

MEMORANDUM

DATE: August 18, 2020

TO: Dionisios Glentis, Senior Environmental Planner

FROM: Casey Tibbet, Associate/Architectural Historian
Riordan Goodwin, Senior Archaeologist

SUBJECT: Cultural Resources Documentation for the Slover and Juniper Industrial Building Project in the City of Fontana (LSA Project Nos. LBB2001)

In June and July 2020, LSA, under contract to the City of Fontana, completed cultural resources documentation for the Slover and Juniper Industrial Building Project in the City of Fontana (City) in San Bernardino County, California. The project area is located in the southern part of the City on approximately two acres on the northeast corner of Slover Avenue and Juniper Avenue (Assessor's Parcel Number [APN] 0251-203-09) (attached Figure 1). The site is developed with a single-family residence and a detached garage/storage building (16726 Slover Avenue). The project proposes to remove the buildings to facilitate construction of an industrial building. As part of the environmental review process for the proposed project, and in compliance with the California Environmental Quality Act (CEQA), the City requires cultural resources documentation. To accomplish this, LSA completed the following work.

RECORDS SEARCH

Cultural resources records search data from records searches for recent nearby projects (Transwestern Boyle Avenue Warehouse Buildings 1 and 2, 2020, and Southwest Fontana Logistics Center, 2017) were reviewed for information on resources in the vicinity of the project area. Records search data indicate there have been 16 previous studies within one mile, none of which included the project area. Although no resources were documented within the project area, two archaeological sites (Prehistoric Site 36-005421, an artifact scatter/possible habitation site 0.6 mile south-southwest, and Historic Period Site 36-011567, building foundations and associated features 0.4 mile east) are documented within a mile, along with an additional 18 historic-period built environment properties.

ARCHIVAL RESEARCH

In June and July 2020, LSA staff conducted archival research on the history and development of the project area and surrounding community. The purpose of this research was to determine the construction, use, and ownership history of the historic-period buildings. Research utilized primary and secondary sources of information such as building permits, historic maps and photographs, newspaper articles, city directories, and written histories of Fontana, but was limited by restrictions related to the COVID-19 pandemic.

No original building permits were found as a result of the archival research, but various real estate websites indicate the residence in the project area at 16726 Slover Avenue was built in 1923 and remodeled in 1952. In 1938, the property was developed with groves and a windrow along Slover Avenue. Surrounding properties at that time were similarly developed. By 1948, a windrow had grown along the north property line as well, but by 1959, the project area no longer had any groves and groves in the surrounding area had also diminished. By 1994, the windrows along the north and south property lines were almost completely gone and it appears the house had been expanded. No information was found for people associated with the properties during the historic period (pre-1971).

FIELD SURVEYS

The archaeological and architectural field surveys of the project area were completed on June 22, 2020.

LSA Archaeologist Riordan Goodwin completed the intensive-level archaeological survey of the project parcel and identified/documentated one historic period outbuilding foundation feature: an approximately 70-foot long by 25-foot wide building slab with what appears to be associated cinderblock wall rubble dating to the 1940s located in the northeastern portion of the property.

Under the supervision of LSA architectural historian Casey Tibbet, Mr. Goodwin also completed the intensive-level architectural survey of the historic-period residence and related garage/storage building in the project area. During the survey, Mr. Goodwin took notations regarding the current condition and integrity of the historic-period buildings, as well as numerous digital photographs of each building. The field survey revealed that the property is in poor condition and the residence has suffered alterations that have compromised its integrity of design, materials, workmanship, feeling, and association. In addition, the surrounding setting, which was dominated by groves until sometime after 1967, has been compromised by modern development and the windrows no longer exist.

DEPARTMENT OF PARKS AND RECREATION (DPR) FORMS

DPR forms (attached) were completed for the historic-period resource (16726 Slover Avenue) in the project area.

The historic-period residence and garage/storage building in the project area was documented and evaluated under the criteria for listing in the California Register of Historical Resources (California Register) and the local criteria for designation. Based on that evaluation, the property does not appear to meet any of the California Register or local criteria for historical significance. The residence does not retain the requisite level of integrity to convey its association with its agricultural past and it is not a representative example of an architectural style, method of construction, or historical period. No evidence was found that it is associated with historically significant people. Further it does not have a unique location or physical characteristic, it is not a feature of the natural environment, and it does not contribute to a geographically definable area that possesses a concentration of properties that are aesthetically unified (i.e., it is not part of a potential historic district).

