and structure of the building, they also negatively impacted the building's original architectural style. Therefore, the residence does not retain integrity of design.

b. ***Corrugated Metal Vehicle Ports:*** The two corrugated metal vehicle ports located at 11317 Lilac Avenue were constructed between 1948 and 1952 in the Utilitarian Industrial architectural style. Modifications made to the structures since their initial construction could not be identified. Therefore, the corrugated metal vehicle ports 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. In 1947, when the residence was constructed, the surrounding area had a rural character and included orchards and farmlands. The 1948 aerial photograph shows some residences on the farming lots east of the property (see Plate 3.2–4). The area west of the property started to develop in the early 1950s. The farm plots west of the property started to be divided and allocated to residential development. Between 1952 and 1959, the lot north of the 11317 Lilac Avenue property also underwent residential development (Plates 3.3–25 and 3.3–26). The residential development of the area continued, transforming it into a moderately dense residential area. The lot located west of the property remains unoccupied. A FedEx Ground Complex was constructed on the property south of 11317 Lilac Avenue between 1994 and 2004 (see Plates 3.2–7 and 3.3–27). Because the area is no longer recognizable as agricultural and no longer retains the same open space, viewshed, landscape, vegetation, or general built environment, the 11317 Lilac Avenue property does not retain integrity of setting.

