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November 3, 2022

Attn: Heather Roberts
2355 Main Street | Suite 100
Irvine, CA 92614

RE: Historical Resource Summary | 11005-11093 Poplar Avenue, 15731-15878 Rose Avenue, 11006-11098 Catawba Avenue, Fontana, California.

Urbana Preservation & Planning, LLC (Urbana) has evaluated the subject properties in Fontana, California, for eligibility under the Fontana Local Register and California Register of Historical Resources (CRHR) to identify whether the buildings meet the definition of an historical resource under the CRHR and pursuant to § 15064.5 of the CEQA Guidelines. Urbana concludes that the properties are not eligible for inclusion on the CRHR. The properties do not meet the definition of a historical resource under the CRHR or pursuant to CEQA Guidelines § 15064.5. The properties are documented and evaluated on Department of Parks and Recreation (DPR) 523 series forms (attached) with our findings summarized below.

The 11005-11093 Poplar Avenue, 15731-15878 Rose Avenue, and 11006-11098 Catawba Avenue properties do not qualify for designation under Local Register and CRHR criteria. The majority of the evaluated properties were during the initial suburbanization of the City of Fontana. Following World War II, the area shifted from a major agrarian society dedicated to the cultivation of citrus, grapes, poultry, and livestock, to a suburban neighborhood. By the 1970s, many of the areas agricultural lands were replaced with the construction of residential, commercial, and industrial-use properties. The construction of larger and improved transportation networks further stimulated Fontana's growth. By the 1980s, the area had transformed into an important commuter city, with new residents relocating into the area in search for affordable housing. Although the properties were constructed during pivotal moments in the history of Fontana, no specific information was identified to indicate that the properties, in and of itself, exemplifies or represents a special element of Fontana and California's history and cultural heritage under CRHR / Local Register Criterion 1 / 1. The properties were not identified with persons, a business use or events significant in local, state or national history under CRHR /Local Register Criterion 2 / 2. Little information was identified for the owners and occupants of the subject properties to support an assertation of historical importance. The buildings are not the work of a master and do not possess a high artistic value and does not rise to the level beyond the ordinary under CRHR / Local Register Criterion 3 / 3. The residences are modest examples of the Ranch and Minimal Traditional styles, that do not present any exemplary or artistic features to distinguish them from other properties constructed in the same architectural styles. Additionally, over the years the majority of the properties have been substantially altered and as a result do not retain sufficient integrity. The properties are not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or city, nor do they contribute to the well-being of the people of Fontana under Local Register Criterion 4 and 5. The properties are not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or unified aesthetically by plan or physical development under Local Register Criterion 6. Lastly, further study of the buildings and properties are not likely to yield information important in prehistory or local, regional, state or national history. As such, the properties are not eligible under CRHR Criterion 4.

Integrity of a resource is only addressed after the historic significance of the resource is fully established. Since the subject properties have not been found individually eligible for designation under any of the Local Register or CRHR criteria, integrity analysis is not merited.

Refer to the attached DPR forms for additional property history and contact the office with any questions or comments.

