

Appendix D:  
Cultural Resources Assessment

# CULTURAL RESOURCES ASSESSMENT

## Gateway 8 Project

City of San Bernardino, San Bernardino County, California

Prepared for:

Waen Messer  
Kimley-Horn  
3880 Lemon Street, Suite 420  
Riverside, California 92501

Prepared by:

David Brunzell, M.A., RPA  
Contributions by George Brentner, B.A.  
BCR Consulting LLC  
Claremont, California 91711  
Project No. KIM2111

### **National Archaeological Data Base (NADB) Information:**

*Type of Study:* Intensive Survey

*Resources Recorded:* Residences at 464, 484, 504, and 514 East Norman Road, and at  
9411 South Foisy Street

*USGS Quadrangle:* 7.5-minute San Bernardino South, California (1980)



**BCRCONSULTING LLC**

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## MANAGEMENT SUMMARY

BCR Consulting LLC (BCR Consulting) is under contract to Kimley Horn to complete a Cultural Resources Assessment of the proposed Gateway 8 Project (project) in the City of San Bernardino, San Bernardino County, California. A cultural resources records search, intensive-level pedestrian field survey, Sacred Lands File Search with the Native American Heritage Commission, and vertebrate paleontological resources assessment were conducted for the project in partial fulfillment of the California Environmental Quality Act (CEQA).

The records search revealed that 22 previous cultural resources studies have taken place, and 20 cultural resources have been recorded within one mile of the project site. Of the 22 previous studies, none have previously assessed a portion of the project site, and no cultural resources have been previously recorded within its boundaries. During the field survey, BCR Consulting personnel identified nine historic-period buildings associated with five addresses within the project site boundaries. None of these resources are recommended eligible for the California Register of Historical Resources (California Register). As such, these resources are not recommended "historical resources" under CEQA and do not warrant further consideration. BCR Consulting recommends that no additional cultural resources work or monitoring is necessary for any proposed project activities. However, if previously undocumented cultural resources are identified during earthmoving activities, a qualified archaeologist shall be contacted to assess the nature and significance of the find, diverting construction excavation if necessary.

If human remains are encountered during the undertaking, 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, 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.

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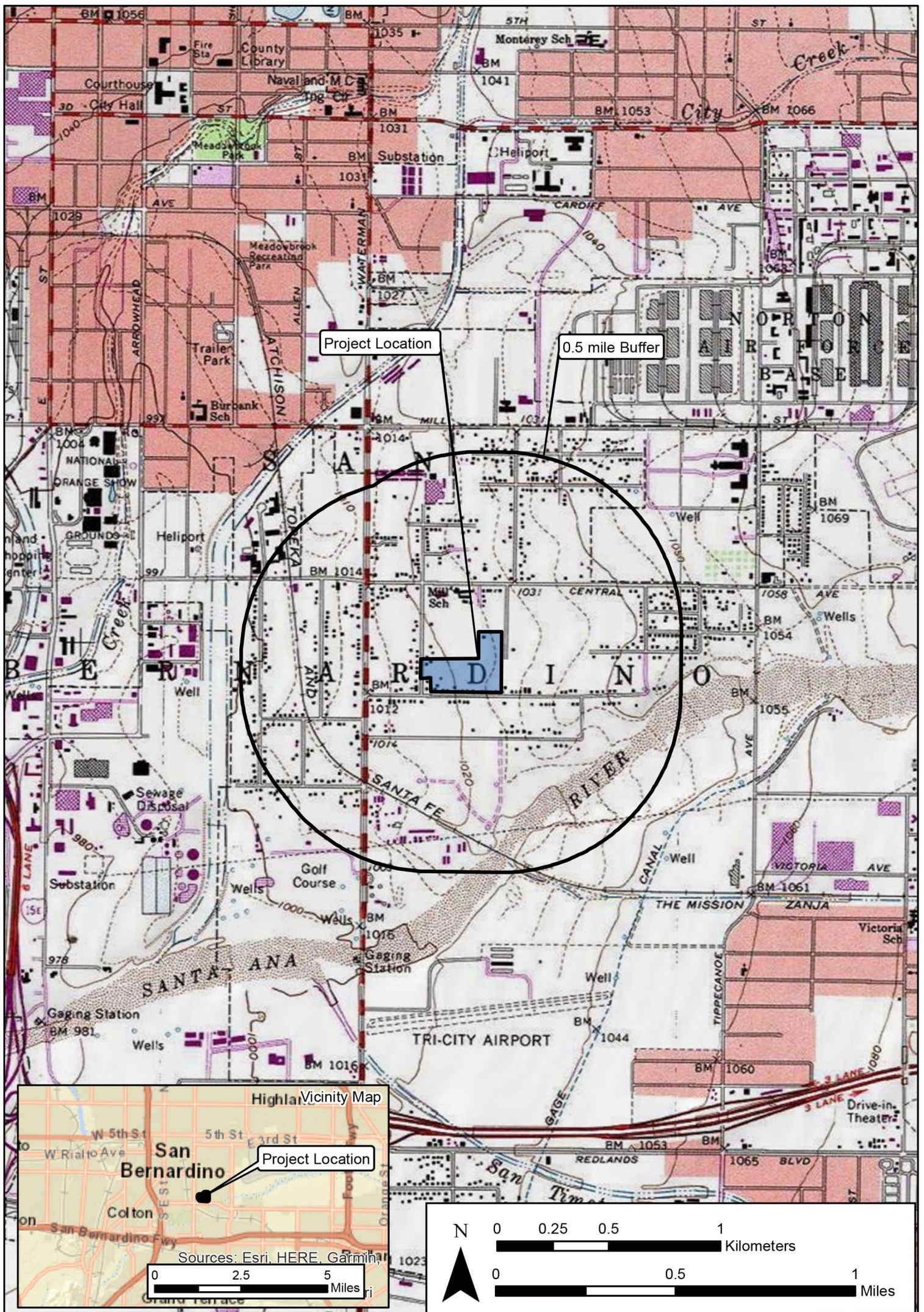
## INTRODUCTION

BCR Consulting LLC (BCR Consulting) is under contract to Kimley Horn to complete a Cultural Resources Assessment of the proposed Gateway 8 Project (project) in the City of San Bernardino, San Bernardino County, California. A cultural resources records search, intensive-level pedestrian field survey, Sacred Lands File Search with the Native American Heritage Commission, and vertebrate paleontological resources assessment were conducted for the project in partial fulfillment of the California Environmental Quality Act (CEQA). The project occupies approximately 16.82 acres, generally located at the northeast corner of East Norman Road and South Foisy Street. The project site is located in a non-sectioned portion of Township 1 South, Range 4 West, San Bernardino Baseline and Meridian. The project is depicted on the United States Geological Survey (USGS) *San Bernardino South, California* (1980) 7.5-minute topographic quadrangle (Figure 1).

## NATURAL SETTING

The elevation of the project site ranges from approximately 1015 to 1028 feet above mean sea level (AMSL). Aerial photos show that the property has been subject to severe disturbances related to grading for residential and industrial uses (see United States Department of Agriculture 2016, 1994, 1980, 1959, 1938). The project site is covered with young alluvial valley deposits (Qya5), and is adjacent to very young wash deposits (Qw and Qw1). These are locally exhibited as silty sands deposited by flooding of the Santa Ana River, which flows intermittently from northeast to southwest approximately one half-mile southeast of the project site (ibid.). The current study has not yielded any evidence that local sediments have produced raw materials used in prehistoric tool manufacture within one mile of the project site. Local rainfall ranges from 5 to 15 inches annually (Jaeger and Smith 1971:36-37).

Although recent and historical impacts have decimated local vegetation, remnants of a formerly dominant coastal sage scrub vegetation community have been sporadically observed in the area. Signature plant species include black sage (*Salvia mellifera*), California brittlebush (*Encelia californica*), California buckwheat (*Eriogonum fasciculatum*), California sagebrush (*Artemisia californica*), deerweed (*Lotus scoparius*), golden yarrow (*Eriophyllum confertiflorum*), laurel sumac (*Malosma laurina*), lemonadeberry (*Rhus integrifolia*), poison oak (*Toxicodendron diversilobum*), purple sage (*Salvia leucophylla*), sticky monkeyflower (*Mimulus aurantiacus*), sugar bush (*Rhus ovate*), toyon (*Heteromeles arbutifolia*), white sage (*Salvia apiana*), coastal century plant (*Agave shawii*), coastal cholla (*Opuntia prolifera*), Laguna Beach liveforever (*Dudleya stolonifera*), many-stemmed liveforever (*Dudleya multicaulis*), our Lord's candle (*Yucca whipplei*), prickly pear cactus (*Opuntia sp.*) (Williams et al. 2008:118-119). Signature animal species within Coastal Sage Scrub habitat include the kangaroo rat (*Dipodomys sp.*), California horned lizard (*Phrynosoma coronatum frontale*), orange throated whiptail (*Cnemidophorus hyperthrus*), San Diego horned lizard (*Phrynosoma coronatum blainvillii*), brown-headed cowbird (*Molothrus ater*), California gnatcatcher (*Polioptila californica californica*), California quail (*Callipepla californica*), and San Diego cactus wren (*Campylorhynchus brunneicapillus*)



Project Location Site Gateway 8 Project

Figure 1

Kimley-Horn

*sandiegensis*) (Williams et al. 2008:118-120). Local native groups made use of many of these species (see Lightfoot and Parrish 2008).