CONCLUSION AND RECOMMENDATIONS

The foregoing has outlined the methods and results of the various avenues of research and field surveys. As previously stated, the historic-period residence and garage/storage building do not meet the California Register or local criteria for historical significance. Therefore, they are not “historical resources,” as defined by CEQA.

The City may reach a finding of *No Impact* regarding cultural resources. However, standard regulatory compliance measures regarding buried cultural resources are required in conformance with Section 15064.5(e) of the *CEQA Guidelines*, PRC Section 5097.98, and State Health and Safety Code Section 7050.5.

- If buried cultural materials are encountered during earthmoving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.
- In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Native American, the County Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD will have the opportunity to offer recommendations for the disposition of the remains.

Although a historic period building foundation feature dating to the 1940s was identified, it is secondary/marginal in nature, temporally ambiguous in appearance, lacks any associated historic period refuse and does not contribute to the potential of the primary built environment resource (the residence at 16726 Slover Avenue) for listing in the California Register as defined by CEQA. The project site has sustained severe disturbance from residential development and years, if not decades, of agricultural cultivation and animal husbandry. Additionally, available data indicate no prehistoric resources have been documented within a half-mile of the project. Considering all of this, the sensitivity of the project site for intact subsurface archaeological resources is low and archaeological monitoring is not recommended.