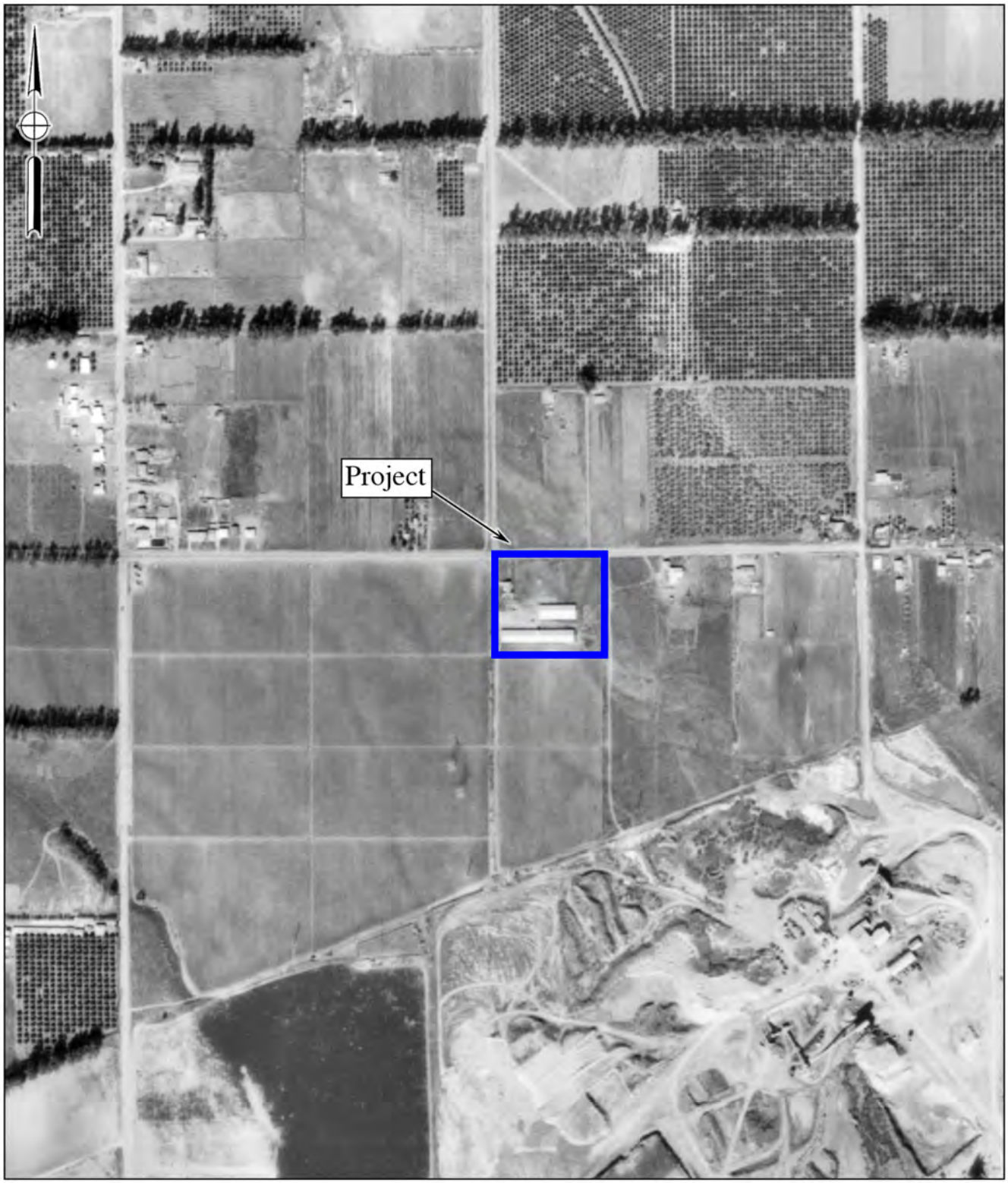

Plate 3.3–25
Expanded 1952 Aerial Photograph

The 11317 Lilac Avenue Project

Plate 3.3–26
1959 Aerial Photograph

The 11317 Lilac Avenue Project

Plate 3.3–27
2004 Aerial Photograph

The 11317 Lilac Avenue Project

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

    a. ***Single-Family Residence:*** The 11317 Lilac Avenue residence was constructed in 1947 as a Styled Ranch building featuring Spanish Revival-style elements and Tudor-style decorative detailing. McAlester (2015) refers to the Spanish Revival subtype as "Spanish Ranch." The period of significance for the Styled Ranch, Spanish subtype is defined as between 1935 and 1985 by McAlester (2015) and the construction of the single-family residence falls within this timeframe. The modifications made to the residence since its original construction include: construction of a square-planned structure east of the residence and north of the attached garage between 1980 and 1985; construction of the attached garage between 1990 and 1994; construction of the metal shed roof south of the residence prior to 2002; replacement of the window on the east façade of the residence with a plastic-framed window between 2011 and 2018; removal of the landscaping north of the residence between 2015 and 2018; demolition of the square-planned structure east of the residence and north of the attached garage between 2016 and 2018; addition of a door on the north façade of the attached garage between 2018 and 2019; conversion of the window under the gable roof on the west façade of the residence into a door between 2018 and 2019; and conversion of the door under the gable roof on the west façade of the residence into a window in 2022. As these modifications resulted in the alteration of the form, plan, space, and structure of the building, it has undergone enough original material replacements that it does not retain integrity of materials.

    b. ***Corrugated Metal Vehicle Ports:*** The two corrugated metal vehicle ports located at 11317 Lilac Avenue were constructed between 1948 and 1952 in the Utilitarian Industrial architectural style. As there is no indication that the original building materials used in the construction of the vehicle ports were replaced or altered, the structures 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 in the buildings.

a. ***Single-Family Residence:*** The 11317 Lilac Avenue residence was constructed in 1947 as a Styled Ranch building featuring Spanish Revival-style elements (or Spanish Ranch [McAlester 2015]) and Tudor-style decorative detailing. The original workmanship demonstrated by the construction of the single-family residence was average. Since its construction, the building has undergone modifications that negatively influenced the initial workmanship. In addition, the building does not possess elements or details that would make it representative of the labor or skill of a particular culture or people. Therefore, the residence does not retain integrity of workmanship.

b. ***Corrugated Metal Vehicle Ports:*** The two corrugated metal vehicle ports located at 11317 Lilac Avenue were constructed between 1948 and 1952 in the Utilitarian Industrial architectural style. The original workmanship demonstrated by the construction of the vehicle ports was average. Since their construction, the structures have not undergone modifications that would negatively influence their initial workmanship. However, the structures do not possess elements or details that would make them representative of the labor or skill of a particular culture or people. Therefore, the vehicle ports never possessed integrity of workmanship.

6. **Integrity of Feeling** *[refers to] a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the resources' features, in combination with their setting, conveyed a historic sense of the property during the period of construction. As noted previously, the integrity of setting for the buildings has been lost due to the transformation of the surrounding neighborhood into a residential area. Therefore, none of the structures retain integrity of feeling.

7. **Integrity of Association** *[refers to] the direct link between an important historic event or person and a historic property* (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the resources' data or information and their ability to answer any research questions relevant to the history of the Bloomington area or the state of California. Historical research indicates that the 11317 Lilac Avenue structures are not associated with any significant persons or events. The single-family residence has always been used as such. None of the individuals who owned or lived at the property were found to be significant and no known important events occurred at the property. Therefore, the buildings have never possessed integrity of association.

Of the seven aspects of integrity, the single-family residence located was determined to only retain integrity of location. The vehicle ports were determined to retain integrity of location, design, and materials. None of the structures have ever possessed integrity of workmanship or association and none retain integrity of setting or feeling.

CRHR Evaluation

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

- **CRHR Criterion 1:**
  It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

  It was discovered through historical research that no significant events could be associated with the 11317 Lilac Avenue buildings. Because the property could not be associated with any specific historic event, the buildings are not eligible for designation under CRHR Criterion 1.

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

  Historical research revealed that none of the 11317 Lilac Avenue buildings are associated with any persons important in our past. Because the property could not be associated with the lives of any important persons in our past, the residence and vehicle ports are not eligible for designation under CRHR Criterion 2.

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

  a. ***Single-Family Residence:*** The 11317 Lilac Avenue residence was constructed in 1947 as a Styled Ranch building featuring Spanish Revival-style elements and Tudor-style decorative detailing. McAlester (2015) refers to the Spanish Revival subtype as "Spanish Ranch." According to McAlester (2015), Styled Ranch refers to houses:

     > … that were built intermittently during the Ranch-house era (1935 to ca. 1975) … What sets a Styled Ranch apart is the

> presence of a more complete and unified set of stylistic details that spell out a distinct style … Five main styles are common: Spanish, French, Tudor, Colonial Revival and Neoclassical. All of these styles have features similar to those found on the Eclectic versions of each style but were adapted to a wide, low, one-story form … In general, Styled Ranch houses:
>
> 1) [Have] A wide low-one story form,
> 2) Lack the broad overhanging eaves found on many Ranch houses,
> 3) Have a dominant entry,
> 4) Have multi-pane windows,
> 5) Omit short windows, corner windows, and picture windows.

McAlester (2015) states that each Styled Ranch subtype has its own distinctive features. Within the five subtypes, Spanish Ranch was the earliest Styled Ranch subtype. Spanish Ranches are most common in California and the Southwest and are generally:

> 1) Clad in stucco,
> 2) Feature a tiled roof, most often red tile,
> 3) Exhibit one or more arches, usually at the front entry porch, principal windows, or courtyard entry
> 4) Other decorative elements include exposed roof rafters and beams, wood or metal window grilles and balconettes, and inward slanting chimneys and side walls. (McAlester 2015)

The 11317 Lilac Avenue residence possesses two out of five features listed above for Styled Ranch architecture as it is a single-story building with a wide form that does not feature short windows, corner windows, or picture windows. Of the four features listed above for Spanish Ranches, the residence possesses three as it is clad in stucco, exhibits arches at the front entry porch, and has inward-slanting side walls. Although the 11317 Lilac Avenue residence currently exhibits several character-defining features of the Styled Ranch and Spanish Ranch styles, it is not an exemplary or representative example of either. Since the residence does not embody the distinctive characteristics of a style, it was not designed or built by an important creative individual, and does not possess high artistic values, it is not eligible for designation under CRHR Criterion 3, with respect to the Styled Spanish Ranch style.