Respectfully Submitted,

Alexia Landa

Alexia Landa, BA

Other Listing: Urbana Survey No.	CRHR Status Code	Previous Recordation	Year Built (Approximate)	Resource Name:	Historic Name / Other Identifier	Architectural Style	Original / Present Use	CRHR Status Code
1	6Z	None	1972; Parcel Quest	11005 Poplar Avenue	Not Identified	Ranch Style	Single-Family	6Z
2	6Z	None	ca.1966; HistoricAerials.com	11013 Poplar Avenue	Not Identified	Ranch Style	Single-Family	6Z
3	6Z	None	1965; Parcel Quest	11025 Poplar Avenue	Not Identified	Ranch Style	Single-Family	6Z
4	6Z	None	1965; Parcel Quest	11033 Poplar Avenue	Not Identified	Ranch Style	Single-Family	6Z
5	6Z	None	ca.1970; Framefinder	11059 Poplar Avenue	Not Identified	Ranch Style	Single-Family	6Z
6	6Z	None	1965; Parcel Quest	11063 Poplar Avenue	Not Identified	Ranch Style	Single-Family	6Z
7	6Z	None	ca.1966; HistoricAerials.com	11073 Poplar Avenue	Not Identified	Ranch Style	Single-Family	6Z
8	6Z	None	1965; Parcel Quest	11083 Poplar Avenue	Not Identified	Ranch Style	Single-Family	6Z
9	6Z	None	1964; Parcel Quest	11093 Poplar Avenue	Not Identified	Ranch Style	Single-Family	6Z
10	6Z	None	1964; Parcel Quest	15731 Rose Avenue	Not Identified	Ranch Style	Single-Family	6Z
11	6Z	None	1975; Parcel Quest	15732 Rose Avenue	Not Identified	Ranch Style	Single-Family	6Z
12	6Z	None	ca.1975; HistoricAerials.com	15746 Rose Avenue	Not Identified	Ranch Style	Single-Family	6Z
13	6Z	None	1962; Parcel Quest	15753 Rose Avenue	Not Identified	Ranch Style	Single-Family	6Z
14	6Z	None	1965; Parcel Quest	15754 Rose Avenue	Not Identified	Ranch Style	Single-Family	6Z
15	6Z	None	1962; Parcel Quest	15765 Rose Avenue	Not Identified	Ranch Style	Single-Family	6Z
16	6Z	None	ca.1980; HistoricAerials.com	15773 Rose Avenue	Not Identified	Ranch Style	Single-Family	6Z
17	6Z	None	ca.1976; San Bernardino County Assessors	15776 Rose Avenue	Not Identified	Ranch Style	Single-Family	6Z
18	6Z	None	1962; Parcel Quest	15787 Rose Avenue	Not Identified	Ranch Style	Single-Family	6Z
19	6Z	None	1964; Parcel Quest	15788 Rose Avenue	Not Identified	Ranch Style	Single-Family	6Z
20	6Z	None	1948; Parcel Quest	15795 Rose Avenue	Not Identified	Minimal Traditional	Single-Family	6Z
21	6Z	None	1963; Parcel Quest	15806 Rose Avenue	Not Identified	Ranch Style	Single-Family	6Z
22	6Z	None	1948; Parcel Quest	15816 Rose Avenue	Not Identified	Minimal Traditional	Single-Family	6Z
23	6Z	None	1963; Parcel Quest	15817 Rose Avenue	Not Identified	Ranch Style	Single-Family	6Z
24	6Z	None	1961; Parcel Quest	15827 Rose Avenue	Not Identified	Ranch Style	Single-Family	6Z
25	6Z	None	ca.2003; HistoricAerials.com	15828 Rose Avenue	Not Identified	Manufactured	Single-Family	6Z
26	6Z	None	1951; Parcel Quest	15835 Rose Avenue	Not Identified	Ranch Style	Single-Family	6Z
27	6Z	None	1993; Parcel Quest	15838 Rose Avenue	Not Identified	Ranch Style	Single-Family	6Z
28	6Z	None	ca.1966; HistoricAerials.com	15853 Rose Avenue	Not Identified	Ranch Style	Single-Family	6Z
29	6Z	None	1981; Parcel Quest	15850 Rose Avenue	Not Identified	Ranch Style	Single-Family	6Z
30	6Z	None	1962; Parcel Quest	15865 Rose Avenue	Not Identified	Ranch Style	Single-Family	6Z

Other Listing: Urbana Survey No.	CRHR Status Code	Previous Recordation	Year Built (Approximate)	Resource Name:	Historic Name / Other Identifier	Architectural Style	Original / Present Use	CRHR Status Code
31	6Z	None	2004; Parcel Quest	15862 Rose Avenue	Not Identified	Ranch Style (Spanish characteristics)	Single-Family	6Z
32	6Z	None	1950; Parcel Quest	15878 Rose Avenue	Not Identified	Ranch Style	Single-Family	6Z
33	6Z	None	ca.1953; HistoricAerials.com	11006 Catawba Avenue	Not Identified	Ranch Style	Single-Family	6Z
34	6Z	None	1950; Parcel Quest	11018 Catawba Avenue	Not Identified	Ranch Style	Single-Family	6Z
35	6Z	None	1979; Parcel Quest	11054 Catawba Avenue	Not Identified	Ranch Style	Single-Family	6Z
36	6Z	None	1964; Parcel Quest	11068 Catawba Avenue	Not Identified	Ranch Style	Single-Family	6Z
37	6Z	None	1964; Parcel Quest	11072 Catawba Avenue	Not Identified	Ranch Style	Single-Family	6Z
38	6Z	None	1964; Parcel Quest	11082 Catawba Avenue	Not Identified	Ranch Style	Single-Family	6Z
39	6Z	None	ca.1966; HistoricAerials.com	11098 Catawba Avenue	Not Identified	Ranch Style	Single-Family	6Z



