

CULTURAL RESOURCE ASSESSMENT

HOUSE LAND DEVELOPMENT PARCELS
APNs 0292-055-01 AND 0292-055-05 THROUGH -10

VICINITY OF REDLANDS

SAN BERNARDINO COUNTY, CALIFORNIA

Prepared for:

House Land Development LLC
101 East Redlands Boulevard, Suite 293
Redlands, California 92373

Prepared by:

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LSA Associates, Inc.
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Riverside, California 92507
(909) 781-9310

LSA Project No. HDL430

National Archaeological Data Base Information:

Type of Study: Intensive Survey

Sites Recorded: LSA-HDL430-S-1, LSA-HDL430-S-2

USGS Quadrangle: Redlands 7.5'

Acreage: 54.4 acres

Key Words: Historic building, Water Conveyance System

LSA

June 25, 2004

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MANAGEMENT SUMMARY

Under contract to House Land Development, LSA Associates, Inc. (LSA) conducted a cultural resource assessment of Assessor's Parcel Numbers (APNs) 0292-055-01 and 0292-055-05 through 0292-055-10, bounded by Nevada Street, Alabama Street, Lugonia Avenue, and Almond Avenue near Redlands, San Bernardino County, California. The research and field survey were performed to determine whether the development of this land would impact historical and/or archaeological resources. The cultural resource assessment was completed pursuant to the California Environmental Quality Act (CEQA).

The records search indicated that although the project area had not been previously surveyed for cultural resources, two potential cultural resources (historic buildings) were noted on historic maps within the project boundaries. Additional research revealed that a historic house constructed in 1922 still stands at the southwest corner of the project area.

The field survey located two resources within the project boundaries: a ranch house (temporary site no. LSA-HDL430-S-1) and remnants of a standpipe irrigation system (temporary site no. LSA-HDL430-S-2). The early 1920s house and irrigation system are typical examples of common resource types in fair and poor condition, respectively. These resources are not significant and are not considered historical resources under CEQA. The ranch house and irrigation features were recorded on a DPR 523 series forms. Due to the presence of a historic building in the southwest corner and the former presence of a second historic building in the northeast portion of the project parcels, there is potential for buried historic resources in these areas. Therefore, monitoring of all earthmoving activities within 200 feet of these locations by a qualified archaeologist is recommended.

If 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 prehistoric, the 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 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

INTRODUCTION

LSA Associates, Inc. (LSA) is under contract to House Land Development to conduct a cultural resource assessment of Assessor's Parcel Numbers (APNs) 0292-055-01 and 0292-055-05 through -0292-055-010 near Redlands, San Bernardino County, California. This study was undertaken to determine whether cultural resources are present in the project area. The cultural resource study was completed pursuant to the California Environmental Quality Act (CEQA), Public Resources Code (PRC) Chapter 2.6, Section S 21083.2 and 21084.1, and California Code of Regulations (CCR) Title 14, Chapter 3, Article 5, Section 15064.5.

House Land Development plans to build a commercial property. The assessment was based on the assumption of all the parcels being developed. The project is located in southwestern San Bernardino County, approximately one-quarter of a mile north of Interstate 10 (I-10). It consists of approximately 54.5 acres fronting on Lugonia Avenue, bounded by Nevada Street to the west, Alabama Street to the east, and Almond Avenue to the north. Specifically, the site is located in an unsectioned portion of Township 1 South, Range 3 West. The project is depicted on the USGS *Redlands* 7.5-minute topographic quadrangle map (San Bernardino Baseline and Meridian). See Figure 1 for the project location.

The project area lies just south of the Santa Ana Wash, and west of the Crafton Hills. The topography of the site is virtually flat, adjacent to I-10. The elevation within the project area is approximately 1,200 feet above mean sea level. The project area was previously used for agriculture, but it is currently vacant land with the exception of the abandoned ranch house on the corner of Nevada Street and Lugonia Avenue.