b. ***Corrugated Metal Vehicle Ports:*** The two corrugated metal vehicle ports were constructed between 1948 and 1952 in the Utilitarian Industrial architectural style. The architects and builders of the structures are unknown. As the County of San Bernardino does not have a historic context statement that addresses the Utilitarian Industrial style, the most relevant context statement can be found in Barrio Logan Historical Resources Survey (Smith et al. 2011):

> Utilitarian Industrial style refers to buildings whose architecture is significantly determined by the use of the building. For instance, a utilitarian industrial-style manufacturing facility may have a particular roof built to accommodate the interior crane. Utilitarian style structures are of various sizes, roof styles and clad in different materials (often corrugated metal or masonry), but what distinguishes them is that the builder has made no attempt to impose any detailing or ornamentation besides those that are deemed necessary for the business of the building. Utilitarian buildings include factories, warehouses, and storage sites and usually are industrial structures (Bradley 1999). Most industrial buildings built from the mid-20th century to the present are utilitarian.

While the vehicle ports can best be defined as having been constructed in the Utilitarian Industrial style, they do not embody distinctive characteristics of a style, type, or method of construction and are not a valuable example of the use of indigenous materials or craftsmanship. In addition, as the architects and builders are unknown, the structures cannot be identified as representing the work of any important creative individuals. Therefore, the vehicle ports are not eligible for designation under CRHR Criterion 3.

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

The research conducted for this study revealed that because the 11317 Lilac 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 Bloomington or the state of California. Therefore, the buildings re not eligible for designation under CRHR Criterion 4.

Findings and Conclusions

The 11317 Lilac Avenue buildings are evaluated as not historically or architecturally significant under any CEQA criteria due to a lack of association with any significant persons or events. Additionally, although they retain some level of integrity, they were never representative or significant examples of the Styled Spanish Ranch or Utilitarian Industrial styles. Because the buildings are not eligible for listing on the CRHR, no mitigation measures are required for any future alterations or planned demolition of the buildings.

3.4 Discussion/Summary

During the field survey, one single-family residence with an attached garage and two corrugated metal vehicle ports were identified at 11317 Lilac Avenue that meet the age threshold to require historic structure evaluations to determine eligibility for the CRHR. No other cultural resources were observed during the survey. The buildings are evaluated as not historically or architecturally significant under any CEQA criteria due to a lack of association with any significant persons or events and not being representative or significant examples of the Styled Spanish Ranch or Utilitarian Industrial styles.

4.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

4.1 Resource Importance

The cultural resources survey of the 11317 Lilac Avenue Project identified one single-family residence with an attached garage and two corrugated metal vehicle ports (Site Temp-1) that meet the age threshold to require historic structure evaluations to determine eligibility to the CRHR. The conclusion of the current assessment is that the buildings are not CEQA-significant or eligible for listing on the CRHR. The buildings have been thoroughly recorded and no additional information can be derived from further analysis.

4.2 Impact Identification

The proposed development of the 11317 Lilac Avenue Project will include the demolition of the buildings within the property. However, the removal of these buildings as part of the development of the property will not constitute an adverse impact because the buildings have been evaluated as not CEQA-significant and not eligible for listing on the CRHR. The potential does still exist, however, that historic deposits may be present that are related to the use of this location since the 1930s. To mitigate potential impacts to unrecorded historic features or deposits, monitoring of grading by an archaeologist is recommended. The monitoring program is presented in Section 5.0.

5.0 RECOMMENDATIONS

The proposed development will impact the buildings at 11317 Lilac Avenue recorded as Site Temp-1; however, as this resource is evaluated as lacking any further research potential, impacts have been determined to be not significant. Based upon the evaluation of the buildings as lacking further research potential, resource-specific mitigation measures will not be required as a condition of approval for the project. However, the property was agriculturally utilized from as early as 1930 to the early 1950s, after which it was utilized for parking and storage. When land is cleared, disked, or otherwise disturbed, evidence of surface artifact scatters is typically lost. Whether or not cultural resources other than the residence and vehicle ports (Temp-1) have ever existed on the 11317 Lilac Avenue Project property is unclear. The current status of the property appears to have affected the potential to discover any surface scatters of artifacts, and cultural materials that may have been on-site could have been masked by both disking and prior grading across the property.

Given that the prior development within the project might have masked archaeological deposits, and based upon the limited visibility during the survey, there is a potential that buried archaeological deposits are present within the project boundaries. The presence of the 1947 residence and 1948 to 1952 vehicle ports (Temp-1) on the parcel further indicates that there is a likelihood for the presence of associated historic deposits below the ground surface. Based upon this potential, monitoring of grading is recommended to prevent the inadvertent destruction of any potentially important cultural deposits that were not observed or detected during the current cultural resources study. The proposed monitoring tasks are detailed below.

During Grading

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

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

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

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

C. Determination of Significance

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

D. Discovery of Human Remains

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

1. Notification

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

2. Isolate discovery site

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

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

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

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

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

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

American human remains shall be reinterred with appropriate dignity.

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

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

Post-Construction

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

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

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

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

C. Curation of Artifacts
    1. To be determined.

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

6.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED

The archaeological survey program for the 11317 Lilac Avenue Project was directed by Principal Investigator Brian F. Smith. The archaeological fieldwork was conducted by Field Archaeologist Clarence Hoff. The report text was prepared by Jillian Conroy, Irem Oz, and Brian Smith. Report graphics were provided by Jillian Conroy and Irem Oz. Technical editing and report production were conducted by Summer Forsman and Elena Goralogia. The archaeological records search was conducted at the SCCIC at CSU Fullerton.