ATTACHMENTS

- Figure 1
- DPR Forms

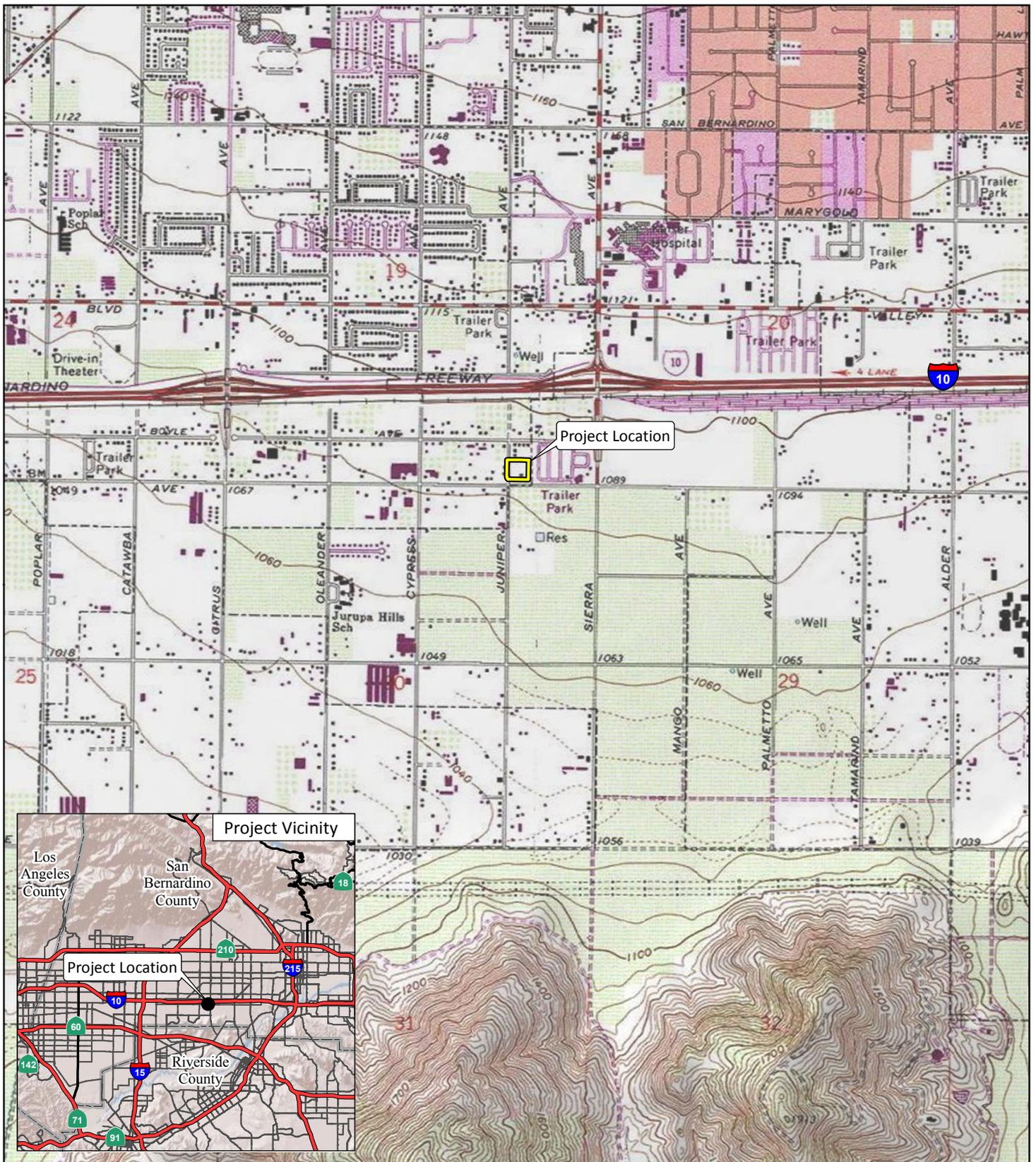


FIGURE 1

LSA

LEGEND

 Project Location



0 1000 2000
FEET

SOURCE: USGS 7.5' Quad - Fontana (1980), CA

I:\LBB2001\GIS\MXD\ProjectLocation_USGS.mxd (6/17/2020)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

Resource Name or #: 16726 Slover Avenue

P1. Other Identifier: _____

***P2. Location:** Not for Publication Unrestricted ***a. County:** San Bernardino and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Fontana, California **Date:** 1980; PR 2018 **T1S; R5W; S.B.B.M.**

c. Address: 16726 Slover Avenue **City:** Fontana **Zip:** 92337

d. UTM: Zone: 11; _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 0251-203-09

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

The property is situated on the northeast corner of Slover Avenue and Juniper Avenue in a mixed-use area developed with single-family residences, mobile homes, and commercial uses. The property is developed with a residence and a garage/storage building. The 2.2-acre property is otherwise undeveloped.

The one-story, wood-framed Craftsman bungalow rests on a raised concrete foundation and is oriented to the south. It is rectangular in plan and surmounted by a moderately-pitched, cross-gabled roof sheathed with composition shingles and has a brick chimney and narrow eaves. The exterior walls are covered with stucco and vertical and horizontal boards (beneath the gable ends). The asymmetrical façade features a full-width porch covered by a shed roof supported by five pairs of narrow metal posts. Some of the porch supports have decorative metal scrollwork, which was common in the early post-World War II period. The two windows are covered with plywood and the entry is a non-original wood paneled door. Beneath the front gable there is a knee brace and two triangular attic vents. There are also knee braces under the porch roof, which currently do not support anything. The east elevation has an attic vent, a knee brace at the gable peak, and two windows covered with plywood. The north (rear) elevation has a partial-width covered porch, three boarded up windows, a boarded up door, and two knee braces under the porch cover that support the original narrow eave above the windows. The gable end has three knee braces and triangular attic vents. Low brick columns have been added to the east end of the porch. The west elevation has two plywood-covered windows and a brick chimney that stops at the roof. *See Continuation Sheet*

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

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

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



See Continuation Sheet

P5b. Description of Photo: (View, date, accession #) Façade, view to the north (6/22/2020)

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both

1923 (Redfin.com)

1952 renovation (Redfin.com)

***P7. Owner and Address:**

Unknown

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

Riordan Goodwin

LSA Associates, Inc.

1500 Iowa Avenue, Suite 200

Riverside, California 92507

***P9. Date Recorded:**

June 22, 2020

***P10. Survey Type:** (Describe) Intensive-level CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

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

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single-family residence **B4. Present Use:** Vacant

***B5. Architectural Style:** Craftsman bungalow (altered)

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Original building permits were not found for this property, but various real estate websites indicate it was built in 1923. In 1938, the property was developed with what appears to be the existing residence, groves, and a windrow along Slover Avenue (Historicaerials.com var.). Surrounding properties at that time were similarly developed. By 1948, a windrow had grown along the north property line as well, but by 1959, the project area no longer had any groves and groves in the surrounding area had also diminished (Ibid.). By 1994, the windrows along the north and south property lines were almost completely gone and it appears the house had been expanded (Ibid.). The property was annexed to Fontana in 1965 (City of Fontana 2020, var.).

1981 – Permit issued to owner Brian Robert for plumbing.

1993 – Permit issued to owner Bryan Robert for re-roof.

2001 – Mechanical permit issued to owner Brian S. Robert. Expired in 2007.

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

***B8. Related Features:** detached garage/storage building

B9a. Architect: Undetermined **b. Builder:** Undetermined

***B10. Significance: Theme:** Residential Architecture **Area:** City of Fontana

Period of Significance: 1923 **Property Type:** Single-family residence **Applicable Criteria:** NA

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

This 1923 altered Craftsman bungalow and former grove house does not appear to meet the criteria for listing in the California Register of Historical Resources (California Register) or for designation under the local ordinance. It is not a historical resources for purposes of the California Environmental Quality Act (CEQA).