11005 Poplar Avenue



11005 Poplar Avenue



11005 Poplar Avenue



11006 Catawba Avenue



11006 Catawba Avenue



11006 Catawba Avenue



11013 Poplar Avenue



11013 Poplar Avenue



11018 Catawba Avenue



11018 Catawba Avenue



11025 Poplar Avenue



11025 Poplar Avenue



11025 Poplar Avenue



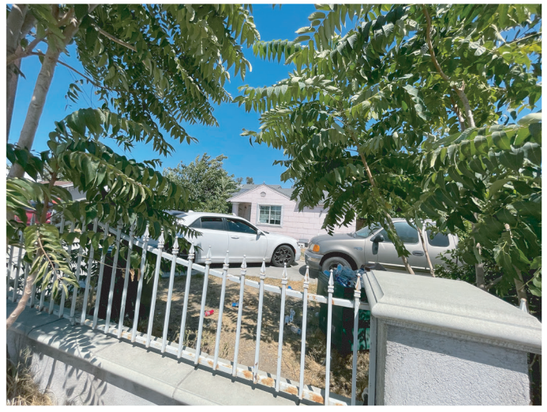
11033 Poplar Avenue



11033 Poplar Avenue



11033 Poplar Avenue



11033 Poplar Avenue



11033 Poplar Avenue



11059 Poplar Avenue



11059 Poplar Avenue



11059 Poplar Avenue



11059 Poplar Avenue



11059 Poplar Avenue



11063 Poplar Avenue



11063 Poplar Avenue



11068 Catawba Avenue



11068 Catawba Avenue



11072 Catawba Avenue



11072 Catawba Avenue



11072 Catawba Avenue



11073 Poplar Avenue



11073 Poplar Avenue



11082 Catawba Avenue



11082 Catawba Avenue



11082 Catawba Avenue



11082 Catawba Avenue



11083 Poplar Avenue



11083 Poplar Avenue



11093 Poplar Avenue



11093 Poplar Avenue



11093 Poplar Avenue



11098 Catawba Avenue



11098 Catawba Avenue



15731 Rose Avenue



15731 Rose Avenue



15731 Rose Avenue



15746 Rose Avenue



15746 Rose Avenue



15753 Rose Avenue 0.HEIC



15753 Rose Avenue 1.HEIC



15754 Rose Avenue 0.HEIC



15754 Rose Avenue 1.HEIC



15754 Rose Avenue 2.HEIC



15765 Rose Avenue 0.HEIC



15765 Rose Avenue 1.HEIC



15773 Rose Avenue 0.HEIC



15773 Rose Avenue 1.HEIC



15773 Rose Avenue 2.HEIC



15776 Rose Avenue 0.HEIC



15776 Rose Avenue 1.HEIC



15776 Rose Avenue



15787 Rose Avenue



15787 Rose Avenue



15788 Rose Avenue



15788 Rose Avenue



15795 Rose Avenue



15795 Rose Avenue



15806 Rose Avenue



15806 Rose Avenue



15806 Rose Avenue



15816 Rose Avenue



15816 Rose Avenue



15817 Rose Avenue



15817 Rose Avenue



15817 Rose Avenue



15827 Rose Avenue



15827 Rose Avenue



15827 Rose Avenue



15835 Rose Avenue



15835 Rose Avenue



15835 Rose Avenue



15853 Rose Avenue



15853 Rose Avenue



15853 Rose Avenue



15865 Rose Avenue



15865 Rose Avenue



15878 Rose Avenue



15878 Rose Avenue



15878 Rose Avenue



15878 Rose Avenue

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 1

Review Code _____ Reviewer _____ Date _____
Resource Name: 11005 Poplar Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 11005 Popular Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457970mE / 3769130mN
e. Other Locational Data: The subject property fronts Poplar Avenue and is sited on Lot 16 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, between Rose Avenue and Santa Ana Avenue. Identified as San Bernardino County Assessor's Parcel Number 023-717-104, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-104, and consists single-family residence with an attached garage, listed as 11005 Poplar Avenue. The building was constructed in 1972 in the Ranch architectural style by the Raphael Development Corporation. The dwelling is sited on a rectangular parcel, approximately 0.24 acres in size, located between Santa Ana and Rose Avenues. The property is enclosed on all sides by a metal chain link fence and concrete wall. A concrete driveway spans along the southwest end of the parcel and provides access to the property from Poplar Avenue. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View northeast from Poplar Ave. of the west elevation.
***P6. Date Constructed/Age and Source:**
☒Historic: 1972; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 11005 Poplar Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on building permits and historic and current aerials. Constructed in 1972, the subject property was improved with the construction of a single-family residence built in the Ranch style by the Raphael Development Corporation, owner and builder. That year, a sewer permit was submitted by the original owner to the City of Fontana (Permit No. 7463). In 1974, the dwelling first appears on an aerial of the surrounding area. Based on historic aerials, the dwelling once featured an L-shaped floor plan and a cross hipped roof. The fenestration likely consisted of aluminum sliding sash or single-hung units of various sizes throughout the dwelling. Between 1985 and 2003, two additions were added to the rear portion of the existing dwelling: one appended to the far northeast corner and another appended to the far southeast corner. The addition altered the original form, plan, and space of the residence. As a result, the dwelling has an irregular floor plan with differing rooflines. No further alterations were identified.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Raphael Development Corp.
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 11005 Poplar Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com.
***Date of Evaluation:** October 2022