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APPENDIX A

Resumes of Key Personnel

Brian F. Smith, MA

Owner, Principal Investigator

Brian F. Smith and Associates, Inc.
14010 Poway Road • Suite A •
Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: bsmith@bfsa-ca.com

Education

Master of Arts, History, University of San Diego, California	1982
Bachelor of Arts, History, and Anthropology, University of San Diego, California	1975

Professional Memberships

Society for California Archaeology

Experience

Principal Investigator — 1977–Present
Brian F. Smith and Associates, Inc. — Poway, California

Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Corps of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

Professional Accomplishments

These selected major professional accomplishments represent research efforts that have added significantly to the body of knowledge concerning the prehistoric life ways of cultures once present in the southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted.

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large numbers of downtown San Diego mitigation and monitoring projects, some of which included Broadway Block (2019), 915 Grape Street (2019), 1919 Pacific Highway (2018), Moxy Hotel (2018), Makers Quarter Block D (2017), Ballpark Village (2017), 460 16th Street (2017), Kettner and Ash (2017), Bayside Fire Station (2017), Pinnacle on the Park (2017), IDEA1 (2016), Blue Sky San Diego (2016), Pacific Gate (2016), Pendry Hotel (2015), Cisterra Sempra Office Tower (2014), 15th and Island (2014), Park and G (2014), Comm 22 (2014), 7th and F Street Parking (2013), Ariel Suites (2013), 13th and Marker (2012), Strata (2008), Hotel Indigo (2008), Lofts at 707 10th Avenue Project (2007), Breeza (2007), Bayside at the Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperture (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7th Avenue (2005), Aloft on Cortez Hill (2005), Front and Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkloft

Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

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

San Diego Airport Development Project: An extensive historic assessment of multiple buildings at the San Diego International Airport and included the preparation of Historic American Buildings Survey documentation to preserve significant elements of the airport prior to demolition (2017-2018).

Citracado Parkway Extension: A still-ongoing project in the city of Escondido to mitigate impacts to an important archaeological occupation site. Various archaeological studies have been conducted by BFSA resulting in the identification of a significant cultural deposit within the project area.

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

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

Ballpark Village: A mitigation and monitoring program within three city blocks in the East Village area of San Diego resulting in the discovery of a significant historic deposit. Nearly 5,000 historic artifacts and over 500,000 grams of bulk historic building fragments, food waste, and other materials representing an occupation period between 1880 and 1917 were recovered (2015-2017).

Archaeology at the Padres Ballpark: Involved the analysis of historic resources within a seven-block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to the 1940s. Over a period of two years, BFSA recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark Project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade (2000-2007).

4S Ranch Archaeological and Historical Cultural Resources Study: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, containing primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

Charles H. Brown Site: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the city of San Diego.

Del Mar Man Site: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

Site W-20, Del Mar, California: A two-year-long investigation of a major prehistoric site in the Del Mar area of the city of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs documenting this major study.

City of San Diego Reclaimed Water Distribution System: A cultural resource study of nearly 400 miles of pipeline in the city and county of San Diego.

Master Environmental Assessment Project, City of Poway: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the city. The information was used in conjunction with the City's General Plan Update to produce a map matrix of the city showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City's Cultural Resource Guidelines, which were adopted as City policy.

Draft of the City of Carlsbad Historical and Archaeological Guidelines: Contracted by the City of Carlsbad to produce the draft of the City's historical and archaeological guidelines for use by the Planning Department of the City.

The Mid-Bayfront Project for the City of Chula Vista: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the city. The study included the analysis of some potentially historic features and numerous prehistoric

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Audie Murphy Ranch, Riverside County, California: Project manager/director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic—included project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February- September 2002.

Cultural Resources Evaluation of Sites Within the Proposed Development of the Otay Ranch Village 13 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

Cultural Resources Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County: Project manager/director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project—project coordination and budgeting; direction of field crews; site identification and recordation; assessment of potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee West GPA, Riverside County, California: Project manager/director of the investigation of nine sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites

for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Cultural Resources Survey and Test of Sites Within the Proposed French Valley Specific Plan/EIR, Riverside County, California: Project manager/director of the investigation of two prehistoric and three historic sites—included project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee Ranch, Riverside County, California: Project manager/director of the investigation of one prehistoric and five historic sites—included project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage Mitigation of a Portion of the San Diego Presidio Identified During Water Pipe Construction for the City of San Diego, California: Project archaeologist/director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project, Pacific Beach, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage Mitigation of a Portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California: Project archaeologist/director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural Resources Phase I and II Investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Westview High School Project for the City of San Diego, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—included direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

Monitoring of Grading for the Herschel Place Project, La Jolla, California: Project archaeologist/ monitor—included monitoring of grading activities associated with the development of a single- dwelling parcel. September 1999.

Survey and Testing of a Historic Resource for the Osterkamp Development Project, Valley Center, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; budget development; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Testing of a Prehistoric Cultural Resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project manager/director —included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report, in prep. July-August 1999.

Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project archaeologist—included direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Evaluation of Cultural Resources at the Village 2 High School Site, Otay Ranch, City of Chula Vista, California: Project manager/director —management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural Resources Phase I, II, and III Investigations for the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997- January 2000.

Phase I, II, and II Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—included recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.

Irem Oz, Ph.D.

Architectural Historian
Brian F. Smith and Associates, Inc.
14010 Poway Road • Suite A •
Phone: (858) 484-0915 • Fax: (858) 679-9896 • E-Mail: irem@bfsa-ca.com

Education

Doctor of Philosophy, Architecture **2022**

The Pennsylvania State University, University Park, Pennsylvania

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

Koc University, Istanbul, Turkey

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

Middle East Technical University, Ankara, Turkey

Research Interests

History of Architecture

Historic Structure Significance Eligibility

Cultural Heritage Management

Archival Research

Ethnography

Qualitative Research

Experience

Architectural Historian **March 2022–Present**
Brian F. Smith and Associates, Inc.