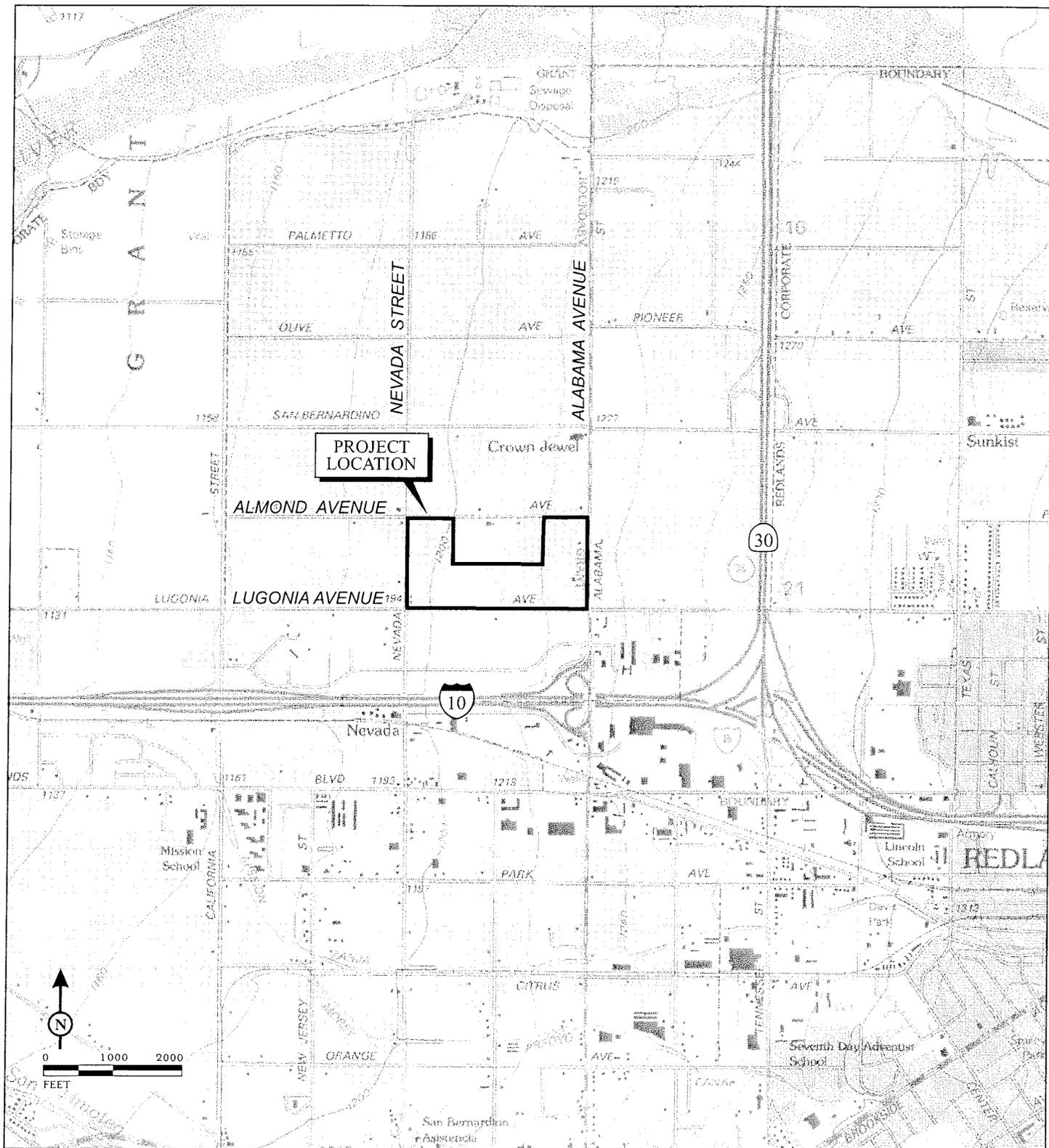
NATURAL SETTING

Hydrology

The project region is characterized by a semi-arid climate, with dry, hot summers, and moderate winters. Rainfall ranges from 5-15 inches annually (Jaeger and Smith 1971). Precipitation usually occurs in the form of winter rain, with occasional warm monsoonal showers in late summer. A seasonal drainage runs north-northwest through the project area.

Biology

Prehistorically, the biotic environment was characterized by two plant communities: alluvial fan scrub and chaparral. Alluvial fan scrub was the predominant plant community. Chaparral was a somewhat less commonly occurring plant community within the project area (Kuchler 1977). Historically, the project area was dominated by citriculture. The biotic character of this area has been altered from its natural setting by agriculture. With the exception of seasonal grasses, most native plant species have been removed from the area. Observed vegetation includes Russian thistle, fiddleneck, and hare oats. Native animals of the region include coyotes, foxes, cottontail, jackrabbits, hares, skunks, rodents, reptiles, crows, scrub jays, mockingbirds, doves, roadrunners, and raptors. Currently, the project area is predominantly abandoned agricultural land.



LSA

FIGURE 1

House Land Development Parcels

Location Map

SOURCE: USGS 7.5' QUAD - REDLANDS, CA. 1996.

R:\HDL430\Graphics\Cultural\location.cdr (6/24/04)

Geology

The project area is located within an area determined to be a Quaternary Younger Alluvium, otherwise known as an alluvial fan deposit (Bortungo and Spittler 1986). Geologically, these units consist of unconsolidated, moderately dissected sand and gravel alluvial deposits. Clasts are subangular to subrounded fragments of granitic and metamorphic rocks in a buff colored, weakly indurated sandy matrix. Clasts are primarily pebble-sized to cobble-sized and originate from the nearby San Bernardino Mountains.

CULTURAL SETTING

Prehistory

Of the many chronological sequences proposed for southern California, two primary regional syntheses are commonly used for the southern California region in the archaeological literature. The first, advanced by Wallace in 1955, defines four cultural horizons, each with characteristic local variations: Early Man Horizon, Milling Stone, Intermediate, and Late Prehistoric. Employing a more ecological approach, Warren (1986) defined five periods in southern California prehistory: Lake Mojave, Pinto, Gypsum, Saratoga Springs, and Protohistoric.

Ethnography

Serrano. The project is located within the traditional cultural territory of the Serrano (Bean and Smith 1978, Bean 1978). Like other Native American groups in southern California, the Serrano peoples were semi-nomadic hunter-gatherers who subsisted by exploitation of seasonably available plant and animal resources and first encountered Spanish missionaries in the late 18th century. The first written accounts of the Serrano are attributed to mission fathers. Later documentation of the Serrano was by Benedict (1924), Strong (1929), and others.