## CULTURAL SETTING

### Prehistoric Context

The local prehistoric cultural setting has been organized into many chronological frameworks (see Warren and Crabtree 1986; Bettinger and Taylor 1974; Lanning 1963; Hunt 1960; Wallace 1958, 1962, 1978; Campbell and Campbell 1935), although there is no definitive sequence for the region. The difficulties in establishing cultural chronologies for western San Bernardino County are a function of its enormous size and the small amount of archaeological excavations conducted there. Moreover, throughout prehistory many groups have occupied the area and their territories often overlap spatially and chronologically resulting in mixed artifact deposits. Due to dry climate and capricious geological processes, these artifacts rarely become integrated in-situ. Lacking a milieu hospitable to the preservation of cultural midden, local chronologies have relied upon temporally diagnostic artifacts, such as projectile points, or upon the presence/absence of other temporal indicators, such as groundstone. Such methods are instructive, but can be limited by prehistoric occupants' concurrent use of different artifact styles, or by artifact re-use or re-sharpening, as well as researchers' mistaken diagnosis, and other factors (see Flenniken 1985; Flenniken and Raymond 1986; Flenniken and Wilke 1989). Recognizing the shortcomings of comparative temporal indicators, this study recommends review of Warren and Crabtree (1986), who have drawn upon this method to produce a commonly cited and relatively comprehensive chronology.

### Ethnography

Although no previously recorded prehistoric sites have established a local prehistoric ethnographic affiliation, the project site vicinity is situated at an ethnographic nexus peripherally occupied by the Gabrielino and Serrano. Each group consisted of semi-nomadic hunter-gatherers who spoke a variation of the Takic language subfamily. Individual ethnographic summaries are provided below.

**Gabrielino.** The Gabrielino probably first encountered Europeans when Spanish explorers reached California's southern coast during the 15th and 16th centuries (Bean and Smith 1978; Kroeber 1925). The first documented encounter, however, occurred in 1769 when Gaspar de Portola's expedition crossed Gabrielino territory (Bean and Smith 1978). Other brief encounters took place over the years, and are documented in McCawley 1996 (citing numerous sources). The Gabrielino name has been attributed by association with the Spanish mission of San Gabriel, and refers to a subset of people sharing speech and customs with other Cupan speakers (such as the Juaneño/Luiseño/Ajachemem) from the greater Takic branch of the Uto-Aztecan language family (Bean and Smith 1978). Gabrielino villages occupied the watersheds of various rivers (locally including the Santa Ana) and intermittent streams. Chiefs were usually descended through the male line and often administered several villages. Gabrielino society was somewhat stratified and is thought to have contained three hierarchically ordered social classes which dictated ownership rights and social status and obligations (Bean and Smith 1978:540-546). Plants

utilized for food were heavily relied upon and included acorn-producing oaks, as well as seed-producing grasses and sage. Animal protein was commonly derived from rabbits and deer in inland regions, while coastal populations supplemented their diets with fish, shellfish, and marine mammals (Boscana 1933, Heizer 1968, Johnston 1962, McCawley 1996). Dog, coyote, bear, tree squirrel, pigeon, dove, mud hen, eagle, buzzard, raven, lizards, and turtles were specifically not utilized as a food source (Kroeber 1925).

**Serrano.** Kroeber (1925) applied the generic term “Serrano” to four groups, each with distinct territories: the Kitanemuk, Tataviam, Vanyume, and Serrano. Only one group, in the San Bernardino Mountains and West-Central Mojave Desert, ethnically claims the term Serrano. Bean and Smith (1978) indicate that the Vanyume, an obscure Takic population, was found along the Mojave River at the time of Spanish contact. The Kitanemuk lived to the north and west, while the Tataviam lived to the west. All may have used the western San Bernardino County area seasonally. Serrano villages consisted of small collections of willow-framed domed structures situated near reliable water sources. A lineage leader administered laws and ceremonies from a large ceremonial house centrally located in most villages. Local Serrano relied heavily on acorns and piñon nuts for subsistence, although roots, bulbs, shoots, and seeds supplemented these. When available, game animals commonly included deer, mountain sheep, antelope, rabbits, small rodents, and various birds –particularly quail (Bean and Smith 1978:571).

## History

Historic-era California is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present).

**Spanish Period.** The first European to pass through the area is thought to be a Spaniard called Father Francisco Garces. Having become familiar with the area, Garces acted as a guide to Juan Bautista de Anza, who had been commissioned to lead a group across the desert from a Spanish outpost in Arizona to set up quarters at the Mission San Gabriel in 1771 near what today is Pasadena (Beck and Haase 1974). Garces was followed by Alta California Governor Pedro Fages, who briefly explored the region in 1772. Searching for San Diego Presidio deserters, Fages had traveled through Riverside to San Bernardino, crossed over the mountains into the Mojave Desert, and then journeyed westward to the San Joaquin Valley (Beck and Haase 1974).

**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 (Beattie and Beattie 1974).

**American Period.** The American Period, 1848–Present, began with 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 a significant drought further diminished the economic impact of local ranching. This decline combined with ubiquitous agricultural and real estate developments of the late 19<sup>th</sup> century, set the stage for diversified economic pursuits that have continued to proliferate to this day (Beattie and Beattie 1974; Cleland 1941).

**Local Sequence.** The project site is located within the boundaries of the historic Rancho San Bernardino, a mission rancho originally associated with the nearby Spanish Asistencia. Rancho San Bernardino became the property of the Lugo family and Diego Sepulveda in 1842 as part of the secularization process, securing Mexico's local hegemony after official independence from Spain. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress (U.S. Congress 1851, General Land Office 1865). Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino from the Lugos and Sepulveda and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. The resulting economy soon necessitated a stage stop, and by 1855 the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles (Lavender 1972:230-231).

Although large tracts owned by the U.S. Government became available for homesteading during the 1860s, various pressures forced local Mormon pioneers to recede to Salt Lake City during this period. In the wake of the Mormon exodus, other settlers began to take advantage of new homestead opportunities. Agriculture (particularly citrus orchards) was central to the region's success, and by the early 20<sup>th</sup> century the City of San Bernardino's downtown took shape as the hub of economic activity. Spanish Colonial-style civic and commercial buildings predominated San Bernardino construction projects between the 1920s to the 1940s. While similar popular architectural styles were reflected in some residential neighborhoods, the gradual development of forms more typical of the California working class population became common (Donaldson 1991). These included 1920s Craftsman and Spanish Colonial Revival style bungalows, and the simple Minimal Traditional Style during the 1930s (*ibid.*).

Subsequent to World War II, southern California experienced an unprecedented land boom resulting from the local discharge of former military personnel. The railroad, U.S. Air Force (both civilian and military), and Kaiser Steel initially remained strong, and a revitalized construction industry formed due to new commercial, residential, and infrastructure developments. Although San Bernardino initially prospered during the post-war years, the eventual closures of Norton Air Force Base and Kaiser Steel in addition to the relocation of many railroad jobs punctuated a general economic downturn for San Bernardino's working class that has persisted since the 1980s (Osbourne 1996; Center for Land Use Interpretation 2013).

## PERSONNEL

David Brunzell, M.A., RPA acted as the Project Manager and Principal Investigator for the current study, and authored the technical report. Staff from the South Central Coastal Information Center (SCCIC) completed the records search at their Fullerton facility. BCR Consulting Staff Historian and Archaeological Field Technician George Brentner, B.A., completed the additional research, compiled the Department of Park and Recreation (DPR) 523 forms and contributed to the report. Mr. Brentner also conducted the field survey.

## METHODS

This work was completed pursuant to CEQA, the Public Resources Code (PRC) Chapter 2.6, Section 21083.2, and California Code of Regulations (CCR) Title 14, Chapter 3, Article 5, Section 15064.5. The pedestrian cultural resources survey was intended to locate and document previously recorded or new cultural resources, including archaeological sites, features, isolates, and historic-period buildings, that exceed 45 years in age within defined project boundaries. The project site was examined using 15-meter transect intervals, where accessible.

This study is intended to determine whether cultural resources are located within the project boundaries, whether any cultural resources are significant pursuant to the above-referenced regulations and standards, and to develop specific mitigation measures that will address potential impacts to existing or potential resources. Tasks completed to achieve that end include:

- Cultural resources records search to review any studies conducted and the resulting cultural resources recorded within a one-mile radius of the project boundaries
- Systematic pedestrian survey of the entire project site
- California Register of Historical Resources (California Register) eligibility evaluation for any cultural resources discovered
- Development of recommendations and mitigation measures for cultural resources documented within the project boundaries, following CEQA
- Completion of DPR 523 forms for any discovered cultural resources
- Vertebrate paleontology resources report through the Western Science Center
- Sacred Lands File search with the Native American Heritage Commission.

## Research

**Records Search.** Prior to the field survey a records search was conducted at the South Central Coastal Information Center at California State University, Fullerton. This archival research reviewed the status of all recorded historic and prehistoric cultural resources, and survey and excavation reports completed within one mile of the current project. Additional resources reviewed included the National Register, the California Register, and documents and inventories published by the California Office of Historic Preservation. These include the lists of California Historical Landmarks, California Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures.

**Additional Research.** BCR Consulting performed additional research through records of the General Land Office Maintained by the Bureau of Land Management, the San Bernardino County Assessor, the San Bernardino County Historical Archives, and through various Internet resources.

## Field Survey

An intensive-level cultural resources field survey of the project site was conducted on September 20 and 21, 2021. The survey was conducted by walking parallel transects spaced approximately 15 meters apart across 100 percent of the project site, where accessible. Cultural Resources were recorded on DPR 523 forms. Ground visibility averaged approximately 40 percent within project boundaries. Digital photographs were taken at various points within the project site. These included overviews as well as detail photographs of all cultural resources. Cultural resources were recorded per the California OHP *Instructions for Recording Historical Resources* in the field using:

- Detailed note taking for entry on DPR Forms (see Appendix A)
- Hand-held Garmin Global Positioning systems for mapping purposes
- Digital photography of all cultural resources (see Appendix A).