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

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

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

Research and Teaching Assistant/Ph.D. Candidate **August 2015–December 2021**
The Pennsylvania State University

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

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

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

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

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

Scholarly Works

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

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

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

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

Oz, I. and Staub, A.
2016 Integration of Turkish Migrants in Germany: A Case Study in Polarities in Architectural Research Addressing Societal Challenges*. Proceedings of the EAAE ARCC 11th International Conference.*

Oz, I.

2015 Spatial Representations of Ideology and Politics in Urban Scene: Keçiören Example. *Journal of Ankara Studies,* 2, 131-158.

2015 Yıldırım, A. E., Nalbant, K., Aydın, B., Güzelsarı, S., Onur, F., Oz, I., …, Moralı, Y. (2014). *Mudurnu Cultural Heritage Area Management Plan, Mudurnu, Turkey: Municipality of Mudurnu*

Technical Reports

Oz, Irem

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

Oz, Irem and Sarah Steinkraus

2022 *Historic Structure Assessment for 401 Avery Street, Walla Walla County, Washington. Parcel Numbers 350724440024, 360730220010* and *360730220029.* Prepared for Gram Northwest, LLC.

2021 *Historic Structure Assessment for 2121 Keene Road, Benton County, Washington. Parcel Number 122983000001009.* Prepared for Gram Northwest, LLC.

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

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

APPENDIX B

Site Record Form

(Deleted for Public Review; Bound Separately)

APPENDIX C

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX D

NAHC Sacred Lands File Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX E

Historic Documents

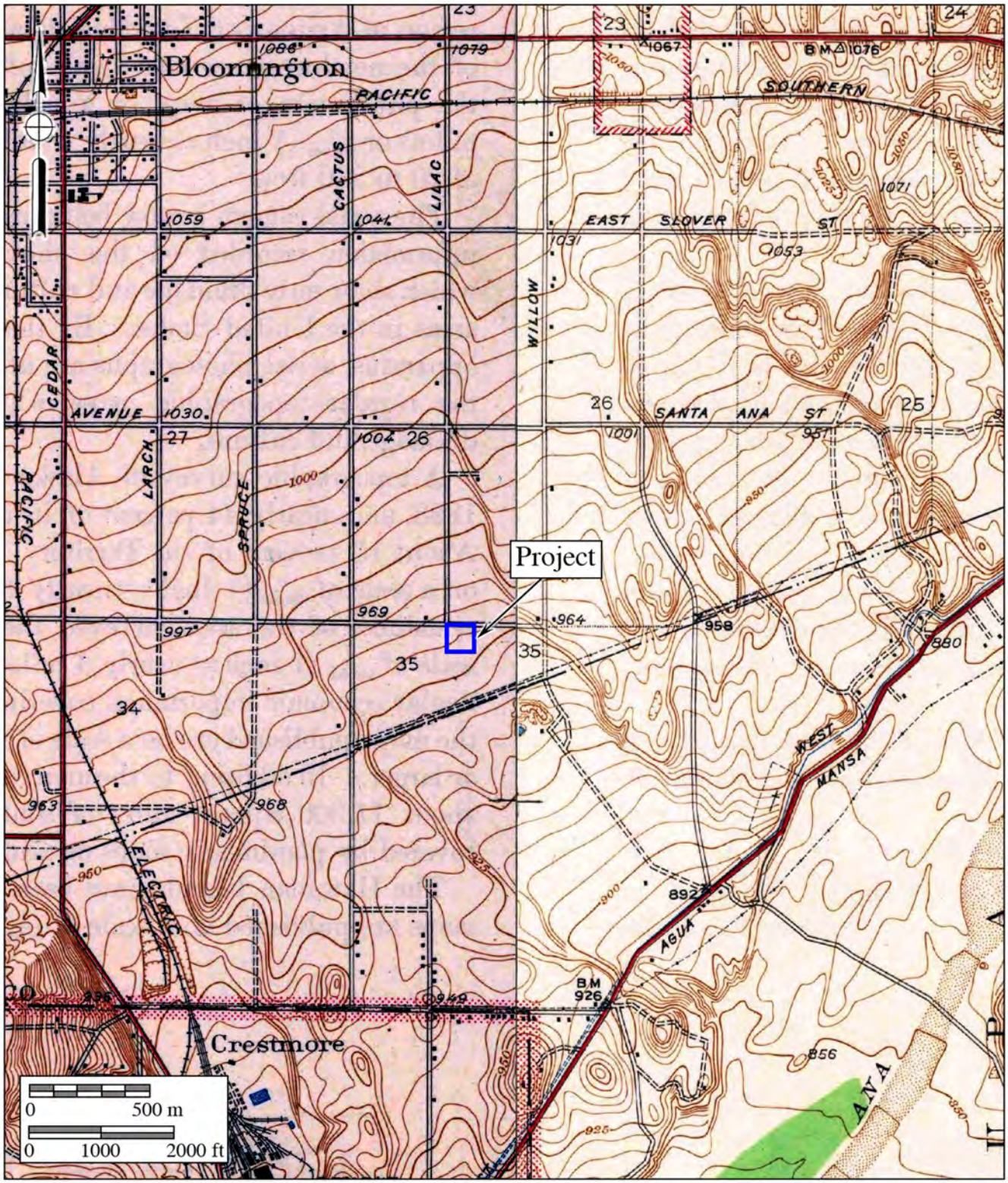
Ownership Information

Chain of Title

Title Records for 11317 Lilac Avenue (APN 260-011-25)