History

In California, the historic era is generally divided into three periods: the Spanish Period (1769–1821), the Mexican Period (1821–1848), and the American Period (1848–present). Early exploration of the Riverside County area proceeded slowly until 1772, when Lieutenant Pedro Fages, then the military governor of San Diego, crossed through the San Jacinto Valley.

Spanish Period. The Spanish period, 1769-1821, is characterized by the exploration of southern California and the establishment of the San Diego Presidio, Missions San Diego, San Luis Rey, and San Gabriel, and the subsequent decline of Native American populations. European livestock, agricultural goods, architecture, and construction techniques were introduced, and Spanish influence continued after 1821, due to the mission system.

San Bernardino County proved to be too far inland to include any missions or *asistencias* within its limits until around 1819 when the church used Native American neophytes from the San Gabriel

Mission and the Serrano inhabitants of the nearby Guachama village to establish the *Asistencia de San Bernardino* in Redlands (Harley 1988).

Mexican Period. In 1821, Mexico overthrew Spanish rule, and the missions began to decline. By 1833, the Mexican government passed the Secularization Act and the missions, reorganized as parish churches, lost their vast land holdings and released their neophytes. The former mission land holdings were redistributed as land grants by various California governors. Seven ranchos were granted in San Bernardino County, including the 35,509-acre San Bernardino Rancho (which contains the project area) to Don Antonia Maria Lugo in 1842 (Richards 1966).

American Period. The American period, 1848-present, followed the Treaty of Guadalupe Hidalgo. In 1850, California was accepted into the Union of the United States primarily due to the population increase created by the Gold Rush of 1849. The cattle industry reached its greatest prosperity during the first years of the American period. Mexican period land grants had created large pastoral estates in California, and demand for beef during the Gold Rush led to a cattle boom that lasted from 1849-1855. However, beginning about 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys. When the beef market collapsed, many California ranchers lost their ranchos through foreclosure. A series of disastrous floods in 1861-1862, followed by two years of extreme drought, which continued to some extent until 1876, altered ranching forever in the southern California area (Beattie and Beattie 1951).

Few Mexican ranchos remained intact during the American period due to legal costs, lack of written documents proving title claims, and the incentive to sell cattle ranchlands of declining value off to arriving Euro Americans. As a result, many of the rancho holdings became available for settlement by immigrants. One of the most prominent of these was Captain Jefferson Hunt of the Mormon Battalion, who led a group of settlers into San Bernardino in 1851. The Mormon Colony purchased Rancho San Bernardino from the Lugos shortly thereafter (County of San Bernardino 2000), but Brigham Young recalled the Mormons to Salt Lake City six years later (Haenszel 1992). San Bernardino County was created from parts of Los Angeles and San Diego Counties in 1853. In 1854, the City of San Bernardino was incorporated as the County seat.

As travel along the Sante Fe Trail brought more settlers, a pattern of settlement developed along the Santa Ana and San Jacinto waterways. Following the completion of Southern Pacific's line from Los Angeles through the San Geronio Pass in the mid-1870s, the major railroads (Santa Fe, Union Pacific, and Southern Pacific) added branch lines to make San Bernardino the hub of their southern California operations. Competition between the railroads resulted in reduced fares, which brought thousands to California in the 1880s (City of San Bernardino 2002). This created a "boom" period of agricultural and land development. The railroads were the first major land transportation conduits, effectively connecting the area to the rest of United States and facilitating the development of San Bernardino and surrounding regions.

Irrigation systems would play a critical role in the settlement of the San Bernardino region in the American Period by facilitating the spread of agriculture. A number of irrigation ditches, canals, and other systems were constructed beginning in 1819 with the Mill Creek *zanja* (ditch), the earliest European water conveyance system in the entire county and region. The *zanja* was built by Serrano

Indians from the nearby Guachama village under the direction of Pedro Alvarez to serve the *asistencia* in Redlands (Harley 1988). Transportation, agriculture, and the control of water have continued to be central themes in the settlement, development, and growth of the County (Robinson 1979).

Redlands. After the Mormons left the San Bernardino Valley in the late 1850s, a number of ranches were established along what would become Barton Road by prominent individuals such as Ben Barton and Anson Van Leuven. By the end of the decade, the area around the mouth of the Santa Ana Canyon was acquired by the Crafts family and would later become known as Crafton. A community which subsequently sprang up in the area between Crafton and the Old San Bernardino Mission district became known as Lugonia (after the Lugo family, original owners of Rancho San Bernardino). By the early 1880s, two Lugonia entrepreneurs, E.G. Judson and F. E. Brown, formed the Redlands Water Company and began buying land and constructing reservoirs and canals to supply water to their acquisitions. Judson and Brown platted the town of Redlands (named for the color of the soil) in 1887 (Gudde 1998). The town was incorporated on November 26, 1888, the fourth city to incorporate in the County of San Bernardino. By 1890, downtown Redlands had "40 substantial brick buildings, none less than 2 stories high, all occupied by the various branches of trade and manufacturing" (Anon. 1890). Redlands prospered during the regional citrus boom, but from its founding it also developed as a residential community of "gentlemen ranchers" with winter homes for prosperous industrialists from the East Coast and the Midwest.