## RESULTS

### Research

**Records Search.** Data from the SCCIC revealed that 22 previous cultural resources studies have taken place, and 20 cultural resources have been recorded within one mile of the project site. Of the 22 previous studies, none have previously assessed the project site, and no cultural resources have been previously recorded within its boundaries. The records search is summarized as follows:

**Table A. Cultural Resources and Reports Within One Mile of the Project Site**

| USGS 7.5 Quad                                  | Cultural Resources Within One Mile of Project Site  | Studies Within 1 Mile  |
|--|---|--|
| <i>San Bernardino South, California</i> (1980) | P-36-6099: Historic-Period Refuse Scatter (1 Mile SSW)<br>P-36-6103: Historic-Period RR Bridge (1/2 Mile SSE)<br>P-36-6847: Historic-Period Railroad (3/4 Mile SW)<br>P-36-13546: Historic-Period Orchard (3/4 Mile E)<br>P-36-13547: Historic-Period Foundations (3/4 Mile E)<br>P-36-13548: Historic-Period Foundations (3/4 Mile E)<br>P-36-17668: Historic-Period Building (1/2 Mile SW)<br>P-36-17813: Historic-Period Building (1/4 Mile SW)<br>P-36-17818: Historic-Period Building (3/4 Mile W)<br>P-36-23628: Historic-Period Foundations (1/4 Mile NW)<br>P-36-29347: Historic-Period Building (3/4 Mile N)<br>P-36-29348: Historic-Period Building (3/4 Mile NNW)<br>P-36-29349: Historic-Period Bridge (3/4 Mile N)<br>P-36-29448: Historic-Period Refuse (1/2 Mile SSW)<br>P-36-29909: Historic-Per. Military Property (1/2 Mile NE)<br>P-36-31402: Historic-Period Building (1/2 Mile SW)<br>P-36-31403: Historic-Period Building (1/2 Mile SW)<br>P-36-31404: Historic-Period Golf Course (1/2 Mile SW)<br>P-36-31405: Historic-Period Road (1/2 Mile SW)<br>P-36-33260: Historic Water Conveyance (1/2 Mile SW) | SB106-122, 406, 407,<br>531, 791, 2156, 2260,<br>2587, 2784, 3009, 3228,<br>3286, 4364, 4633, 4639,<br>5619, 5621, 7256, 7371,<br>7463, 7528, 7618 |

**Additional Research.** Additional research was performed for the project site to provide the following context for the neighborhood, followed by background of the historic-period residences (see also Field Survey Results, below). Please note that references for this section are provided in Appendix A.

The subject property is located in the vicinity of the historic Valley Truck Farms community. In the 1920s, a population boom in Los Angeles led to growth in surrounding areas. Many Los Angeles residents moved away from the growing city seeking a more rural environment, including a group of African-American families from the Los Angeles Basin who settled in the area that would become Valley Truck Farms. The land partially includes the project site and was occupied by a handful of widely spaced ranches located southeast of the San Bernardino corporate boundaries of the day. Valley Truck Farms was bounded roughly by Mill Street to the North, Tippecanoe Avenue to the east, Washington Avenue to the west, and Dumas Street to the south. The Capital Company bought the land in 1926 and subdivided it into 1-acre parcels. Within a decade, the neighborhood developed into a community that was home to around 50 or 60 families and eventually joined the City of San Bernardino.

**464 East Norman Road.** William H. and Beatrice C. Baucom were the first recorded property owners, and lived at the subject property since at least 1952. William was a carpenter and World War II Veteran, and Beatrice was a supervisor of publications and distribution at Norton Airforce Base. They raised their son Ronald W. Baucom at the subject property, who went on to serve in the Navy and work with the Apollo 11 space mission. Beatrice died in 1975 and William died in 1981, leaving the property to Ronald. Ronald sold the property in 1981 to Anita Faulkner. Subsequent owners that post-dated the historic-era included Beatrice J. Spicer, Deborah Gherman, and finally Elena Gherman who is the current owner.

**484 East Norman Road.** The first recorded owners of the property were John and Addie Logan in 1962, although voter records show John at an unspecified address on Norman Road since 1944. Interestingly John and Addie were both registered Republican, although Addie became a Democrat in 1960. Aerial photos do not indicate a prior residence on the subject property, making it likely that the Logans lived elsewhere on Norman Road before the subject residence was built. John was born in Kentucky. Additional personal and professional details were not available. In 1985, the property was transferred to be shared between Addie Logan and her four grandsons Granville Mason Jr., James E. Mason, Jerry L. Mason and Willie D. Mason. The property remains in the Logan Family.

**504 East Norman.** The first recorded owner of the property was Shirley M. Matthews who acquired the residence on February 4, 1954. She was born to Robert Matthews and Olivia Robinson in New Orleans, Louisiana in 1921, and was a widow by 1940. Ms. Matthews worked as a maid in New Orleans and moved to San Bernardino County in the early 1950s, along with several other members of her immediate family. She died in San Bernardino County in June 1993. Her children Cleveland Peart and Ann Lister became owners of the property after her death. The property was purchased by Lupoid LLC on

April 17, 2015, and subsequently sold to Miguel Rodriguez on April 18, 2016. The property was sold again on November 19, 2019 to current owner, Ramzi Tabello.

**514 East Norman.** Records indicate that Albert and Isabel Kilpatrick owned the subject property before 1960. The Kilpatricks had six children and relocated from Alabama to San Bernardino in the late 1950s. Albert died at an unknown date and Isabel died in 1965, aged 73. The Kilpatrick's youngest daughter Maggie R. Bell and her husband Willie Bell Jr. inherited the property and remained sole owners until 2005, when documents show Maggie's older brother Albert Jr. and Tamica Davis being added to the title. The Kilpatrick group owned the property until May 18, 2017 when sold to Roberto Trevino. It was then sold to Ludim Ojeda in October of that same year.

**9411 South Foisy Street.** The first recorded owners were Eddie D. Greene and Grace G. Greene, who purchased the property between 1952 and 1958. Eddie D. Greene was born in Indiana in 1930 and moved to San Bernardino in 1952. He and Grace (also born in 1930) were married and had three daughters and two sons. Eddie operated a service station in San Bernardino with partner Thurmon Dodd. Greene died in 1969, when Dodd reportedly shot him to death with a .38 revolver at the service station over a business dispute. Dodd was charged and subsequently acquitted of murder. Upon Eddie's death, Grace G. Greene remained at the property and raised their children. She remains listed as current owner.

### Field Survey

During the field survey Mr. Brentner carefully inspected the project site and identified the residences listed above. Details describing historic-era elements for the five properties are included below. Please note that references for this section are included in Appendix A.

**464 East Norman Road.** The subject property is a commercial property occupied by F & P Body & Paint and Auto Sales and contains two single-family Post-War Minimal style residences that are historic in age (i.e. over 45 years old). Residence 1 is located on the northwestern portion of the subject property. The Post-War Minimal-style residence features wood frame construction, and a single-story floor plan. It is fronted by a small yard and surrounded by fan palms. It contains a front-gabled roof and small front porch with corrugated roofing. The roofing material on the house is obscured by a tarp and the windows have all been replaced. The building is in poor condition. Residence 2 is located to the southeast of Residence 1. The Post-War Minimal-Style residence exhibits wood frame construction, hipped roof, and stucco siding. The original windows have been replaced and the roof is topped with composition shingles. Residence 1 built in 1946. The metal patio cover was reroofed in 1969. Doors and windows have been recently replaced. Residence 2 was built between 1953 and 1959. The doors and windows have been recently replaced.

**484 East Norman Road.** The Post-War minimal style residence is wood frame construction, and features stucco siding and a hipped roof topped in composition shingles. It was built in 1959 and features a single-story floor plan with an attached garage. Fenestration includes a metal security door as the main access, and rectangular barred windows. The bars obscure the window frames, but they appear to be aluminum. On the

east west side of the residence, there is a driveway that leads to the garage. The property is enclosed by a small chain-link fence. The original wooden garage door has been replaced by a metal door, and the roof has been replaced.

**504 East Norman Road.** The subject property is occupied by a 1,695 square foot single-family residence that sits on 9,150 square foot lot. The Post-War minimal style residence was built in 1957 and features a wood-framed single-story floor plan. Composition shingles cover the low-pitched hipped roof. The property features an attached garage. Fenestration includes vinyl windows, a metal garage door, and a metal security door in front of the front door. On the west side of the residence there is a cement driveway. The residence features a spacious backyard that leads into a guest house. The guest house is a wood-framed stucco building with a cross gable roof and make-shift roofing material. It features a small front porch, wood-framed and barred windows, and a security door that provides access. It is in poor condition. The west and south ends of the property are enclosed by a short chain-link fence and gate; the east side of the property is enclosed by taller wooden fencing.

**514 East Norman Road.** The subject property is occupied by a 1,034 square foot single-family residence that sits on 0.84-acre lot. The Minimal-Traditional style residence was built in 1920 and features a wood-framed single-story floor plan. It has been covered in stucco. Composition shingles cover the medium-pitched side-gable roof. A small front-gable porch with post supports provides access to the front door. Fenestration consists of vinyl windows, which probably replaced wood-framed double hung type, and a centrally-located wooden front door. On the west side of the residence there is a small, paved driveway. There is also an asphalt driveway on the east side of the property that leads into a larger gravel lot in the rear. The entire property is enclosed by a chain-link fence and gate. The roof, doors and windows have been replaced, and the building was stuccoed at an unknown date.

**9411 South Foisy Street.** The subject property is occupied by a single-family Post-War Minimal style residence that is historic in age (i.e. over 45 years old). The property at 9411 South Foisy Street is a single-story wood-framed house that consists of a hipped roof topped with composition shingles. The entire property is enclosed by a low chain-link fence. The property is accessed from the south by a dirt driveway on the western side of the house, and by a concrete walkway that leads across a small yard to the front porch.

## **SIGNIFICANCE EVALUATIONS**

During the field survey, a historic-period school and two historic-period residences were identified. CEQA calls for the evaluation and recordation of historic and archaeological 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 the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, or designation under a local ordinance.

## Significance Criteria

**California Register of Historical Resources.** The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion on the California Register, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the U.S.;
2. It is associated with the lives of persons important to local, California, or U.S. history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of a master, possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

## California Register Evaluations

**464 East Norman Road.** Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: Both residences lack architectural distinction and do not display significant elements of the era during which they were constructed. Neither building significantly represents the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age buildings are therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

**Integrity.** As the building remains in its original position and is still in use as a residential property, it retains integrity of location, setting, and association. Alterations have diminished integrity of design, materials, workmanship, and feeling.