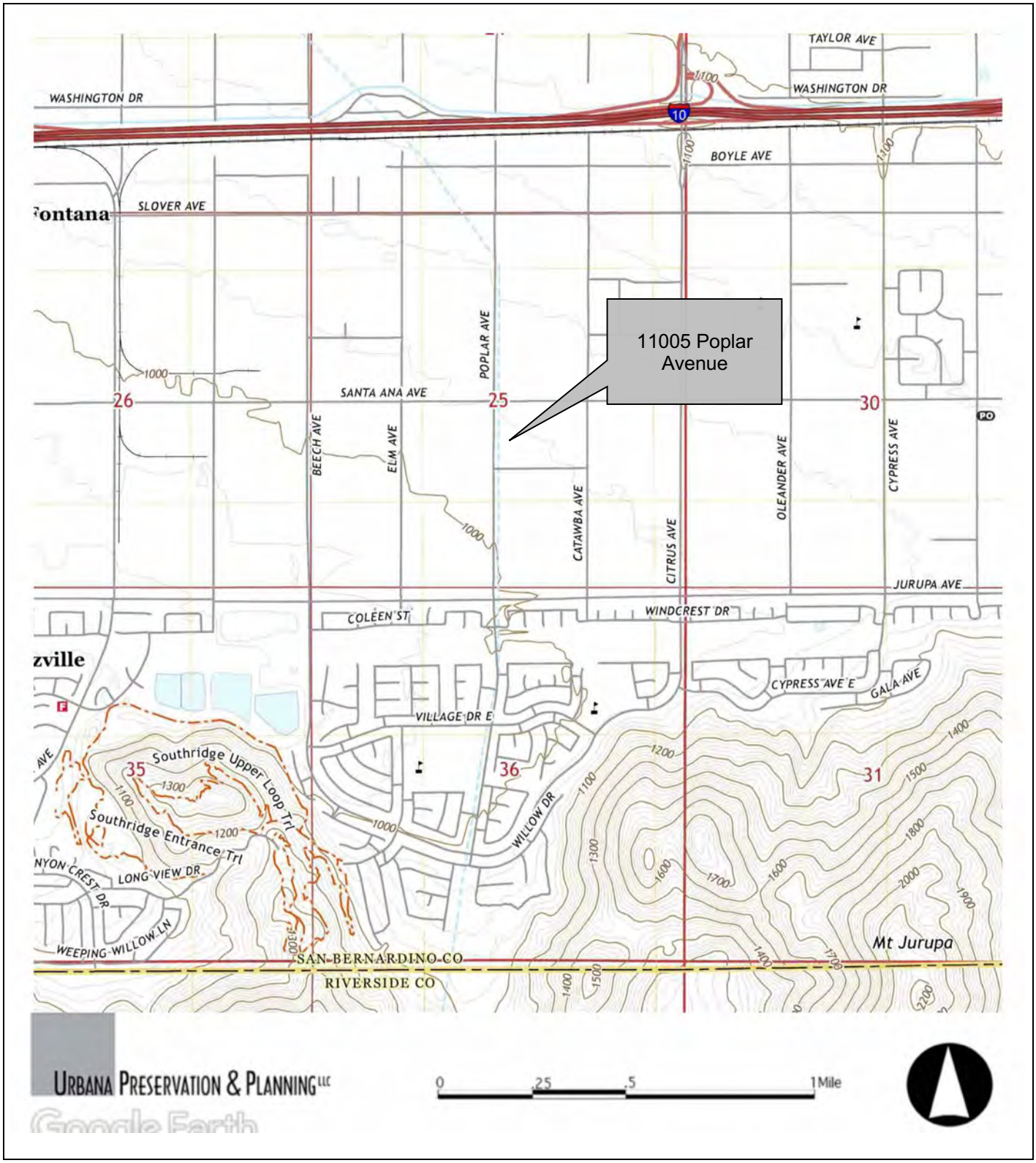
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 11005 Poplar Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 1

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 1

SIte Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.

The single-family residence is one-story with an asymmetrical façade and an irregular shaped floor plan sited on a concrete foundation. The low-pitched cross-gable roof is topped with composite shingles and has a slight eave overhang with boxed eaves and rafter beams. The exterior is clad in stucco painted in gray. The main (west) elevation features aluminum sliding sash windows, a boxed window located on the west elevation, a wood panel door with sidelite, a white panel door providing access to the garage, and a large panel overhead garage door painted in white. The rear (east) elevation features multi-lite windows and doors, and concrete steps leading from the main residence to the backyard.