After the turn of the 20th century, lured by the boosterism (real estate promotion) of the railroad companies and others, many families left their homes in the East Coast and Midwest to establish farms on the vast available acreages in southern California. The sandy soils, warm weather, and abundant water for irrigation proved irresistible to those whose lives had been prescribed by the short growing seasons and cold winters of their homelands. The farmstead evaluated for this project (see below) may have been constructed and planted by one of those settlers who established small family farms in the Redlands area in the first three decades of the twentieth century.

METHODS

Records Search

Prior to fieldwork, a records search was conducted at the San Bernardino Archaeological Information Center (SBAIC), located at the San Bernardino County Museum, Redlands. This included a review of all recorded historic and prehistoric archaeological sites, as well as a review of known cultural resource surveys and excavation reports generated from projects located within one-half mile of the project area. In addition, a review was conducted of the National Register of Historic Places, and documents and inventories from the California Office of Historic Preservation including the lists of California Historical Landmarks, California Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures.

Additional Research

In an effort to determine the construction date of the house located on APN 0292-055-10, LSA conducted an on-line title search through First American Title Company. Chain-of-title and historic land use research was conducted at the San Bernardino County Archives.

Field Survey

An intensive pedestrian field survey of the project for cultural resources was performed on May 25, and June 4, 2004, by LSA Archaeologists Riordan Goodwin and Pattie Tuck. The survey was conducted by walking parallel transects spaced approximately 15 meters apart. The identified historic resources were mapped using a Global Positioning System (GPS) unit and were recorded on California Department of Parks and Recreation 523 Series forms (DPR 523 forms). These forms were then submitted to the SBAIC for assignment of permanent primary numbers.

RESULTS

Records Search

The results of the records search indicate that two cultural resource studies have been conducted within one-half mile of the project area, resulting in the location one cultural resource. No studies have been conducted within the project boundaries; however, two historic buildings were noted on the USGS *Redlands* 1901 and 1942 quadrangle maps within the parcels of this project area (SBAIC 2004). The records search results letter is included as Appendix A.

Additional Research

The online title search indicated the house located on APN 0292-055-10 at (6912 Nevada Street) was constructed in 1922. Archival research revealed that the house was built by E.E. Langford, who purchased the property from B.A. Bridge in 1911. Langford sold the parcel with improvements to Leonard and Laura Gist in 1925 who subsequently acquired the adjacent northern parcel (APN 0292-055-01) from Walter and Mary Holland in 1930. The Gists retained ownership of the two parcels at least into the early 1950s and probably constructed the irrigation system and planted citrus. Sometime between 1951 and 1967, the parcels were acquired by Raymond and Velta Foster who sold it to a group of individuals (The Andersons, Bibberds, and Snellings) in 1969. The Andersons bought out the Bibberds and Snellings in 1972, and the parcels were subsequently reacquired by the Fosters in 1973 (San Bernardino County 2004). The parcels were then acquired by George Kafrouni prior to 2002.

The review of available historic maps also revealed that a building was constructed on APN 0292-055-05 between 1898 and 1939 (USGS 1901, 1942). No build date was available because the building has been previously removed.

Field Survey

The field survey of the project revealed that the area was largely disturbed by agricultural use, nursery activities, and subsequent discing. Ground visibility was poor over the western portion of the project area (APNs 0292-055-01 and 0292-055-10) with approximately 95 percent obstruction due to seasonal vegetation growth. Visibility was excellent over the central and eastern portions of the project area (APNs 0292-055-05 to -09). Nursery and agricultural refuse, concrete fragments, and roadside trash were scattered over the project.

Two previously unrecorded historic resources were identified and recorded during the survey. Temporary numbers were assigned by LSA (LSA-HDL430-S-1 and LSA-HDL430-S-2) and State primary numbers will be issued by the SBAIC. The resources were recorded on DPR 523 forms which are included with this report as Appendix B. A brief description of the historic resources are provided below.

LSA-HDL430-S-1 (Langford House). This resource located at 6912 Nevada Street is an early 1922 Craftsman ranch house in fair condition. The house is surrounded by a poured concrete fountain and patio, concrete threshold, walkway, and retaining wall features. Other features include brick landscaping borders, threshold palms, large trees, other mature landscaping, and abandoned agricultural fields, which once contained citrus orchards and still retain remnants of a historic irrigation system (LSA-HDL430-S-2).

LSA-HDL430-S-2. This resource is the remnants of a concrete standpipe irrigation system consisting of two rows of 10-inch standpipes, and valve or flow-control pipes ranging in diameter from 10 to 24 inches. This may have been part of a much larger system, as the flow control pipes were apparently connected via buried water lines to standpipe systems outside the project area. Irrigation systems such as this one date to the first half of the 20th century (Creepers 2003). The standpipe rows and flow control pipe features on APNs 0292-055-10 and APN 0292-055-01 can probably be attributed to the Gists, who owned the two parcels from 1930 into the 1950s. This system may have been fed by the well on the west side of Alabama Avenue.

APN 0292-055-05 Building Site. Temporally ambiguous structural and agricultural debris (brick, mortar and concrete fragments, and nursery refuse) were also observed at the approximate location of the historic building which formerly stood on APN 0292-055-05.