Seller	Buyer	Year
Douglas S. and Olive K. Fister	Orville Agnew Stanford	1946
Orville Agnew Stanford	John A. Hills and Rubie B. Hills	1948
John A. Hills and Rubie B. Hills	Voyl Mecham	1956
Voyl Mecham	American Loan Corporation	1960
American Loan Corporation	Rex Bassett and Kate Bassett	1961
Rex Bassett and Kate Bassett	Dorothy V. Powell	1961
Dorothy V. Powell	Joseph H. Henion	1962
Joseph H. Henion	Virginia W. Henion	1962
Virginia W. Henion	J.H. Henion, Inc.	1974
J.H. Henion, Inc.	Alton E. Jones and Linda M. Jones	1974
Alton E. Jones and Linda M. Jones	Bruce Osborne and Norma Osborne	1976
Bruce Osborne and Norma Osborne	George W. Walters	2000
Betty E. Walters	George W. Walters	2000
George W. Walters	George W. Walters and Betty E. Walters, Trustees	2009
George W. Walters and Betty E. Walters, Trustees	Agustin Pena	2017
Nitza Pena	Agustin Pena	2017
Agustin Pena	Palmetto Property Investments, LLC	2019
Palmetto Property Investments, LLC	Agustin Pena and Nitza Pena	2019
Agustin Pena and Nitza Pena	Palmetto Property Investments, LLC	2022
Palmetto Property Investments, LLC	Cortez Property Management, LLC	2022