Current views of the property are included below and in the following pages.



View northeast of the main (west) elevation.

Primary Record Information Continued:



View west of the rear (east) elevation. Between 1985 and 2003, two additions were appended to rear elevation: one to the far northeast corner and the other to the far southeast corner.



View north of the rear (east) elevation.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Biography of Associated Architect or Builder: Raphael Development Corporation
In 1972, the subject property was constructed by the Raphael Development Corporation, a building company from Anaheim that constructed prefabricated homes in the area. During the course of historical research, little information was identified on the Raphael Development Corporation.

Property Ownership History
Between 1972 and 1974, the subject property was under the ownership of the Raphael Development Corporation, a building company located in Anaheim. In 1974, the property was acquired by John W. and Janice W. Shernaman. Born in 1941, Mr. Shernaman was a native of California. In 1971, he married Janice M. Palmi of Illinois in Orange, California. In 1974, the couple relocated to Fontana from Orange County and purchased the subject property. The property was under their ownership until 1976 when it was sold to Violet Marie and Sterling Raymond Biggs.

Between 1976 and 1978, the property was under the ownership of Violet M. and her husband Sterling R. Biggs. Both Mr. and Mrs. Biggs were natives of Utah who relocated to California during the 1960s. In 1968, the are listed residing in La Mirada, a city located in southeast Los Angeles County. By the 1970s, the couple relocated to San Bernardino County where they purchased the subject property. The property remained under their ownership until 1978 when it was sold to Duane N. Nowicki.

In 1978, the property was acquired by Duane Noel Nowicki. Born in 1945, Mr. Nowicki was a native of California and the son of Mitchell and Helen Nowicki. In 1963, he graduated from Garden Grove High School in Orange County. During the 1970s, he relocated to Fontana and purchased the subject property. Mr. Nowicki owned the subject property until 1979 when it was acquired by Paul L. Semrau.

Between 1979 and 1981, the property was under the ownership of Paul Lilburn Semrau. Born in 1939, Mr. Semrau was a native of Missouri. In 1956, he enlisted in the United States Marine Corps where he was stationed in San Diego, California. In 1961, he married Aleta T. Gronlund in Riverside, California. In 1979, the couple divorced, and Mr. Semrau relocated to Fontana. That year he purchased the subject property and remained under his ownership until 1981.

In 1981, the property was acquired by Bruce and Sheri R. Ramos. Mr. Ramos was born in 1957 in San Bernardino County. In 1978, Mr. Ramos married Sheri R. Andrews of Los Angeles. In 1981, the couple relocated to Fontana from Rialto where they purchased the subject property. The property remained under the Ramos family's ownership until 2022. In 2022, the property was sold to the LIT Industrial Limited Partnership and continues under their ownership to this day.

See Table 1 below for partial property ownership.

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1972-1974	Raphael Development Corp	Building Permits San Bernardino County Property Information Management System
1974-1976	John W. Shernaman and Janice M. Shernaman	San Bernardino County Property Information Management System
1976-1978	Violet M. Biggs and Sterling R. Biggs	San Bernardino County Property Information Management System
1978-1979	Duane N. Nowicki	San Bernardino County Property Information Management System
1979-1981	Paul L. Semrau	San Bernardino County Property Information Management System
1981-2013	Sheri R. Ramos and Bruce Ramos	San Bernardino County Property Information Management System
2013-2022	Ramos Family Trust	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1972, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the 11005 Poplar Avenue property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1972, the dwelling is a modest one-story residence with an attached garage built in the Ranch architectural style. The dwelling features an asymmetrical façade, an irregular shaped floorplan sited on a concrete foundation, a cross gable roof topped with composite shingles, a stucco façade, a boxed window, and aluminum sliding sash windows. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, cross gable roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 11005 Poplar Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILITY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 11005 Poplar Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 11005 Poplar Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