EVALUATION OF CULTURAL RESOURCES

CEQA (PRC Chapter 2.6, Sections 21083.2 and 21084.1, and the CCR Title 14, Chapter 3, Article 5, Section 15064.5) requires that historic and archaeological resources be evaluated for local significance as well as for the California Register of Historical Resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the *CEQA Guidelines* and Guidelines for Nomination of Properties to the California Register of Historic Resources (CRHR). Under CEQA, an archaeological or historical resource is important if it:

- 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.

Following is a consideration of the cultural resource that was identified during our assessment:

LSA-HDL430-S-1

Although this house is in fair condition and has nice landscaping, it does not appear eligible for listing on the California Register. It was constructed during the citrus boom in Redlands, but does not appear to be an important contributor to that significant event (Criterion 1), nor is it associated with any persons important in history (Criterion 2). It is a typical example of a common resource type in the Redlands area and there are better examples elsewhere (Criterion 3) and it does not appear able to answer questions important in history (Criterion 4). Therefore, the building does not appear eligible for inclusion in the California Register and is not a historical resource under CEQA.

LSA-HDL430-S-2

Concrete standpipe irrigation systems are not important resources, per se; they represent a mass-produced, simple irrigation technology which was in widespread use during the first half of the 20th century (Creepier 2003) prior to the availability of pressurized water lines. Other than the historic residences with which they are originally associated, these ubiquitous resources generally have little significance or potential for associated features or artifacts. This remnant irrigation system is a typical example of a common resource type associated with citrus ranching in the region, and it is in poor condition. Therefore, this resource does not appear eligible for the California Register due to its lack of integrity and is not a historical resource under CEQA.

APN 0292-055-05 BUILDING SITE

Although the historic building has been removed from the northeast corner parcel (APN 0292-055-05), there is a potential for buried archaeological deposits or features associated with the structure once located there, which is shown on the *Redlands* 1942 and 1967 USGS quadrangle maps. If encountered, such deposits may yield additional information about the history of the area.

RECOMMENDATIONS

The field survey identified two previously unrecorded historic resources (LSA-HDL430-S-1 and LSA-HDL430-S-2) within the project area. Neither of these resources appears to be historical resources under CEQA and their value has been realized by the current recordation. However, due to the potential for buried historic deposits associated with the residences, LSA recommends monitoring

of all earthmoving activities within 200 feet of the location of the historic house on APN 0292-055-10 (6912 Nevada Street) and the former location of the historic building on APN 0292-055-05.

If 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 prehistoric, the 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 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

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San Bernardino Archaeological Information Center

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APPENDIX A

RECORDS SEARCH RESULTS LETTER

June 15, 2004

Charles House
House Land Development
345 5th Street, Suite B
Redlands, California 92374

Subject: Records Search Results for APN 0292-055-01 and APNs 0292-055-05 through -010
in the City of Redlands, San Bernardino County, California

Dear Mr. House:

LSA Associates, Inc. (LSA) is under contract to provide a records search for the House Land Development property in the City of Redlands, located in San Bernardino County. The historical resources records search was performed at the San Bernardino Archaeological Information Center, located at the San Bernardino County Museum, Redlands. It included a review of all recorded historic archaeological sites within a one-half mile radius of the project area, as well as a review of known cultural resource survey and excavation reports. In addition, LSA examined the California State Historic Property Data File (HPD), which includes the National Register of Historic Places (NRHP), California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), and various local historic registers. The following are the results of the records search:

Project	USGS	Archaeological Sites	Reports	Built Environment
HDL430	<i>Redlands</i>	CA-SBR-991H	1063750, 1063064	none

*Within the project boundaries

Thank you for the opportunity to assist you on this project. If LSA can be of further assistance, or if you have any questions concerning this letter, please contact me at (909) 781-9310.

Sincerely,

LSA ASSOCIATES, INC.



Pattie Tuck
Archaeologist/Cultural Resources Analyst

APPENDIX B
SITE RECORDS

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

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

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) LSA-HDL430-S-1

P1. Other Identifier: Langford House

***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 Redlands Date 1967, PR 1988 T 1S; R 3W; unsectioned; SB B.M.

c. Address 6912 Nevada Avenue City vic. Redlands Zip 92373

d. UTM: (Give more than one for large and/or linear resources) Zone 11; 480023 mE / 376818 mN (NAD 27)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 APN 0292-055-10. Take Alabama Avenue North from Interstate 10; turn east on Lugonia Avenue and proceed for approximately 1/2 of a mile; the house is located on the northeast corner of the intersection of Lugonia and Nevada Avenues.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This architectural resource is a wood-framed side-gabled 1½-story Craftsman farmhouse. The roof is moderately pitched with composition roofing, slightly flared gables, rounded rafter tails and exposed eaves, and features shed and gabled dormers on the north and south elevations. The walls are clad in horizontal board siding, there is a shed-roofed square bay window on the west elevation; all the windows were originally wood-framed but have been boarded up. The chimney is constructed of brick and pierces the the roofline on the east gable. The entry is via a recessed partial-width porch on the south elevation. The early shed-roofed addition on the north side board also has horizontal wood cladding and matching eave/rafter tails. The entire building, including the addition, has a cobble and mortar foundation. The residence actually fronts on Lugonia Avenue from which it is set back approximately 60 feet on a 10-acre parcel. The house is surrounded by a poured concrete fountain and patio, concrete threshold, walkway, and retaining wall features as well as brick landscaping borders, threshold palms, large trees, and abandoned agricultural fields, which once had citrus orchards and still retain remnants of an historic irrigation system.