Historic Context. In 1851, the Lugo family sold a portion of Rancho San Bernardino (including part of what is now Fontana, San Bernardino, Rialto, and Bloomington) to a group of Mormon settlers in 1851 (Richards 1966; Anicic 2005). The Semi-Tropical Land & Water Company subsequently acquired the Fontana portion of the Rancho, where a small community of about 25 families had formed around the Rosena station of the Santa Fe Railroad’s line to Los Angeles (completed in 1887); however, the company failed to successfully develop a townsite (Gudde 1998; Anicic 2005). See *Continuation Sheet*

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

***B12. References:**

Anicic, John Charles, Jr.

2005 *Images of America: Fontana*. Arcadia Publishing, San Francisco.

City of Fontana

2020 Email communication from Susana Gallardo, City Clerk’s Office, regarding annexation date and building permits.

Var. Building permits for 16726 Slover Avenue. Provided by the City in July 2020.

Davis, Mike

2006 *City of Quartz*. Second Edition. Published by Verso, the imprint of New Left Books. New York and London.

Goodwin, Riordan

2003 Cultural and Paleontological Resources Assessment, J.W. Mitchell Specific Plan, City of Fontana, San Bernardino County, California. Unpublished report on file at the AIC.

See *Continuation Sheet*

B13. Remarks:

***B14. Evaluator:** Casey Tippet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, California 92507

***Date of Evaluation:** July 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

Refer to Location Map

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
 HRI # _____
 Trinomial _____

Page 3 of 6 *Resource Name or #: (Assigned by recorder) 16726 Slover Avenue
 *Recorded by LSA Associates, Inc. *Date: July 2020 Continuation Update

***P3a. Description:** (continued from page 1)

The garage/storage building is situated east of the residence and is oriented to the west. It is rectangular in plan and has a moderately-pitched, side-gable roof sheathed with composition shingles. The exterior walls are clad with horizontal wood siding (west elevation), stucco, and horizontal boards beneath the gable ends. The west elevation includes two metal bay doors and a pedestrian door, all of which are covered with plywood. The south elevation has an attic vent, a boarded up window, and a utility panel. The east (rear) elevation has two windows covered with plywood and the north elevation has an attic vent and one plywood-covered window.

The property is in poor condition and the residence has suffered alterations that have compromised its integrity of design, materials, workmanship, feeling, and association. In addition, the surrounding setting, which was dominated by groves until sometime after 1967, has been compromised by modern development (Historicaerials.com var.).

P5a. Photo or Drawing (continued from page 1)



Residence and garage/storage building, view to the north (6/22/2020).



East and north elevations, view to the southwest (6/22/2020)



West elevation, view to the east (6/22/2020)

See Continuation Sheet

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 6 *Resource Name or #: (Assigned by recorder) 16726 Slover Avenue
*Recorded by LSA Associates, Inc. *Date: July 2020 Continuation Update

***B10. Significance** (continued from page 3)

Development of Fontana began in earnest after the arrival of and purchase of the land by Azariel Blanchard Miller in 1905 and 1906, respectively (Anicic 2005). Miller, a visionary entrepreneur of hydroelectric power, cooperative marketing, planned community development and irrigated agriculture, sought an alternative to aristocratic citrus colonies like Redlands. He envisioned Fontana as an unprecedented combination of the industrialized plantation (Fontana Farms) and Jeffersonian smallholdings, "an Arcadian community of small chicken ranchers and citrus growers living self-sufficiently in their electrified bungalows" (Davis 2006).

When he arrived in 1905, Miller brought with him 200 head of horses, mules, plows, scrapers, and mess and sleeping tents, the remnants of a grading outfit he had used to build irrigation ditches in Imperial County (Davis 2006). With this equipment, he began clearing the 20,000 acres of land administered by the Fontana Development Company. Development focused first on the establishment of the water system, designed by William Starks, former superintendent of the San Bernardino Water Department, followed by the planting of 500 miles of eucalyptus-tree windbreaks and thousands of acres of citrus and deciduous orchards (Davis 2006). "By 1913, [Miller's] Fontana Company was ready to begin laying out a townsite between Foothill Boulevard (an old wagon road soon to become part of famous US 66) and the Santa Fe tracks," subdividing the land into idyllic, model small farms for "would-be rural escapists" of nearby urban Los Angeles (Davis 2006:380-381).