**484 East Norman Road.** Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has

failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The building lacks architectural distinction and does not display significant elements of the era during which it was constructed. It does not significantly represent the work of an important creative individual or possess high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building are therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

**Integrity.** As the building remains in its original position and is still in use as a residential property, it retains integrity of location, setting, and association. Alterations have minimally diminished integrity of design, materials, workmanship, and feeling.

**504 East Norman Road.** Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The buildings lack architectural distinction and do not display significant elements of the era during which they were constructed. They do not significantly represent the work of an important creative individual or possess high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age buildings are therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

**Integrity.** As the buildings remain in their original positions and are still in use as residences, they retain integrity of location, setting, and association. Alterations have diminished integrity of design, materials, workmanship, and feeling.

**514 East Norman Road.** Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The building lacks architectural distinction and does not display significant elements of the era during which it was constructed. It does not significantly represent the work of an important creative individual or possess high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.



**Integrity.** As the building remains in its original position and is still in use as a residential property, it retains integrity of location, setting, and association. Alterations have minimally diminished integrity of design, materials, workmanship, and feeling.

**9411 South Foisy Street.** Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The building lacks architectural distinction and does not display significant elements of the era during which it was constructed. It does not significantly represent the work of an important creative individual or possess high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

**Integrity.** As the building remains in its original position and is still in use as a residential property, it retains integrity of location, setting, and association. Alterations have minimally diminished integrity of design, materials, workmanship, and feeling.

## RECOMMENDATIONS

Based on these results, BCR Consulting recommends that no additional cultural resources work or monitoring is necessary during proposed project activities associated with the Gateway 8 Project. Therefore, no significant impacts related to archaeological or historical resources is anticipated and no further investigations are recommended for the proposed project unless:

- the proposed project is changed to include areas not subject to this study;
- the proposed project is changed to include the construction of additional facilities;
- cultural materials are encountered during project activities.

Although the current study has not indicated sensitivity for cultural resources within the project boundaries, ground disturbing activities always have the potential to reveal buried deposits not observed on the surface during previous surveys. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:

- historic artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects;
- historic structural or building foundations, walkways, cisterns, pipes, privies, and other structural elements;
- prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates;
- groundstone artifacts, including mortars, pestles, and grinding slabs;
- dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, groundstone, and fire affected rocks;

If human remains are encountered during the undertaking, 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, 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.

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**APPENDIX A**  
**DEPARTMENT OF PARK AND RECREATION 523 FORMS**

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Other Listings  
Review Code

Reviewer

Date

**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: San Bernardino South Date: 1980 T1S; R4W; Non-sectioned; SBBM

c. Address: 464 E. Norman Road City: San Bernardino Zip: 92408

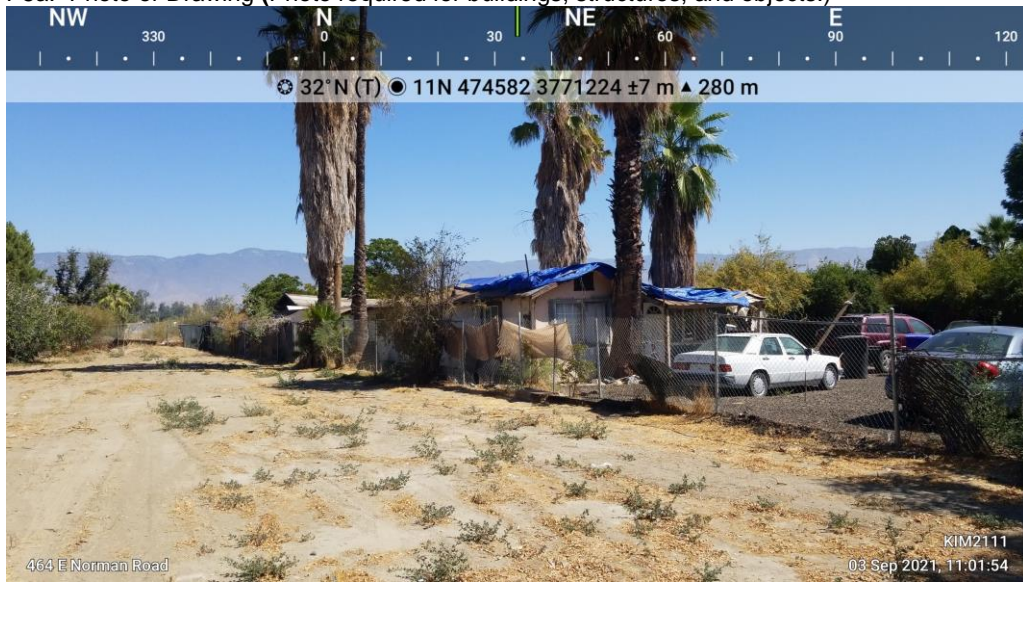
d. UTM: Zone: N/A mE/ Elevation: 1020' AMSL

e. Other Locational Data: The subject property is located on the north side of Norman Road, east of Foisy Street.

\*P3a. **Description:** The subject property is a commercial property occupied by F & P Body & Paint and Auto Sales and contains two single-family residences that are historic in age (i.e. over 45 years old). Residence 1 is located on the northwestern portion of the subject property. The Post-War Minimal-style residence features wood frame construction, and a single-story floor plan and was built circa 1946. It is fronted by a small yard and surrounded by fan palms. It contains a front-gabled roof and small front porch with corrugated roofing. The roofing material on the house is obscured by a tarp and the windows have all been replaced. The building is in poor condition. Residence 2 is located to the southeast of residence 1. The Post-War Minimal-Style residence exhibits wood frame construction, hipped roof, and stucco siding. The original windows have been replaced and the roof is topped with composition shingles.

\*P3b. **Resource Attributes:** HP3. Single Family Residence

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



\*P4. **Resources Present:**

Building  Structure  Object  
 Site  District  Element of District  Other

\*P5b. **Description of Photo:**

(View, date, accession #)  
Photo 1: Residence 1  
Overview (View South)

\*P6. **Date Constructed/ Age and Sources:**  Historic 1940(see page 2)  Prehistoric  Both

\*P7. **Owner and Address:**

Elena Gherman  
464. E Norman Road, San Bernardino, CA 92408

\*P8. **Recorded by:**  
BCR Consulting LLC  
Claremont, California 91711

\*P8. **Recorded by:**  
George Brentner  
BCR Consulting LLC  
Claremont, California 91711

\*P9. **Date Recorded:** 9/3/2021

\*P10. **Survey Type:** Intensive.

\*P11. **Report Citation:** *Cultural Resources Assessment of the Gateway 8 Project, San Bernardino, 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):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code: 6Z \*Resource Name or # (Assigned by recorder) 464 E. Norman Road

B1. Historic Name: N/A B2. Common Name: N/A  
B3. Original Use: Residence B4. Present Use: Residence

\*B5. **Architectural Style:** Residence 1 Post-War Minimal; Residence 2: Post-War Minimal

\*B6. **Construction History:** (Construction date, alterations, and date of alterations): Residence 1 built in 1946. The metal patio cover was reroofed in 1969. Doors and windows have been recently replaced. Residence 2 was built between 1953 and 1959. The doors and windows have been recently replaced.

\*B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A \*B8. **Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. **Significance: Theme:** Mid-Century Community Development **Area:** San Bernardino **Applicable Criteria:** N/A

**History**

**San Bernardino.** The project site is located within the boundaries of the historic Rancho San Bernardino, a mission rancho originally associated with the nearby Spanish Asistencia. Rancho San Bernardino became the property of the Lugo family and Diego Sepulveda in 1842 as part of the secularization process, securing Mexico's local hegemony after official independence from Spain. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress (General Land Office 1865; U.S. Congress 1851). Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino from the Lugos and Sepulveda and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. The resulting economy soon necessitated a stage stop, and by 1855 the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles (Lavender 1972:230-231).

Although large tracts owned by the U.S. Government became available for homesteading during the 1860s, various pressures forced local Mormon pioneers to recede to Salt Lake City during this period. In the wake of the Mormon exodus, other settlers began to take advantage of new homestead opportunities. Agriculture (particularly citrus orchards) was central to the region's success, and by the early 20<sup>th</sup> century the City of San Bernardino's downtown took shape as the hub of economic activity. [Continued on page 3]

**Theme:** Mid-Century Community Development **Area:** San Bernardino

**Period of Significance:** Early Post World War II **Property Type:** Residential

**Applicable Criteria:** N/A B11. Additional Resource Attributes N/A

\*B12. **References:**

Donaldson, Milford Wayne AIA, Inc.1991. *Historic Resources Reconnaissance Survey, San Bernardino*. On File at the City of San Bernardino Planning Department.

General Land Office 1865. BLM Records of the GLO. Electronic Document: glorecords.blm.gov. Accessed Multiple Dates

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Osbourne, Richard. 1996. *World War II Sites in the United States a Directory and Tour Guide*. Riebel-Roque Publishing Company. Madison, Wisconsin.

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\*B14. **Evaluators:** David Brunzell, BCR Consulting, Claremont, California

\***Date of Evaluation** 11/21/21





**B10. Significance** [Continued from page 2]:

Spanish Colonial-style civic and commercial buildings predominated San Bernardino construction projects between the 1920s to the 1940s. While similar popular architectural styles were reflected in some residential neighborhoods, the gradual development of forms more typical of the California working class population became common (Donaldson 1991). These included 1920s Craftsman and Spanish Colonial Revival style bungalows, and the simple Minimal Traditional Style during the 1930s (ibid.). Subsequent to World War II, southern California experienced an unprecedented land boom resulting from the local discharge of former military personnel. The railroad, U.S. Air Force (both civilian and military), and Kaiser Steel initially remained strong, and a revitalized construction industry formed due to new commercial, residential, and infrastructure developments. Although San Bernardino initially prospered during the post-war years, the eventual closures of Norton Air Force Base and Kaiser Steel in addition to the relocation of many railroad jobs punctuated a general economic downturn for San Bernardino's working class that has persisted since the 1980s (Osbourne 1996).