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

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



P5b. Description of Photo: (View, data, accession #) View northeast showing west and south elevations of 26912 Nevada Avenue, MVC 022S.

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
1922/First American Title (2004)

***P7. Owner and Address:**
George Kafrouni
560 Starlight Crest Dr.
La Cañada, CA 91011

***P8. Recorded by:** (Name, affiliation, and address):
Riordan Goodwin
LSA Associates Inc.
1650 Spruce St. 5th Floor
Riverside, CA 92507

***P9. Date recorded:** 5/25/04

***P10. Survey Type:** (Describe)
Reconnaissance

*** P11. Report citation:** (Cite survey report and other sources or enter "none.") Cultural Resource Assessment APNs 0292-055-01, and 0292-055-05 through -10, Vicinity of Redlands, San Bernardino County, California.

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) _____

B1. Historic Name: None
B2. Common Name: 6912 Nevada Avenue
B3. Original Use: Residence **B4. Present Use:** Abandoned
***B5. Architectural Style:** Craftsman
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in the 1922 (First American Title 2004).
***B7. Moved?** No Yes Unknown Date: _____ Original Location: _____
***B8. Related Features:**
Historic standpipe irrigation system.

B9a. Architect: Unknown **b. Builder:** E.E. Langford
***B10. Significance:** Theme Agriculture Area Redlands

Period of Significance 1920s **Property Type** Ranch house **Applicable Criteria** N/A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
 This residence was constructed during a period when small family farms, planted primarily to citrus, were being developed in the Redlands area. Although this house is in fair condition and has nice landscaping, it does not appear eligible for listing on the California Register. Under Criterion 1, although it was constructed during the citrus boom in Redlands, it does not appear to be an important contributor to that significant event, nor is it associated with any persons important in history (Criterion 2). Under Criterion 3, it is a typical example of a common resource type in the Redlands area and there are better examples elsewhere. It does not appear able to answer questions important in history (Criterion 4). Therefore the building does not appear eligible for inclusion in the California Register, and is not an historical resource under CEQA.

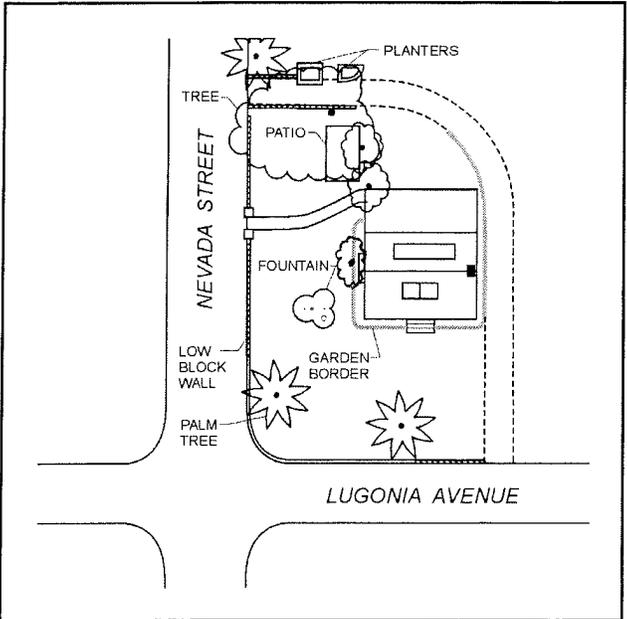
B11. Additional Resource Attributes: (List attributes and codes) Landscaping (AH3), water conveyance system (AH6)

***B12. References:**
 First American Title
 2004 FastWeb property profile of APN 0292-055-10
 McAlester, Virginia, and Lee McAlester
 1984 *A Field Guide to American Houses.*
 Alfred A. Knopf, New York.
 San Bernardino, County of
 2004 Assessor's lot books

B13. Remarks:
***B14. Evaluator:** Judith Marvin and Riordan Goodwin

***Date of Evaluation:** 6/15/04

(This space reserved for official comments.)