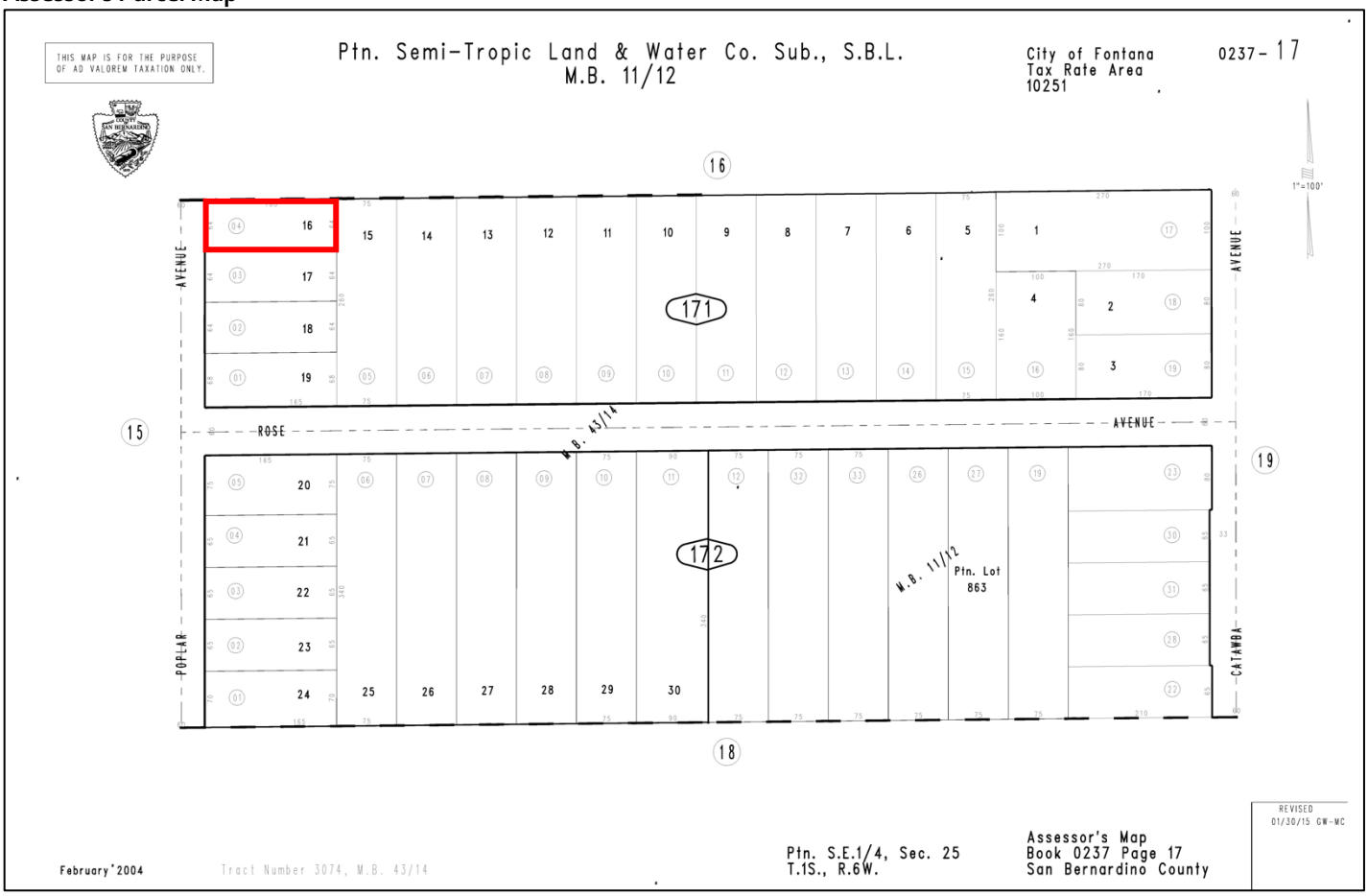
National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