**Valley Truck Farms Community.** The subject property is located in the vicinity of the historic Valley Truck Farms community. In the 1920s, a population boom in Los Angeles led to growth in surrounding areas. Many Los Angeles residents moved away from the growing city seeking a more rural environment, including a group of African-American families from the Los Angeles Basin who settled in the area that would become Valley Truck Farms. The land partially includes the project site and was occupied by a handful of widely spaced ranches located southeast of the San Bernardino corporate boundaries of the day. Valley Truck Farms was bounded roughly by Mill Street to the North, Tippecanoe Avenue to the east, Washington Avenue to the west, and Dumas Street to the south. The Capital Company bought the land in 1926 and subdivided it into 1-acre parcels. Within a decade, the neighborhood developed into a community that was home to around 50 or 60 families and eventually joined the City of San Bernardino (San Bernardino County Sun [SBCS], 19 July 2010).

**Property History.** William H. and Beatrice C. Baucom were the first recorded property owners, and lived at the subject property since at least 1952. William was a carpenter and World War II Veteran, and Beatrice was a supervisor of publications and distribution at Norton Airforce Base. They raised their son Ronald W. Baucom at the subject property, who went on to serve in the Navy and work with the Apollo 11 space mission. Beatrice died in 1975 and William died in 1981, leaving the property to Ronald. Ronald sold the property in 1981 to Anita Faulkner. Subsequent owners included Beatrice J. Spicer, Deborah Gherman, and finally Elena Gherman who is the current owner (San Bernardino County 2021; SBCS 7 Nov. 1956, 12 April 1954, 25 Nov 1962, 22 April 1975; U.S. Social Security Death Records 1981).

**Evaluation**

Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: Both residences lack architectural distinction and do not display significant elements of the era during which they were constructed. Neither building significantly represents the work of an important creative individual or possesses high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

**Integrity.** As the building remains in its original position and is still in use as a residential property, it retains integrity of location, setting, and association. Alterations have diminished integrity of design, materials, workmanship, and feeling.



Residence 2 Overview

**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: San Bernardino South Date: 1980

T1S; R4W; Non-sectioned; SBBM

c. Address: 484 E. Norman Road City: San Bernardino Zip: 92408

d. UTM: Zone: N/A mE/

Elevation: 1020' AMSL

e. Other Locational Data: The subject property is located on the north side of East Norman Road, east of South Foisy Street.

\*P3a. Description: The subject property is occupied by a 1,284 square foot single-family residence that sits on a 8,494 square foot lot. The Post-War minimal style residence is wood frame construction, covered in stucco, and features a hipped roof topped in composition shingles. It was built in 1959 and features a single-story floor plan with an attached garage. Fenestration includes a metal security door as the main access, and rectangular barred windows. The bars obscure the window frames, but they appear to be aluminum. On the east west side of the residence, there is a driveway that leads to the garage. The property is enclosed by a small chain-link fence.

\*P3b. Resource Attributes: HP3. Single Family Residence

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



\*P4. Resources Present:

Building  Structure  Object  
 Site  District  Element of  
District  Other

\*P5b. Description of Photo:

(View, date, accession #) Photo 1:  
Residence overview (View  
Northwest), 9/20/21

\*P6. Date Constructed/ Age  
and Sources:  Historic 1959  
(see page 2)  Prehistoric  Both

\*P7. Owner and Address:

The Logan Family  
484 East Norman Road, San  
Bernardino, CA 92408

\*P8. Recorded by:

BCR Consulting LLC  
Claremont, California 91711

\*P9. Date Recorded: 9/20/21

\*P10. Survey Type: Intensive.

\*P11. Report Citation: *Cultural Resources Assessment of the Gateway 8 Project, San Bernardino, 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):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

B1. Historic Name: N/A B2. Common Name: N/A  
B3. Original Use: Residence B4. Present Use: Residence

\*B5. Architectural Style: Post-War Minimal

\*B6. Construction History: (Construction date, alterations, and date of alterations): Original Construction in 1959. The original wooden garage door has been replaced by a metal door, and the roof has been replaced.

\*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A \*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: Mid-Century Community Development Area: San Bernardino Applicable Criteria: N/A

**History**

**San Bernardino.** The project site is located within the boundaries of the historic Rancho San Bernardino, a mission rancho originally associated with the nearby Spanish Asistencia. Rancho San Bernardino became the property of the Lugo family and Diego Sepulveda in 1842 as part of the secularization process, securing Mexico's local hegemony after official independence from Spain. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress (U.S. Congress 1851, General Land Office 1865). Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino from the Lugos and Sepulveda and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. The resulting economy soon necessitated a stage stop, and by 1855 the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles (Lavender 1972:230-231).

Although large tracts owned by the U.S. Government became available for homesteading during the 1860s, various pressures forced local Mormon pioneers to recede to Salt Lake City during this period. In the wake of the Mormon exodus, other settlers began to take advantage of new homestead opportunities. Agriculture (particularly citrus orchards) was central to the region's success, and by the early 20<sup>th</sup> century the City of San Bernardino's downtown took shape as the hub of economic activity. [Continued on page 3]

**Theme:** Mid-Century Community Development **Area:** San Bernardino

**Period of Significance:** Early Post World War II **Property Type:** Residential

**Applicable Criteria:** N/A B11. Additional Resource Attributes N/A

**\*B12. References:**

Donaldson, Milford Wayne AIA, Inc.1991. *Historic Resources Reconnaissance Survey, San Bernardino*. On File at the City of San Bernardino Planning Department.

General Land Office 1865. BLM Records of the GLO. Electronic Document: [gloreCORDS.blm.gov](http://gloreCORDS.blm.gov). Accessed Multiple Dates

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United States Congress. 1851. *An Act to Ascertain and Settle Private Land Claims in the State of California*. Records on File at the Bancroft Library; Land Case Files 1852-1892.

United States Department of Agriculture. 1938, 1959, 1966. Aerial Photos of San Bernardino County. Electronic Document: [historicaerials.com](http://historicaerials.com). Accessed 9/20/21.

\*B14. Evaluators: David Brunzell, BCR Consulting, Claremont, California

\*Date of Evaluation 9/20/21



**CONTINUATION SHEET**

Page 3 of 3

\*Resource Name or # (Assigned by recorder) 484 E. Norman Road

Recorded by George Brentner \*Date: September 20,, 2021  Continuation  Update

**B10. Significance** [Continued from page 2]:

Spanish Colonial-style civic and commercial buildings predominated San Bernardino construction projects between the 1920s to the 1940s. While similar popular architectural styles were reflected in some residential neighborhoods, the gradual development of forms more typical of the California working class population became common (Donaldson 1991). These included 1920s Craftsman and Spanish Colonial Revival style bungalows, and the simple Minimal Traditional Style during the 1930s (ibid.).

Subsequent to World War II, southern California experienced an unprecedented land boom resulting from the local discharge of former military personnel. The railroad, U.S. Air Force (both civilian and military), and Kaiser Steel initially remained strong, and a revitalized construction industry formed due to new commercial, residential, and infrastructure developments. Although San Bernardino initially prospered during the post-war years, the eventual closures of Norton Air Force Base and Kaiser Steel in addition to the relocation of many railroad jobs punctuated a general economic downturn for San Bernardino's working class that has persisted since the 1980s (Osbourne 1996; Center for Land Use Interpretation 2013).

**Valley Truck Farms Community.** The subject property is located in the vicinity of the historic Valley Truck Farms community. In the 1920s, a population boom in Los Angeles led to growth in surrounding areas. Many Los Angeles residents moved away from the growing city seeking a more rural environment, including a group of African-American families from the Los Angeles Basin who settled in the area that would become Valley Truck Farms. The land partially includes the project site and was occupied by a handful of widely spaced ranches located southeast of the San Bernardino corporate boundaries of the day. Valley Truck Farms was bounded roughly by Mill Street to the North, Tippecanoe Avenue to the east, Washington Avenue to the west, and Dumas Street to the south. The Capital Company bought the land in 1926 and subdivided it into 1-acre parcels. Within a decade, the neighborhood developed into a community that was home to around 50 or 60 families and eventually joined the City of San Bernardino (San Bernardino County Sun [SBCS], 19 July 2010).

**Property History.** The first recorded owners of the property were John and Addie Logan in 1962, although voter records show John at an unspecified address on Norman Road since 1944. Interestingly John and Addie were both registered republican, although Addie became a democrat in 1960. Aerial photos do not indicate a prior residence on the subject property, making it likely that the Logans lived elsewhere on Norman Road before the subject residence was built. John was born in Kentucky. Additional personal and professional details were not available. In 1985, the property was transferred to be shared between Addie Logan and her four grandsons Granville Mason Jr., James E. Mason, Jerry L. Mason and Willie D. Mason. The property remains in the Logan Family (State of California 1900-1968; United States Department of Agriculture 1938, 1959, 1966; San Bernardino County Assessor 2021; SBCS 24 December 1973, Voter Registration Records 1944, 1952, 1960).

**Evaluation**

Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The building lacks architectural distinction and does not display significant elements of the era during which it was constructed. It does not significantly represent the work of an important creative individual or possess high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

**Integrity.** As the building remains in its original position and is still in use as a residential property, it retains integrity of location, setting, and association. Alterations have minimally diminished integrity of design, materials, workmanship, and feeling.

**P1. Other Identifier:**

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

\*a. County: San Bernardino

\*b. USGS 7.5' Quad: San Bernardino South Date: 1980

T1S; R4W; Non-sectioned; SBBM

c. Address: 504 E. Norman Road City: San Bernardino Zip: 92408

d. UTM: Zone: N/A mE/

Elevation: 1020' AMSL

e. Other Locational Data: The subject property is located on the north side of East Norman Road, east of South Foisy Street.