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

Primary # _____
 HRI # _____
 Trinomial _____

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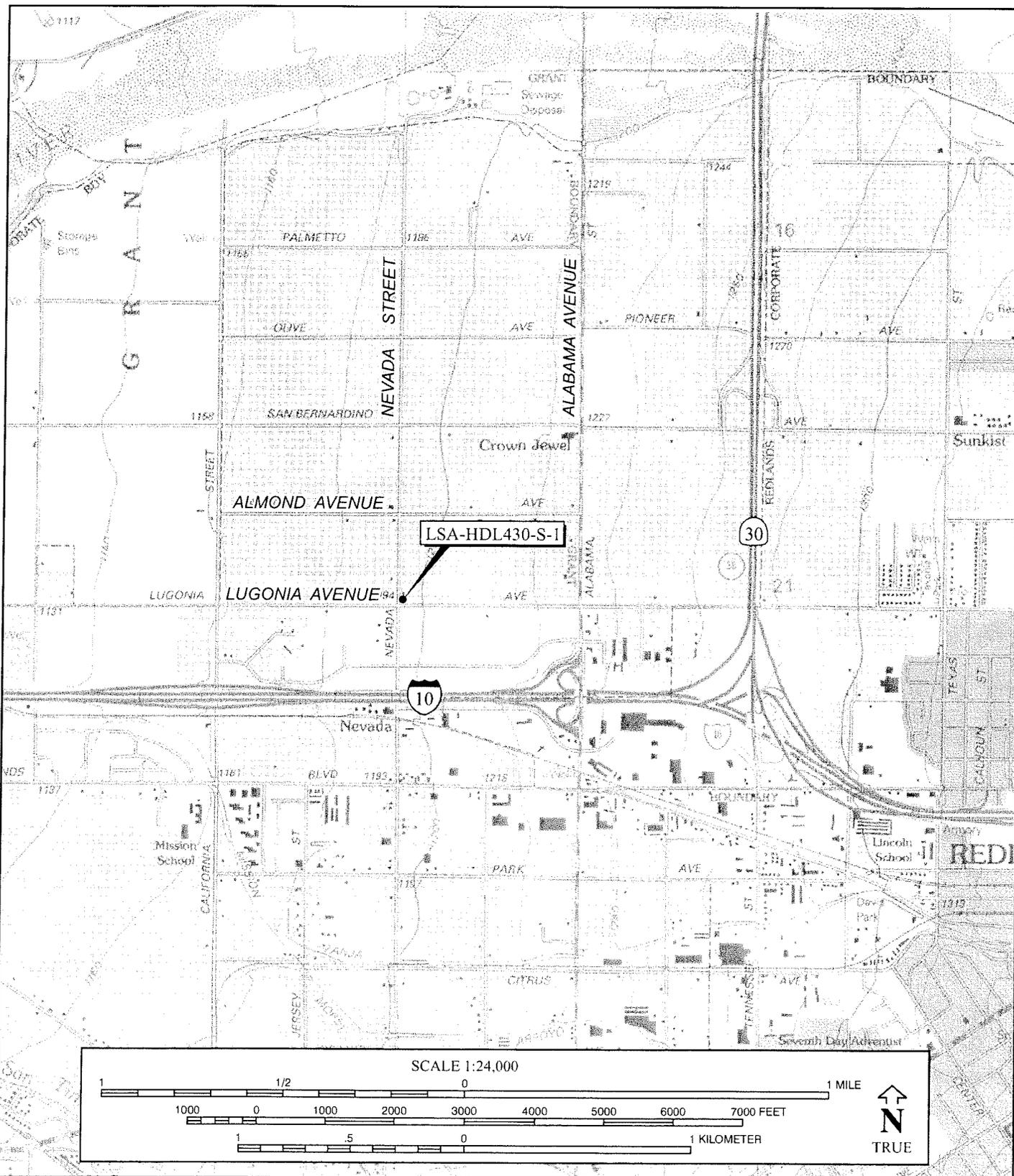
*Resource Name or # (Assigned by recorder)

LSA-HDL430-S-1

*Map Name: USGS 7.5' Quad. Redlands, Ca.

*Scale: 1:24,000

*Date of Map: 1996



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

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

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or #: (Assigned by recorder) LSA-HDL430-S-2

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 Redlands Date 1967, PR 1988 T 1S ; R 3W ; Unsectioned; SB B.M.

c. Address 26912 Nevada Ave City vic. Redlands Zip 92373

d. UTM: (Give more than one for large and/or linear resources) Zone 11; North end of west standpipe row 480096 mE / 3770170 mN; South end 480103 mE / 3769993 mN (NAD27)

Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APNs 0292-055-01, 0292-055-05 to -07, 0292-055-09 and 0292-055-10. Take Alabama Avenue North from Interstate 10; turn east on Lugonia Avenue and proceed for approximately 1/2 of a mile; the house is located on the northeast corner of the intersection of Lugonia and Nevada Avenues.

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

This resource is the remnant of a linear gravity-flow concrete standpipe irrigation system, consisting of remnants of a concrete standpipe irrigation system consisting of remnants of two rows of 10-inch standpipes, and valve or flow-control pipes ranging in diameter from 10 to 24 inches. This may have been part of a much larger system, as the flow control pipes were apparently connected via buried water lines to standpipe systems outside the project area. The standpipe rows and flow control pipe features on APNs 0292-055-10 and APN 0292-055-01 can probably be attributed to the Gists, who owned the two parcels from 1930 into the 1950s.

***P3b. Resource Attributes:** (List attributes and codes) Water conveyance system (AH6)

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



P5b. Description of Photo: (View, data, accession #) LSA-FWI430-S-1ph.

View showing standpipe row on north side of Lugonia Ave.

***P6. Date Constructed/Age and**

Sources: Historic Prehistoric Both
Pre-1959/Creepier 2003, Personal communication

***P7. Owner and Address:**

George Kafrouni/House Land Dv.
101 E. Redlands Blvd.
Redlands, CA 92373

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

LSA Associates, Inc.

1650 Spruce St., 5th Floor.

***P9. Date recorded:** 4/19/04

***P10. Survey Type:** (Describe)

Intensive

*** P11. Report citation:** (Cite survey report and other sources or enter "none.") Cultural Resource Assessment, APNs 0292-055-01, and 0292-055-05 to -10, Vicinity of Redlands, San Bernardino County, California.