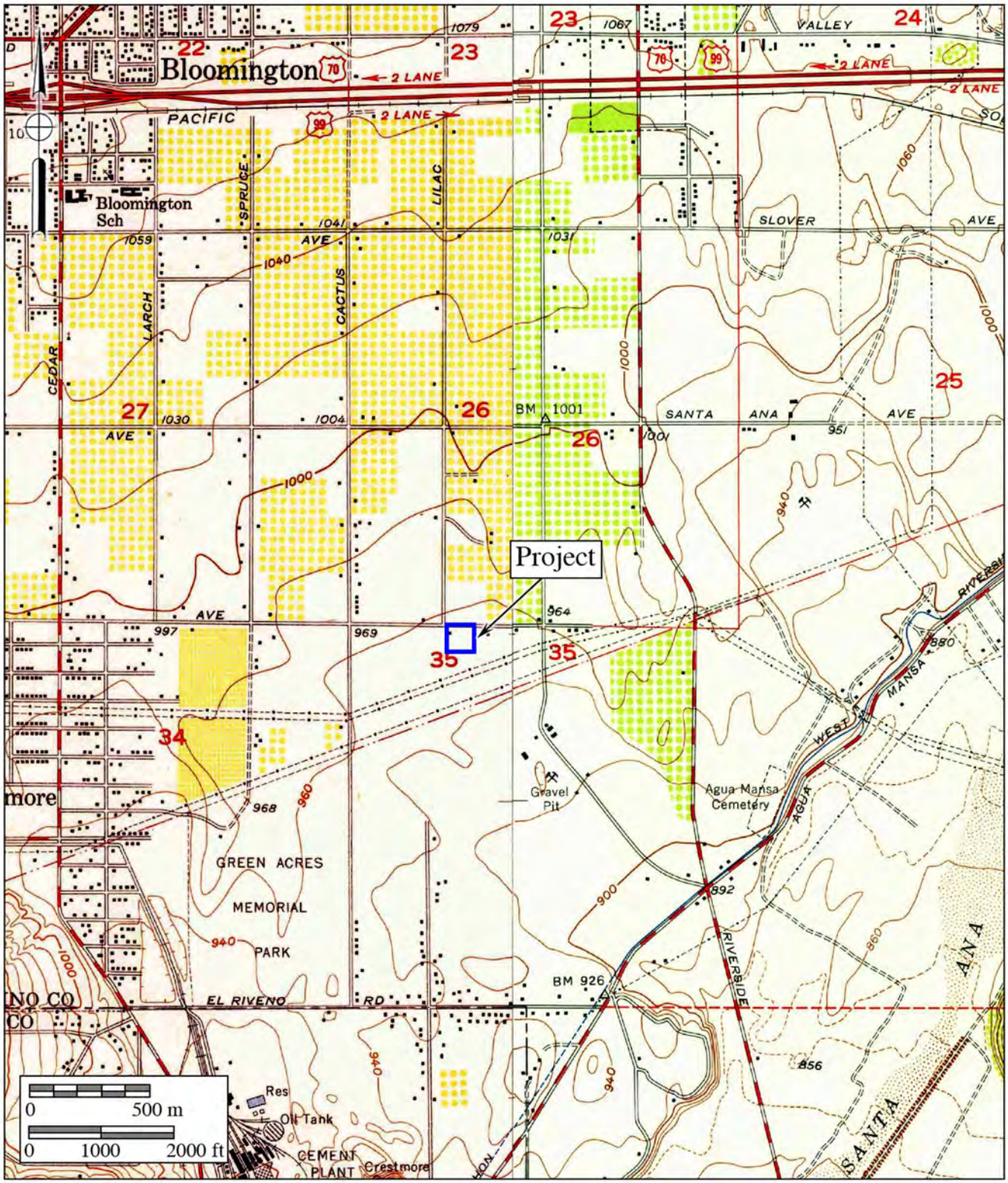
Maps



1943 USGS Map

The 11317 Lilac Avenue Project

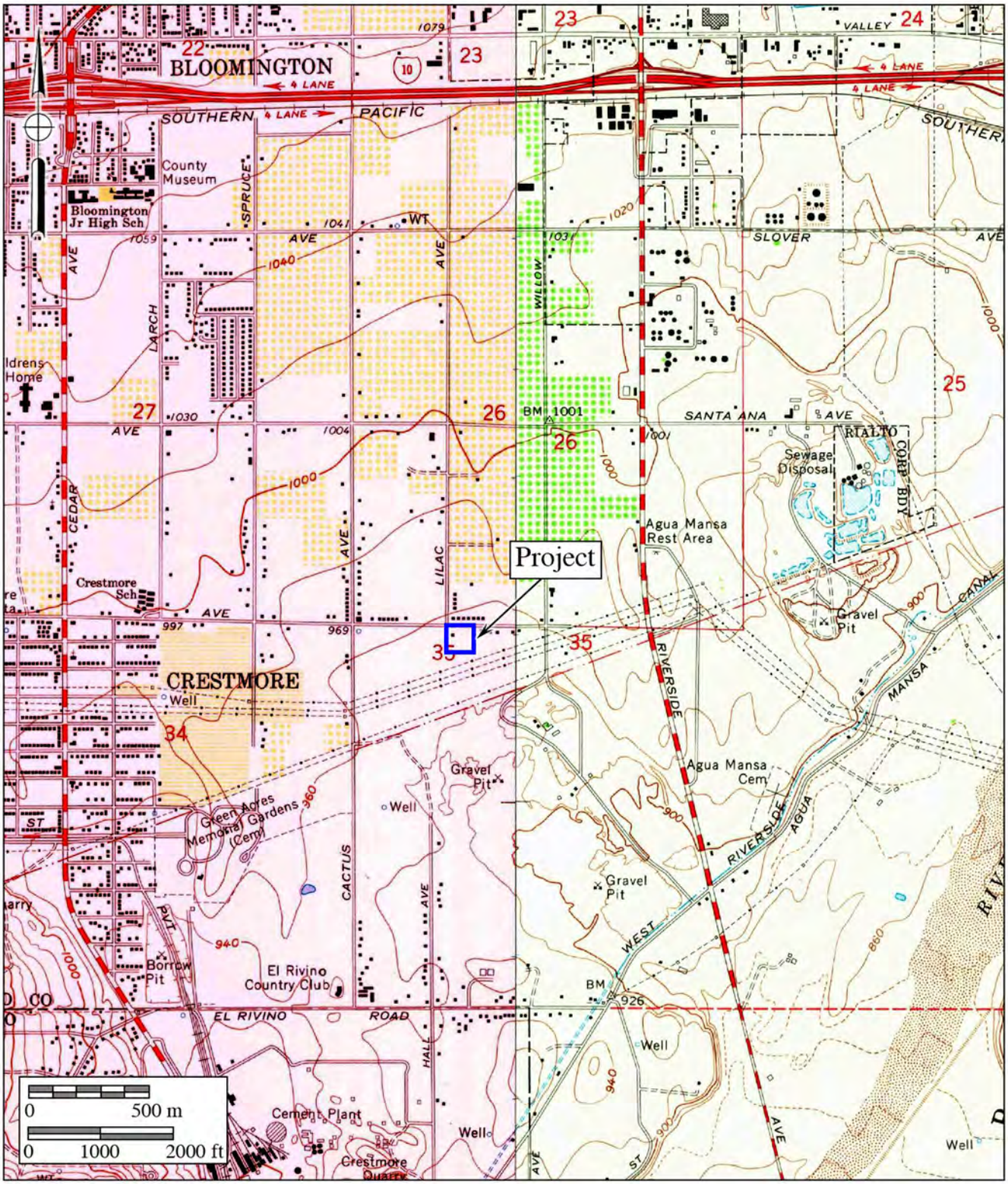
USGS *San Bernardino South* and *Fontana* Quadrangles (7.5-minute series)



1953 USGS Map

The 11317 Lilac Avenue Project

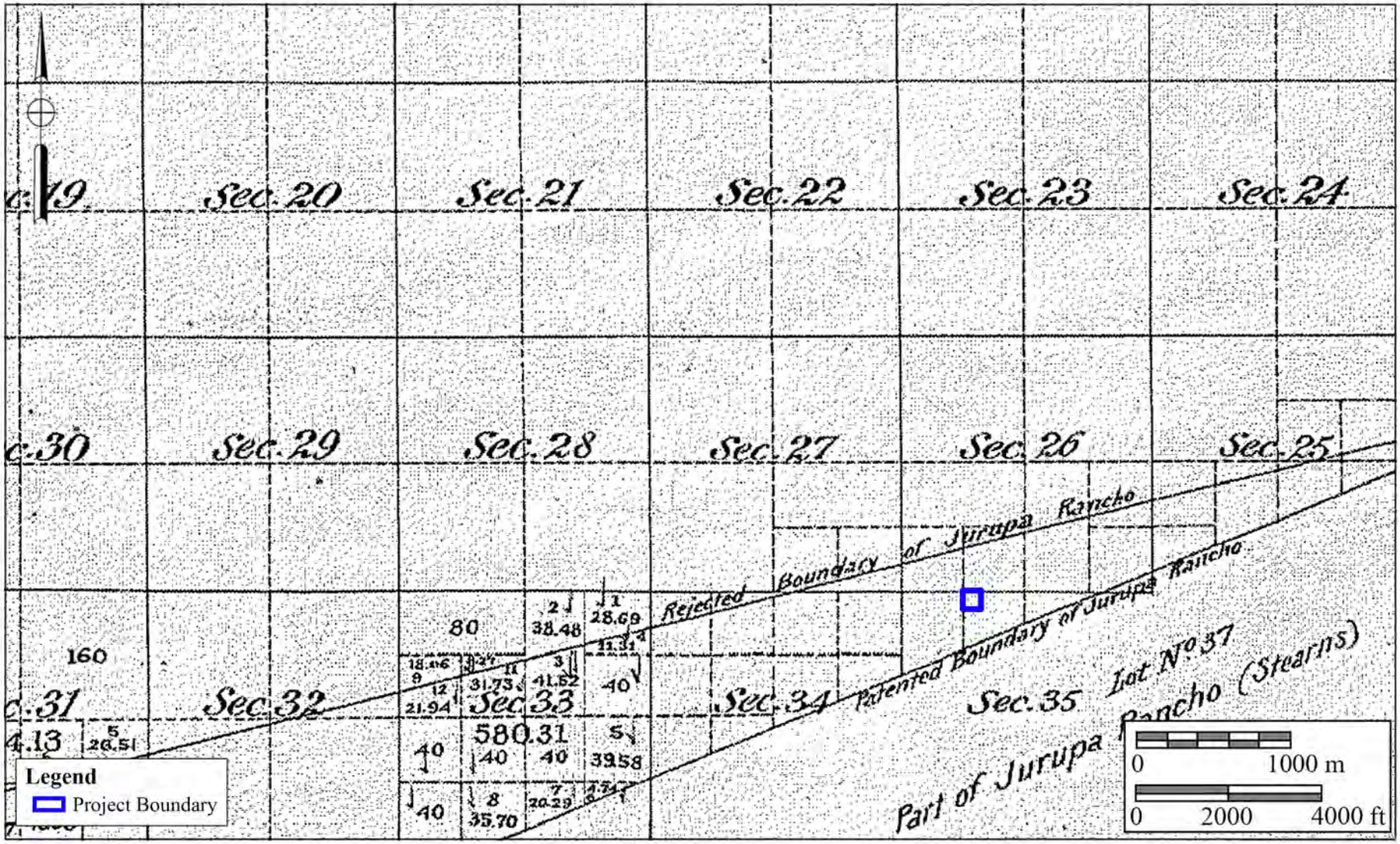
USGS *San Bernardino South* and *Fontana* Quadrangles (7.5-minute series)