\*P3a. Description: The subject property is occupied by a 1,695 square foot single-family residence that sits on 9,150 square foot lot. The Post-War minimal style residence was built in 1957 and features a wood-framed single-story floor plan. Composition shingles cover the low-pitched hipped roof. The property features an attached garage. Fenestration includes vinyl windows, a metal garage door, and a metal security door in front of the front door. On the west side of the residence there is a paved cement driveway. The residence features a spacious backyard that leads into a guest house. The guest house is a wood-framed stuccoed building with a cross gable roof and make-shift roofing material. It features a small front porch, wood-framed and barred windows, and a security door that provides access. It is in poor condition. The west and south ends of the property are enclosed by a short chain-link fence and gate; the east side of the property is enclosed by taller wooden fencing.

\*P3b. Resource Attributes: HP3. Single Family Residence

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



\*P4. Resources Present:

Building  Structure  Object  
 Site  District  Element of  
District  Other

\*P5b. Description of Photo:

(View, date, accession #) Photo 1:  
Residence Overview (View NE),  
9/20/21

\*P6. Date Constructed/ Age

and Sources:  Historic 1957  
(see page 2)  Prehistoric  Both

\*P7. Owner and Address:

Ramzi Tabetlo  
504 East Norman Road  
San Bernardino, CA 92408

\*P8. Recorded by:

BCR Consulting LLC  
Claremont, California 91711

\*P9. Date Recorded: 9/20/21

\*P10. Survey Type: Intensive.

\*P11. Report Citation: *Cultural Resources Assessment of the Gateway 8 Project, San Bernardino, 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):

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

\*NRHP Status Code: 6Z

\*Resource Name or # (Assigned by recorder) 504 East Norman Road

B1. Historic Name: N/A B2. Common Name: N/A

B3. Original Use: Residence B4. Present Use: Residence

\*B5. **Architectural Style:** Post-War Minimal

\*B6. **Construction History:** (Construction date, alterations, and date of alterations): Original Construction in 1957.

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

\*B8. **Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. **Significance: Theme:** Mid-Century Community Development **Area:** San Bernardino **Applicable Criteria:** N/A

### History

**San Bernardino.** The project site is located within the boundaries of the historic Rancho San Bernardino, a mission rancho originally associated with the nearby Spanish Asistencia. Rancho San Bernardino became the property of the Lugo family and Diego Sepulveda in 1842 as part of the secularization process, securing Mexico's local hegemony after official independence from Spain. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress (U.S. Congress 1851, General Land Office 1865). Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino from the Lugos and Sepulveda and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. The resulting economy soon necessitated a stage stop, and by 1855 the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles (Lavender 1972:230-231).

Although large tracts owned by the U.S. Government became available for homesteading during the 1860s, various pressures forced local Mormon pioneers to recede to Salt Lake City during this period. In the wake of the Mormon exodus, other settlers began to take advantage of new homestead opportunities. Agriculture (particularly citrus orchards) was central to the region's success, and by the early 20<sup>th</sup> century the City of San Bernardino's downtown took shape as the hub of economic activity. [Continued on page 3]

**Theme:** Mid-Century Community Development **Area:** San Bernardino

**Period of Significance:** Early Post World War II **Property Type:** Residential

**Applicable Criteria:** N/A B11. Additional Resource Attributes N/A

### \*B12. References:

Donaldson, Milford Wayne AIA, Inc.1991. *Historic Resources Reconnaissance Survey, San Bernardino*. On File at the City of San Bernardino Planning Department.

Department of Commerce-Bureau of the Census. 1940. *Sixteenth Census of the United States: 1940*. Electronic Document: ancestry.com. Accessed 11/22/2021.

General Land Office 1865. BLM Records of the GLO. Electronic Document: glorecords.blm.gov. Accessed Multiple Dates

Lavender, David. 1972. *California Land of New Beginnings*. Harper and Row, Publishers. New York.

Osbourne, Richard. 1996. *World War II Sites in the United States a Directory and Tour Guide*. Riebel-Roque Publishing Company. Madison, Wisconsin.

San Bernardino County. Property Information Management Systems [PIMS] – “Property Characteristics and Ownership History for Parcel 0280-161-18.” Online Database. Accessed September 20, 2021.

San Bernardino County Sun (San Bernardino, California) [SBCS]. Multiple years. “[Assorted articles and editorials].” Multiple dates. San Bernardino, California. Electronic Database: via newspapers.com. Accessed multiple dates.

U.S. Social Security. 1993. *Death Index*. Electronic Document: ancestry.com. Accessed 11/22/2021.

United States Congress. 1851. *An Act to Ascertain and Settle Private Land Claims in the State of California*. Records on File at the Bancroft Library; Land Case Files 1852-1892.

United States Department of Agriculture. 1938, 1959, 1966. Aerial Photos of San Bernardino County. Electronic Document: historicaerials.com. Accessed 9/20/21.

\*B14. **Evaluators:** David Brunzell, BCR Consulting, Claremont, California

\***Date of Evaluation** 9/20/21



## CONTINUATION SHEET

Page 3 of 3

\*Resource Name or # (Assigned by recorder) 504 East Norman Road

Recorded by George Brentner

\*Date: September 20, 2021  Continuation  Update

### **B10. Significance** [Continued from page 2]:

Spanish Colonial-style civic and commercial buildings predominated San Bernardino construction projects between the 1920s to the 1940s. While similar popular architectural styles were reflected in some residential neighborhoods, the gradual development of forms more typical of the California working class population became common (Donaldson 1991). These included 1920s Craftsman and Spanish Colonial Revival style bungalows, and the simple Minimal Traditional Style during the 1930s (ibid.).

Subsequent to World War II, southern California experienced an unprecedented land boom resulting from the local discharge of former military personnel. The railroad, U.S. Air Force (both civilian and military), and Kaiser Steel initially remained strong, and a revitalized construction industry formed due to new commercial, residential, and infrastructure developments. Although San Bernardino initially prospered during the post-war years, the eventual closures of Norton Air Force Base and Kaiser Steel in addition to the relocation of many railroad jobs punctuated a general economic downturn for San Bernardino's working class that has persisted since the 1980s (Osbourne 1996; Center for Land Use Interpretation 2013).

**Valley Truck Farms Community.** The subject property is located in the vicinity of the historic Valley Truck Farms community. In the 1920s, a population boom in Los Angeles led to growth in surrounding areas. Many Los Angeles residents moved away from the growing city seeking a more rural environment, including a group of African-American families from the Los Angeles Basin who settled in the area that would become Valley Truck Farms. The land partially includes the project site and was occupied by a handful of widely spaced ranches located southeast of the San Bernardino corporate boundaries of the day. Valley Truck Farms was bounded roughly by Mill Street to the North, Tippecanoe Avenue to the east, Washington Avenue to the west, and Dumas Street to the south. The Capital Company bought the land in 1926 and subdivided it into 1-acre parcels. Within a decade, the neighborhood developed into a community that was home to around 50 or 60 families and eventually joined the City of San Bernardino (San Bernardino County Sun [SBCS], 19 July 2010).

**Property History.** The first recorded owner of the property was Shirley M. Matthews who acquired the residence on February 4, 1954. She was born to Robert Matthews and Olivia Robinson in New Orleans, Louisiana in 1921, and was a widow by 1940. Ms. Matthews worked as a maid in New Orleans and moved to San Bernardino County in the early 1950s, along with several other members of her immediate family. She died in San Bernardino County in June 1993. Her children Cleveland Peart and Ann Lister became owners of the property after her death. Cleveland Peart worked in San Bernardino as a janitor, and died in 1998. The property was purchased by Lupoid LLC on April 17, 2015, and subsequently sold to Miguel Rodriguez on April 18, 2016. The property was sold again on November 19, 2019 to current owner, Ramzi Tabeto (Department of Commerce-Bureau of the Census 1940; U.S. Social Security 1993; San Bernardino County Assessor PIMS report, San Bernardino County Sun 1966, 1998).

### **Evaluation**

Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The buildings lack architectural distinction and do not display significant elements of the era during which they were constructed. They do not significantly represent the work of an important creative individual or possess high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age buildings are therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

**Integrity.** As the buildings remain in their original positions and are still in use as residences, they retain integrity of location, setting, and association. Alterations have diminished integrity of design, materials, workmanship, and feeling.



Back House Overview

**P1. Other Identifier:**

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

\*a. County: San Bernardino

\*b. USGS 7.5' Quad: San Bernardino South Date: 1980

T1S; R4W; Non-sectioned; SBBM

c. Address: 514 E. Norman Road City: San Bernardino Zip: 92408

d. UTM: Zone: N/A mE/

Elevation: 1020' AMSL

e. Other Locational Data: The subject property is located on the north side East Norman Road, east of South Foisy Street.

\*P3a. Description: The subject property is occupied by a 1,034 square foot single-family residence that sits on 0.84-acre lot. The Minimal-Traditional style residence was built in 1920 and features a wood-framed single-story floor plan. It has been covered in stucco. Composition shingles cover the medium-pitched side-gable roof. A small front-gable porch with post supports provides access to the front door. Fenestration consists of vinyl windows, which probably replaced wood-framed double hung type, and a centrally-located wooden front door. On the west side of the residence there is a small, paved driveway. There is also an asphalt driveway on the east side of the property that leads into a larger gravel lot in the rear. The entire property is enclosed by a chain-link fence and gate.

\*P3b. Resource Attributes: HP3. Single Family Residence

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



\*P4. Resources Present:

Building  Structure  Object  
 Site  District  Element of District  Other

P5b. Description of Photo:

(View, date, accession #) Photo 1: Residence Overview (View NW), 9/20/21

\*P6. Date Constructed/ Age and Sources:  Historic 1920 (see page 2)  Prehistoric  Both

\*P7. Owner and Address:

Ludim Ojeda  
514 East Norman Road, San Bernardino, CA, 92408

\*P8. Recorded by:

George Brentner  
BCR Consulting LLC  
Claremont, California 91711

\*P9. Date Recorded: 9/20/21

\*P10. Survey Type: Intensive.