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) _____

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

Primary # _____
 HRI # _____
 Trinomial _____

Page 2 of 3 *Resource Name or #: (Assigned by recorder) LSA-HDL430-S-2

L1. Historic and/or Common Name: None

L2a. Portion Described: Entire Resource Segment Point Observation Designation: _____

b. Location of point or segment: (Provide UTM coordinates, legal description, and any other useful locational data. Show the area that has been field inspected on a Location Map) North end of west standpipe row 480096 mE / 3770170 mN; South end 480103 mE / 3769993 mN (NAD27)

L3. Description: (Describe construction details, materials, and artifacts found at this segment/point. Provide plans/sections as appropriate.)

This resource is remnants of a concrete standpipe irrigation system consisting of remnants of two rows of 10-inch standpipes, and valve or flow-control pipes ranging in diameter from 10 to 24 inches. This may have been part of a much larger system, as the flow control pipes were apparently connected via buried water lines to standpipe systems outside the project area. No associated historic artifacts were observed.

L4. Dimensions: (In feet for historic features and meters for prehistoric features)

a. Top Width 10" standpipes; 24" flow control pipes.

b. Bottom Width 10" to ?

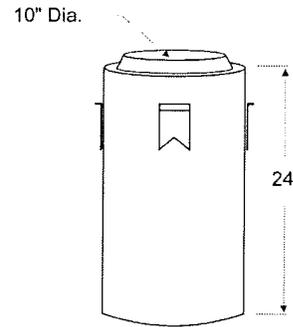
c. Height or Depth <2'

d. Length of Segment W. standpipe row ~2400'

L5. Associated Resources:

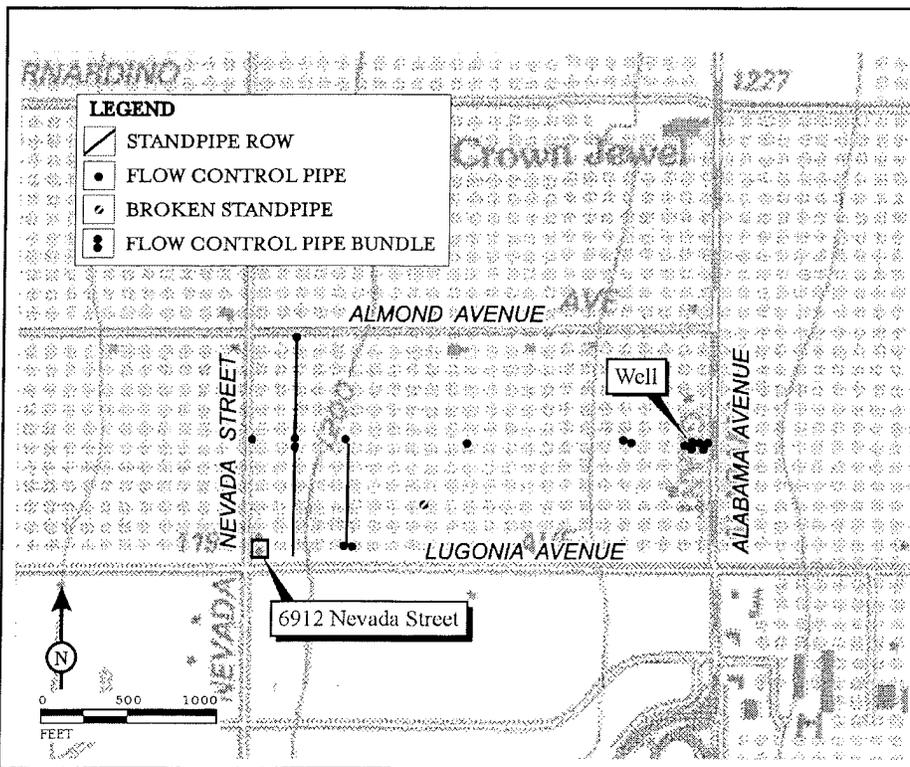
The two standpipe rows of this system located on APNs 0292-055-01 and 0292-055-10 were associated with the house located on the latter parcel at 26912 Nevada Avenue. This system appears to be connected to at least one other standpipe system on the west side of Nevada Avenue.

L4e. Sketch of Cross Section (include scale) Facing: N/A



L6. Setting: (Describe natural features, landscape characteristics, slope, etc., as appropriate.) This irrigation system is on a virtually flat floodplain just south of the Santa Ana River Wash.

L7. Integrity Considerations: System has been abandoned and damaged, with most standpipes removed; the features appear to be merely the remnant of a larger irrigation system.



L8b. Description of Photo, Map, or Drawing (view, scale, etc.)

USGS Redlands quadrangle (enlarged) 1"=500

L9. Remarks:

L10 Form Prepared by:

Riordan Goodwin
LSA Associates

L11. Date: 6/4/04

State of California – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 LOCATION MAP

Primary # _____
 HRI # _____
 Trinomial _____

Page 3 of 3

*Resource Name or # (Assigned by recorder)

LSA-HDL430-S-2

*Map Name: USGS 7.5' Quad. Redlands, Ca.

*Scale: 1:24,000

*Date of Map: 1996