The land sold well, even through the early years of the Depression, with more than 3,000 homesteads subdivided by 1930 (Davis 2006). The 10 poultry plants established by 1919 had grown to 900 and Fontana Farms had a full-time workforce of 500 Mexican and Japanese laborers (Davis 2006:382). However, during World War II, with the establishment of the Kaiser steel mill outside the city limits, Fontana shifted to the area's leading producer of steel and related products and much of the downtown was transformed by new residential development for steel workers (Davis 2006:376; Goodwin 2003). To address the healthcare needs of the plant workers, Kaiser also built the Fontana Kaiser Permanente medical facility. As a result of this population explosion, the City of Fontana was incorporated in 1952 with a population of 13,695 (Goodwin 2003).

As with much of the southern California region, Fontana experienced a postwar population boom that resulted in a surge of suburban residential development. Vast housing tracts and single-home in-fill began to replace the agricultural lands and groves for which Fontana was once celebrated. The steel industry continued to dominate the City's economy until the late 1970s, when Kaiser Steel began to reduce production and manpower, finally closing the mill in 1983 (Goodwin 2003). The plate steel and rolling mill plant was subsequently acquired by California Steel Company, which continues to produce steel products.

As of 2015, the population was estimated to have reached over 200,000 (United States Census var.). This rapid expansion had much to do with the numerous large, new residential developments in the almost totally undeveloped northern part of the city, as well as the city's aggressive (and highly successful) campaign to annex several unincorporated, but developed, San Bernardino County island areas in 2006–2007 (Wikipedia 2017).

People Associated with this Property. No building permits dating to the historic period (pre-1971) were found for this property. Online searches of news articles in California dating from 1922 to 1971 found no mentions of this address and no online city directories for Fontana were found. The San Bernardino County Archives could not be accessed due to restrictions associated with the COVID-19 pandemic.

Significance Evaluation. This property is being evaluated under the California Register and local criteria for CEQA compliance. Some of the local criteria are very similar to the California Register criteria; therefore, where appropriate, the two sets of criteria have been combined to avoid redundancy.

California Register Criterion 1: Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

Fontana Criterion 2: It is identified with persons, a business use, or events significant in local, state, or national history.

The subject property was developed with agricultural fields (likely citrus groves) until sometime between 1948 and 1959 and the surrounding area was developed with groves until after 1967 (Historicaerials.com var.). Although the residence was originally associated with the area's agricultural heritage, none of the agriculture or the windrows remain today. Without the agricultural uses, the residence no longer conveys any association with its agricultural past.

California Register Criterion 2: Associated with the lives of persons important to local, California or national history.

Fontana Criterion 2: It is identified with persons, a business use, or events significant in local, state, or national history.

As discussed above, no information was found for people associated with the property during the historic period.

See Continuation Sheet

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 6 *Resource Name or #: (Assigned by recorder) 16726 Slover Avenue
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***B10. Significance** (continued from page 4)

California Register Criterion 3: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

Fontana Criterion 1: It has a special historical, archeological, cultural, architectural, community or aesthetic value.

Fontana Criterion 3: It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

This residence retains a few elements of a Craftsman bungalow (roof form and remnant siding), but is not a good example of the style or type. It is a common property type utilizing common construction methods and materials. There is no indication that it is the work of a master and it does not possess high artistic values or special architectural or aesthetic value. It has been extensively altered (siding, porch covers, windows, and doors) and does not retain a high level of integrity from its period of significance.

California Register Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. This residence was built in 1923 using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation.

The following are the remaining City of Fontana criteria.

Fontana Criterion 4: It has a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city.

This residence does not have a unique location or physical characteristic that makes it an important visual feature in the community.

Fontana Criterion 5: Its integrity as a natural environment or feature strongly contributes to the well-being of residents or a neighborhood of the city.

This residence is not a natural feature and it does not contribute to the well-being of residents or the larger community.

Fontana Criterion 6: It is a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development.

There are other historic-period homes in the vicinity, but they are not unified aesthetically by plan or physical development. In addition, there are modern intrusions.

***B12. References:** (continued from page 2)

Gudde, Erwin G.

1998 *California Place Names: The Origin and Etymology of Current Geographical Names*. Fourth edition, revised and enlarged by William Bright. Berkeley and Los Angeles: University of California Press.

Historicaerials.com

Var. Accessed online in July 2020 at <https://www.historicaerials.com/viewer>.

Richards, Elizabeth W.

1966 *Guideposts to History: Concerning Origins of Place and Street Names in San Bernardino County*. Santa Fe Federal Savings.

United States Census

Var. Population and other census information for the City of Fontana. Accessed January 2017 at <https://www.census.gov>.

Wikipedia

2017 City of Fontana. https://en.wikipedia.org/wiki/Fontana,_California. Accessed December 2, 2015.

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