\*P11. Report Citation: *Cultural Resources Assessment of the Gateway 8 Project, San Bernardino, 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):



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code: 6Z

\*Resource Name or # (Assigned by recorder) 514 E. Norman Road

B1. Historic Name: N/A B2. Common Name: N/A

B3. Original Use: Residence B4. Present Use: Residence

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alterations, and date of alterations): The subject residence was constructed in 1920. The roof, doors and windows have been replaced, and the building was stuccoed at an unknown date.

\*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A \*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme: 1920s to 1940 Community Development Area: San Bernardino Applicable Criteria: N/A

**History**

**San Bernardino.** The project site is located within the boundaries of the historic Rancho San Bernardino, a mission rancho originally associated with the nearby Spanish Asistencia. Rancho San Bernardino became the property of the Lugo family and Diego Sepulveda in 1842 as part of the secularization process, securing Mexico's local hegemony after official independence from Spain. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress (U.S. Congress 1851, General Land Office 1865). Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino from the Lugos and Sepulveda and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. The resulting economy soon necessitated a stage stop, and by 1855 the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles (Lavender 1972:230-231).

Although large tracts owned by the U.S. Government became available for homesteading during the 1860s, various pressures forced local Mormon pioneers to recede to Salt Lake City during this period. In the wake of the Mormon exodus, other settlers began to take advantage of new homestead opportunities. Agriculture (particularly citrus orchards) was central to the region's success, and by the early 20<sup>th</sup> century the City of San Bernardino's downtown took shape as the hub of economic activity. [Continued on page 3]

**Theme:** 1920s-1940 Community Development **Area:** San Bernardino

**Period of Significance:** 1920s **Property Type:** Residential

**Applicable Criteria:** N/A B11. Additional Resource Attributes N/A

**\*B12. References:**

Donaldson, Milford Wayne AIA, Inc.1991. *Historic Resources Reconnaissance Survey, San Bernardino*. On File at the City of San Bernardino Planning Department.

General Land Office 1865. BLM Records of the GLO. Electronic Document: [gloreCORDS.blm.gov](http://gloreCORDS.blm.gov). Accessed Multiple Dates

Lavender, David. 1972. *California Land of New Beginnings*. Harper and Row, Publishers. New York.

Osbourne, Richard. 1996. *World War II Sites in the United States a Directory and Tour Guide*. Riebel-Roque Publishing Company. Madison, Wisconsin.

Public Records. 1987/1994. Public Records Information. Electronic Document: [ancestry.com](http://ancestry.com). Accessed Multiple Dates.

San Bernardino County. Property Information Management Systems [PIMS] – "Property Characteristics and Ownership History for Parcel 0280-161-17." Online Database. Accessed September 20, 2021.

San Bernardino County Sun (San Bernardino, California) [SBCS]. Multiple years. "[Assorted articles and editorials]." Multiple dates. San Bernardino, California. Electronic Database: via [newspapers.com](http://newspapers.com). Accessed multiple dates.

United States Department of Agriculture. 1938, 1959, 1966. Aerial Photos of San Bernardino County. Electronic Document: [historicaerials.com](http://historicaerials.com). Accessed 9/20/21.

\*B14. Evaluators: David Brunzell, BCR Consulting, Claremont, California

\*Date of Evaluation 9/20/21



**CONTINUATION SHEET**

Page 3 of 3

\*Resource Name or # (Assigned by recorder) 514 E. Norman Road

Recorded by George Brentner

\*Date: September 20, 2021  Continuation  Update

**B10. Significance** [Continued from page 2]:

Spanish Colonial-style civic and commercial buildings predominated San Bernardino construction projects between the 1920s to the 1940s. While similar popular architectural styles were reflected in some residential neighborhoods, the gradual development of forms more typical of the California working class population became common (Donaldson 1991). These included 1920s Craftsman and Spanish Colonial Revival style bungalows, and the simple Minimal Traditional Style during the 1930s (ibid.).

Subsequent to World War II, southern California experienced an unprecedented land boom resulting from the local discharge of former military personnel. The railroad, U.S. Air Force (both civilian and military), and Kaiser Steel initially remained strong, and a revitalized construction industry formed due to new commercial, residential, and infrastructure developments. Although San Bernardino initially prospered during the post-war years, the eventual closures of Norton Air Force Base and Kaiser Steel in addition to the relocation of many railroad jobs punctuated a general economic downturn for San Bernardino's working class that has persisted since the 1980s (Osbourne 1996; Center for Land Use Interpretation 2013).

**Valley Truck Farms Community.** The subject property is located in the vicinity of the historic Valley Truck Farms community. In the 1920s, a population boom in Los Angeles led to growth in surrounding areas. Many Los Angeles residents moved away from the growing city seeking a more rural environment, including a group of African-American families from the Los Angeles Basin who settled in the area that would become Valley Truck Farms. The land partially includes the project site and was occupied by a handful of widely spaced ranches located southeast of the San Bernardino corporate boundaries of the day. Valley Truck Farms was bounded roughly by Mill Street to the North, Tippecanoe Avenue to the east, Washington Avenue to the west, and Dumas Street to the south. The Capital Company bought the land in 1926 and subdivided it into 1-acre parcels. Within a decade, the neighborhood developed into a community that was home to around 50 or 60 families and eventually joined the City of San Bernardino (San Bernardino County Sun [SBCS], 19 July 2010).

**Property History.** Records indicate that Albert and Isabel Kilpatrick owned the subject property before 1960. The Kilpatricks had six children and relocated from Alabama to San Bernardino in the late 1950s. Albert died at an unknown date and Isabel died in 1965, aged 73. The Kilpatrick's youngest daughter Maggie R. Bell and her husband Willie Bell Jr. inherited the property and remained sole owners until 2005, when documents show Maggie's older brother Albert Jr. and Tamica Davis being added to the title. The Kilpatrick group owned the property until May 18, 2017 when sold to Roberto Trevino. It was then sold to Ludim Ojeda in October of that same year (San Bernardino County Assessor PIMS report; SBCS 23 January 1965; Public Records 1987, 1994; United States Department of Agriculture 1938, 1959, 1966).

**Evaluation**

Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The building lacks architectural distinction and does not display significant elements of the era during which it was constructed. It does not significantly represent the work of an important creative individual or possess high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

**Integrity.** As the building remains in its original position and is still in use as a residential property, it retains integrity of location, setting, and association. Alterations have minimally diminished integrity of design, materials, workmanship, and feeling.

Other Listings  
Review Code

Reviewer

Date

**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: San Bernardino South Date: 1980

T1S; R4W; Non-sectioned; SBBM

c. Address: 9411 S. Foisy City: San Bernardino Zip: 92408

d. UTM: Zone: N/A mE/

Elevation: 1020' AMSL

e. Other Locational Data: The subject property is located on the east side of South Foisy Street, south of East Central Avenue. The assessor parcel number is 028016103000.

\*P3a. Description: The subject property is occupied by a single-family residence that is historic in age (i.e. over 45 years old). The property at 9411 S Foisy. Street is a single story wood-framed house that consists of a hipped roof topped with composition shingles. The entire property is enclosed by a low chain-link fence. The property is accessed from the south by a dirt driveway on the western side of the house, and by a concrete walkway that leads across a small yard to the front porch.

\*P3b. Resource Attributes: HP3. Single Family Residence

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



**\*P4. Resources Present:**

Building  Structure  Object  
 Site  District  Element of  
District  Other

**\*P5b. Description of Photo:**

(View, date, accession #) Photo 1:  
Residence overview (Southeast),

\*P6. Date Constructed/ Age  
and Sources:  Historic 1952-  
1959 (see page 2)  Prehistoric  
 Both

**\*P7. Owner and Address:**

Grace G. Greene  
9411 South Foisy Street  
San Bernardino, CA 92408

**\*P8. Recorded by:**

George Brentner  
BCR Consulting LLC  
Claremont, California 91711

\*P9. Date Recorded: 9/3/2021

\*P10. Survey Type: Intensive.

\*P11. Report Citation: *Cultural Resources Assessment of the Gateway 8 Project, San Bernardino, 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):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code: 6Z \*Resource Name or # (Assigned by recorder) 9411 South Foisy Street

B1. Historic Name: N/A B2. Common Name: N/A  
B3. Original Use: Residence B4. Present Use: Residence

\*B5. **Architectural Style:** Post-War Minimal

\*B6. **Construction History:** (Construction date, alterations, and date of alterations): Original Construction 1952-1958

\*B7. **Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A \*B8. **Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. **Significance: Theme:** Mid-Century Community Development **Area:** San Bernardino **Applicable Criteria:** N/A

**History**

**San Bernardino.** The project site is located within the boundaries of the historic Rancho San Bernardino, a mission rancho originally associated with the nearby Spanish Asistencia. Rancho San Bernardino became the property of the Lugo family and Diego Sepulveda in 1842 as part of the secularization process, securing Mexico's local hegemony after official independence from Spain. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress (General Land Office 1865). Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino from the Lugos and Sepulveda and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. The resulting economy soon necessitated a stage stop, and by 1855 the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles (Lavender 1972:230-231).

Although large tracts owned by the U.S. Government became available for homesteading during the 1860s, various pressures forced local Mormon pioneers to recede to Salt Lake City during this period. In the wake of the Mormon exodus, other settlers began to take advantage of new homestead opportunities. Agriculture (particularly citrus orchards) was central to the region's success, and by the early 20<sup>th</sup> century the City of San Bernardino's downtown took shape as the hub of economic activity. [Continued on page 3]

**Theme:** Mid-Century Community Development **Area:** San Bernardino

**Period of Significance:** 1950s **Property Type:** Residential

**Applicable Criteria:** N/A B11. Additional Resource Attributes N/A

\*B12. **References:**

General Land Office 1865. BLM Records of the GLO. Electronic Document: [gloreCORDS.blm.gov](http://gloreCORDS.blm.gov). Accessed Multiple Dates

Lavender, David. 1972. *California Land of New Beginnings*. Harper and Row, Publishers. New York.

Osbourne, Richard. 1996. *World War II Sites in the United States a Directory and Tour Guide*. Riebel-Roque Publishing Company. Madison, Wisconsin.