1967 USGS Map

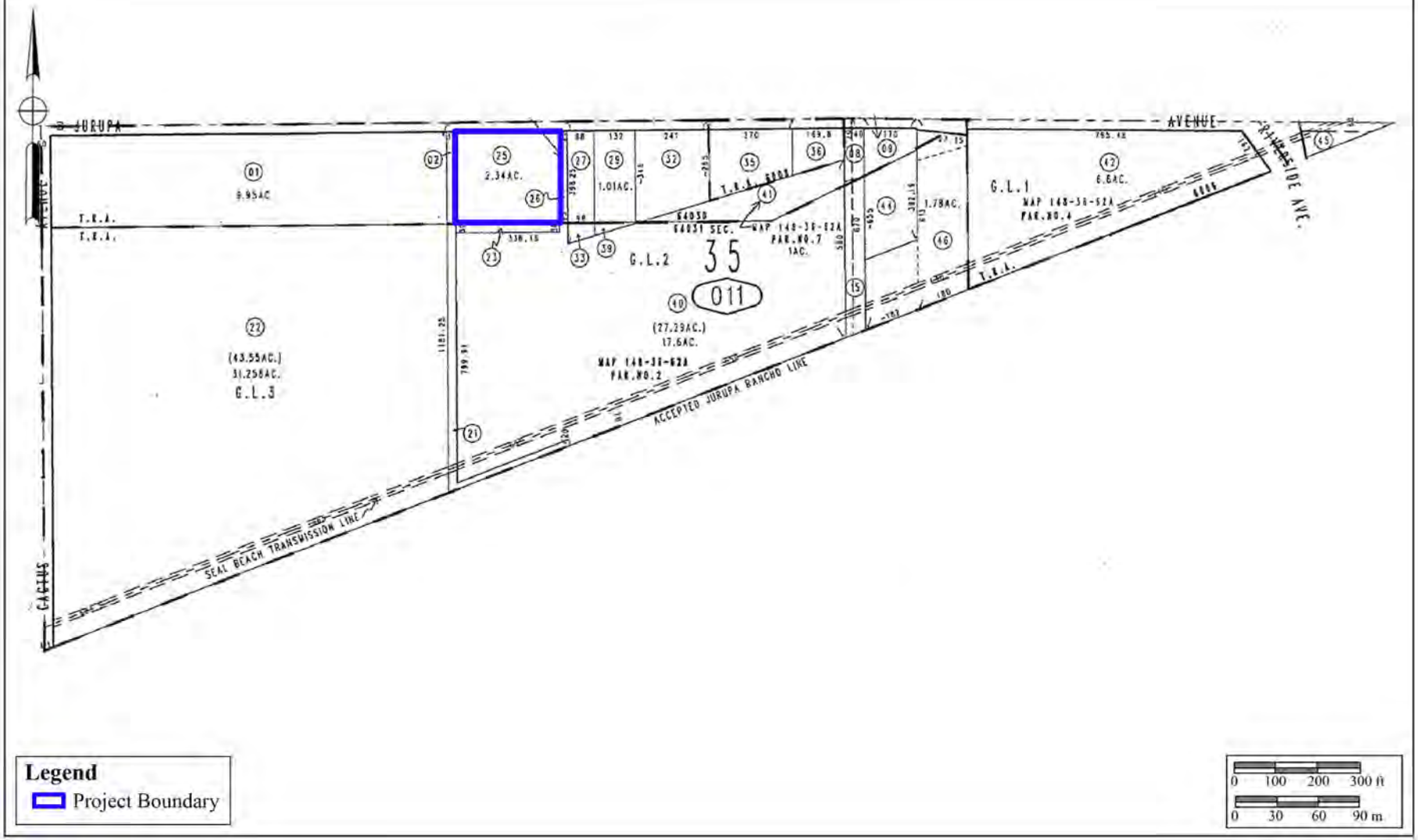
The 11317 Lilac Avenue Project

USGS *San Bernardino South* and *Fontana* Quadrangles (7.5-minute series)



1900 Original Subdivision Map

The 11317 Lilac Avenue Property



Current Assessor's Parcel Map

The 11317 Lilac Avenue Project