San Bernardino County. Property Information Management Systems [PIMS] – "Property Characteristics and Ownership History for Parcel 028016103000. Online Database. Accessed September 13, 2021.

United States Department of Agriculture. 1938, 1959, 1966. Aerial Photos of San Bernardino County. Electronic Document: [historicaerials.com](http://historicaerials.com). Accessed 9/13/21.

U.S. Index to Public Records 2021. Voter and City Directory Records. Electronic Document: [ancestry.com](http://ancestry.com). Accessed Multiple Dates.

\*B14. **Evaluators:** David Brunzell, BCR Consulting, Claremont, California

\*Date of Evaluation 9/13/21

(Sketch Map with north arrow required.)



**B10. Significance** [Continued from page 2]:

Spanish Colonial-style civic and commercial buildings predominated San Bernardino construction projects between the 1920s to the 1940s. While similar popular architectural styles were reflected in some residential neighborhoods, the gradual development of forms more typical of the California working class population became common (Donaldson 1991). These included 1920s Craftsman and Spanish Colonial Revival style bungalows, and the simple Minimal Traditional Style during the 1930s (ibid.).

Subsequent to World War II, southern California experienced an unprecedented land boom resulting from the local discharge of former military personnel. The railroad, U.S. Air Force (both civilian and military), and Kaiser Steel initially remained strong, and a revitalized construction industry formed due to new commercial, residential, and infrastructure developments. Although San Bernardino initially prospered during the post-war years, the eventual closures of Norton Air Force Base and Kaiser Steel in addition to the relocation of many railroad jobs punctuated a general economic downturn for San Bernardino's working class that has persisted since the 1980s (Osbourne 1996; Center for Land Use Interpretation 2013).

**Valley Truck Farms Community.** The subject property is located in the vicinity of the historic Valley Truck Farms community. In the 1920s, a population boom in Los Angeles led to growth in surrounding areas. Many Los Angeles residents moved away from the growing city seeking a more rural environment, including a group of African-American families from the Los Angeles Basin who settled in the area that would become Valley Truck Farms. The land partially includes the project site and was occupied by a handful of widely spaced ranches located southeast of the San Bernardino corporate boundaries of the day. Valley Truck Farms was bounded roughly by Mill Street to the North, Tippecanoe Avenue to the east, Washington Avenue to the west, and Dumas Street to the south. The Capital Company bought the land in 1926 and subdivided it into 1-acre parcels. Within a decade, the neighborhood developed into a community that was home to around 50 or 60 families and eventually joined the City of San Bernardino (San Bernardino County Sun [SBCS], 19 July 2010).

**Property History.**

The first recorded owners were Eddie D. Greene and Grace G. Greene, who purchased the property between 1952 and 1958. Eddie D. Greene was born in Indiana in 1930 and moved to San Bernardino in 1952. He and Grace (also born in 1930) were married and had three daughters and two sons. Eddie operated a service station in San Bernardino with partner Thurmon Dodd. Greene died in 1969, when Dodd reportedly shot him to death with a .38 revolver at the service station over a business dispute. Dodd was charged and subsequently acquitted of murder. Upon Eddie's death, Grace G. Greene remained at the property and raised their children. She remains listed as current owner (SBCS 21 May 1969, 21 January 1970; U.S. Index to Public Records 2021).

**Evaluation**

Criterion 1: Substantial research has not indicated a close association between the subject property and any important events. It is therefore not eligible for the California Register under Criterion 1. Criterion 2: Substantial research has failed to connect the subject property with the lives of persons important in California's past. It is therefore not eligible for the California Register under Criterion 2. Criterion 3: The building lacks architectural distinction and does not display significant elements of the era during which it was constructed. It does not significantly represent the work of an important creative individual or possess high artistic values. Therefore, the subject property is not eligible under Criterion 3. Criterion 4: The subject property has not and is not likely to yield information important in prehistory or history and is therefore not eligible for listing under Criterion 4. The subject property and its historic-age building is therefore recommended not eligible under any of the four criteria for listing on the California Register, and as such are not recommended historical resources under CEQA.

**Integrity.** As the building remains in its original position and is still in use as a residential property, it retains integrity of location, setting, and association. Alterations have minimally diminished integrity of design, materials, workmanship, and feeling.

**APPENDIX B**

**PALEONTOLOGICAL RESOURCES ASSESSMENT**



BCR Consulting LLC  
Johnny Defachelle  
505 West 8<sup>th</sup> Street  
Claremont, CA 91711

September 15, 2021

Dear Mr. Defachelle,

This letter presents the results of a record search conducted for BCR Gateway 8 Project (KIM2111) in the City of San Bernardino, San Bernardino County, California. The project site is located in an un-sectioned area of Township 1 South and Range 4 West on the San Bernardino South, California (1980) USGS 7.5 minute topographic quadrangle.

The geologic units underlying the project area are mapped as Quaternary alluvium dating to the Pliocene-Holocene, and are potentially fossiliferous. Quaternary alluvial units are considered to be of high paleontological sensitivity. The Western Science Center does not have localities within the project area, but does have numerous localities within similarly mapped alluvial sediments throughout the region. Pleistocene alluvial deposits in southern California are well documented and known to contain abundant fossil resources including those associated with Columbian mammoth (*Mammuthus columbi*), Pacific mastodon (*Mammut pacificus*), sabertooth cat (*Smilodon fatalis*), ancient horse (*Equus* sp.), and many other Pleistocene megafauna.

Any fossils recovered from the BCR Gateway 8 Project area would be scientifically significant. Excavation activity associated with development of the area has the potential to impact the paleontologically sensitive Quaternary alluvial units and it is the recommendation of the Western Science Center that a paleontological resource mitigation plan be put in place to monitor, salvage, and curate any recovered fossils associated with the current study area.

If you have any questions, or would like further information, please feel free to contact me at [amcdonald@westerncentermuseum.org](mailto:amcdonald@westerncentermuseum.org)

Sincerely,


A handwritten signature in cursive script that reads 'Andrew McDonald'.

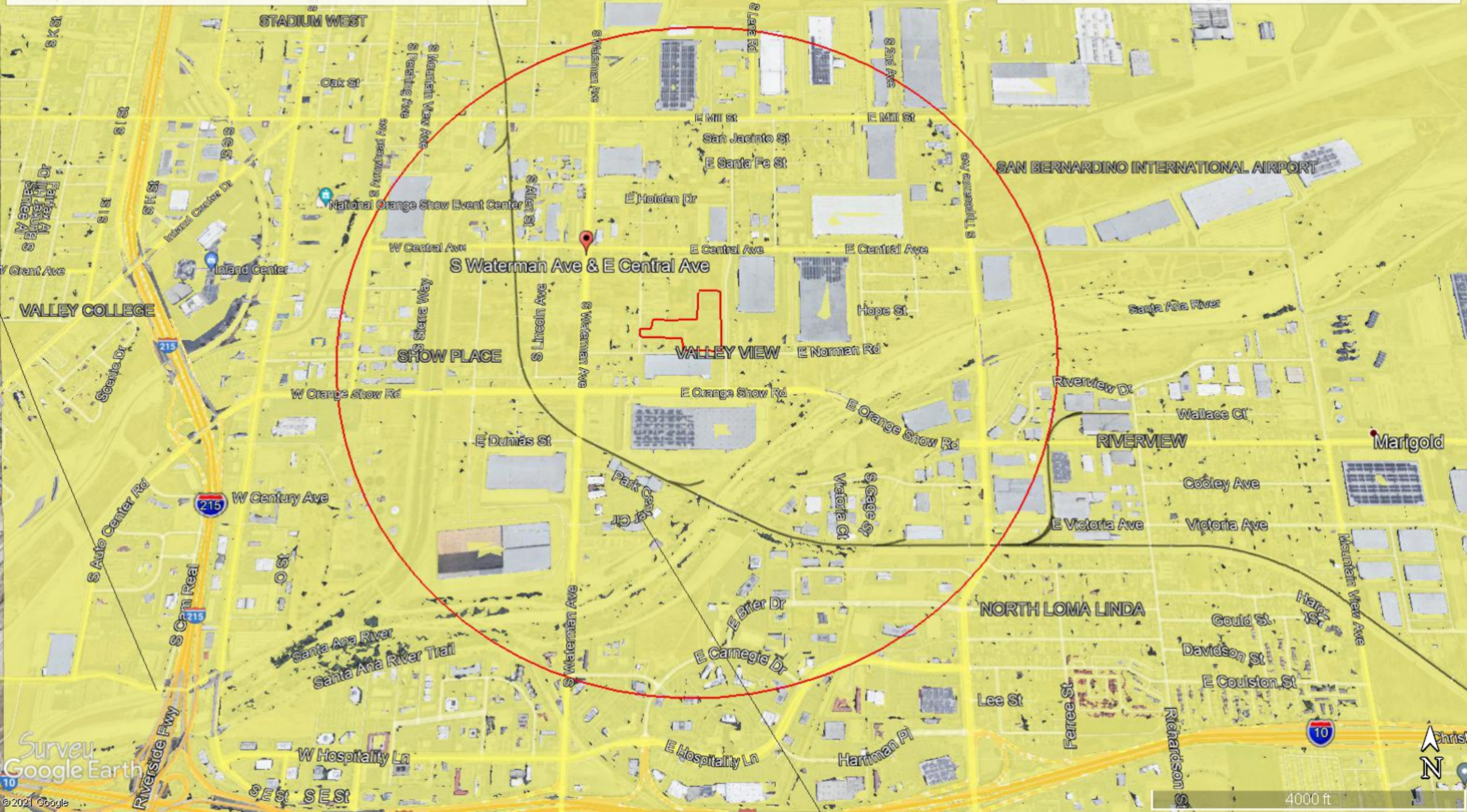
Andrew McDonald  
Curator

# BCR Gateway 8 Project

Project location, one mile radius, any known fossil localities, and geologic mapping

**Legend**

-  Q: Quaternary alluvium and marine deposits (Pliocene to Holocene)





**APPENDIX C**  
**NAHC SACRED LANDS FILE SEARCH**