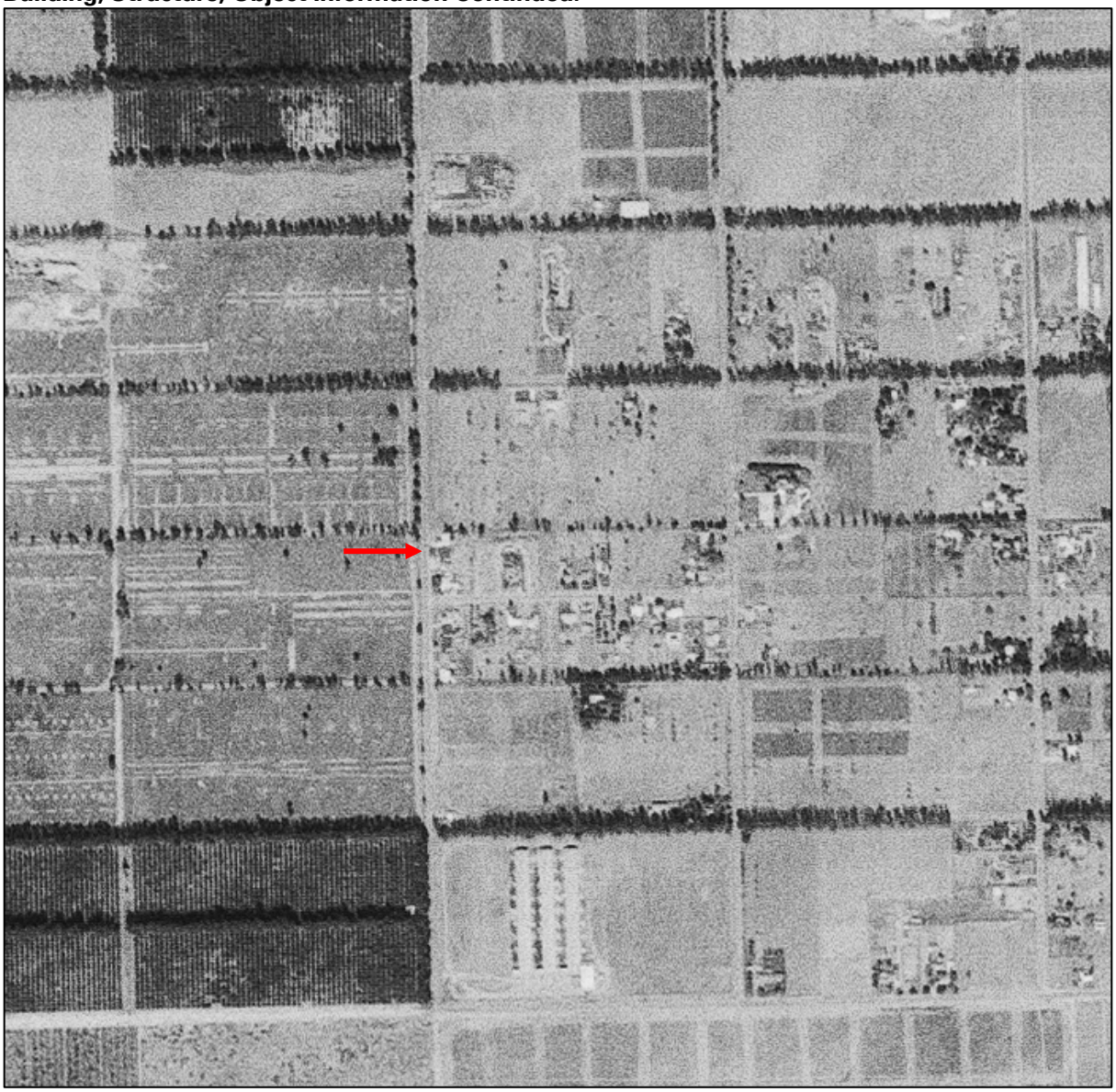
Building, Structure, Object Information Continued:

Historic Aerials



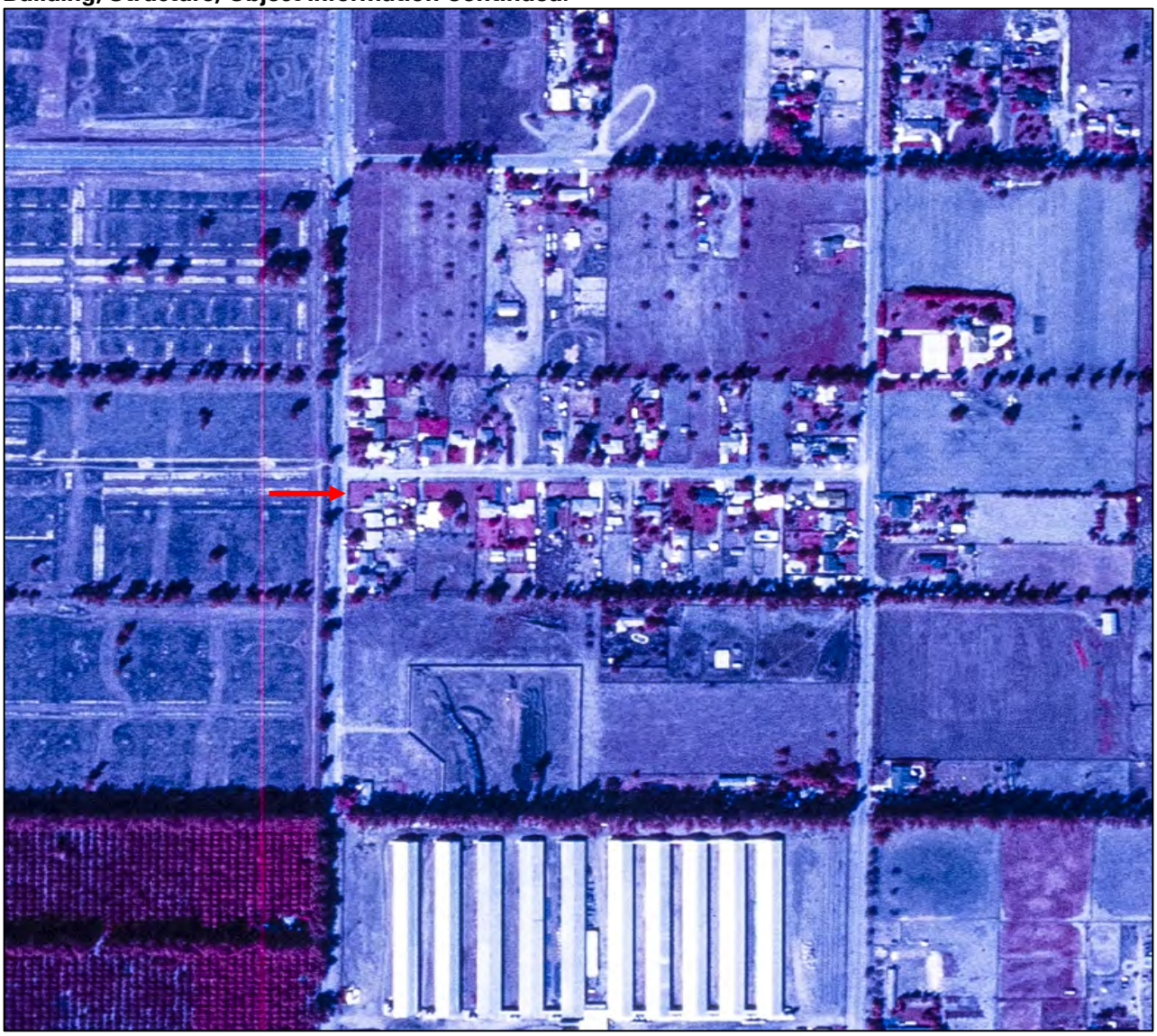
1966 aerial of the subject property and surrounding area. No structures are visible on the parcel.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1974 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



2003 aerial of the subject property and surrounding area.
Source: Google Earth

Building, Structure, Object Information Continued:

Vintage Photographs



2012 view east of the subject property.
Source: Google Street View.



2018 view east of the subject property.
Source: Google Street View.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 2

Review Code _____ Reviewer _____ Date _____
Resource Name: 11013 Poplar Avenue
Page 1 of 22

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 11013 Poplar Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457339.97 mE / 3768203.25mN
e. Other Locational Data: The subject property fronts Poplar Avenue and is sited on Lot 17 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, between Rose Avenue and Santa Ana Avenue. Identified as San Bernardino County Assessor's Parcel Number 023-717-103, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-103, and consists of a modest single-family residence with an attached garage, listed as 11013 Poplar Avenue. The building was constructed in ca.1966 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.24 acres in size, located between Santa Ana and Rose Avenues. The property is enclosed on all sides by a metal chain link fence. A concrete driveway spans along the southwest end of the parcel and provides access to the property from Poplar Avenue. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View east from Poplar Ave. of the west elevation.
***P6. Date Constructed/Age and Source:**
☒Historic: ca.1966; HistoricAerials.com
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

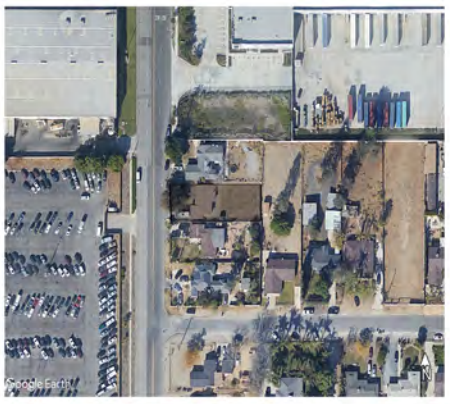
B1. Historic Name: Not Identified
B2. Common Name: 11013 Poplar Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on building permits and historic and current aerials. Constructed ca.1966, the subject property was improved with the construction of a single-family residence built in the Ranch architectural style by an unidentified builder. The property is listed with a 1955 year built date in Parcel Quest; however, the dwelling does not appear in aerials until 1966. Based on historic aerials, the dwelling featured an irregular floor plan with a side-gable roof. The fenestration likely consisted of aluminum sliding sash or single-hung windows and were later replaced with vinyl units at an unidentified date. In 1979, a permit was submitted to the City of Fontana to repair and replace sheetrock (Permit #24253). In 2015, a permit was submitted to replace a 38 gallon water heater (Permit #BLD15-000339). This was the last permit submitted for the subject property. No further alterations were identified.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 11013 Poplar Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



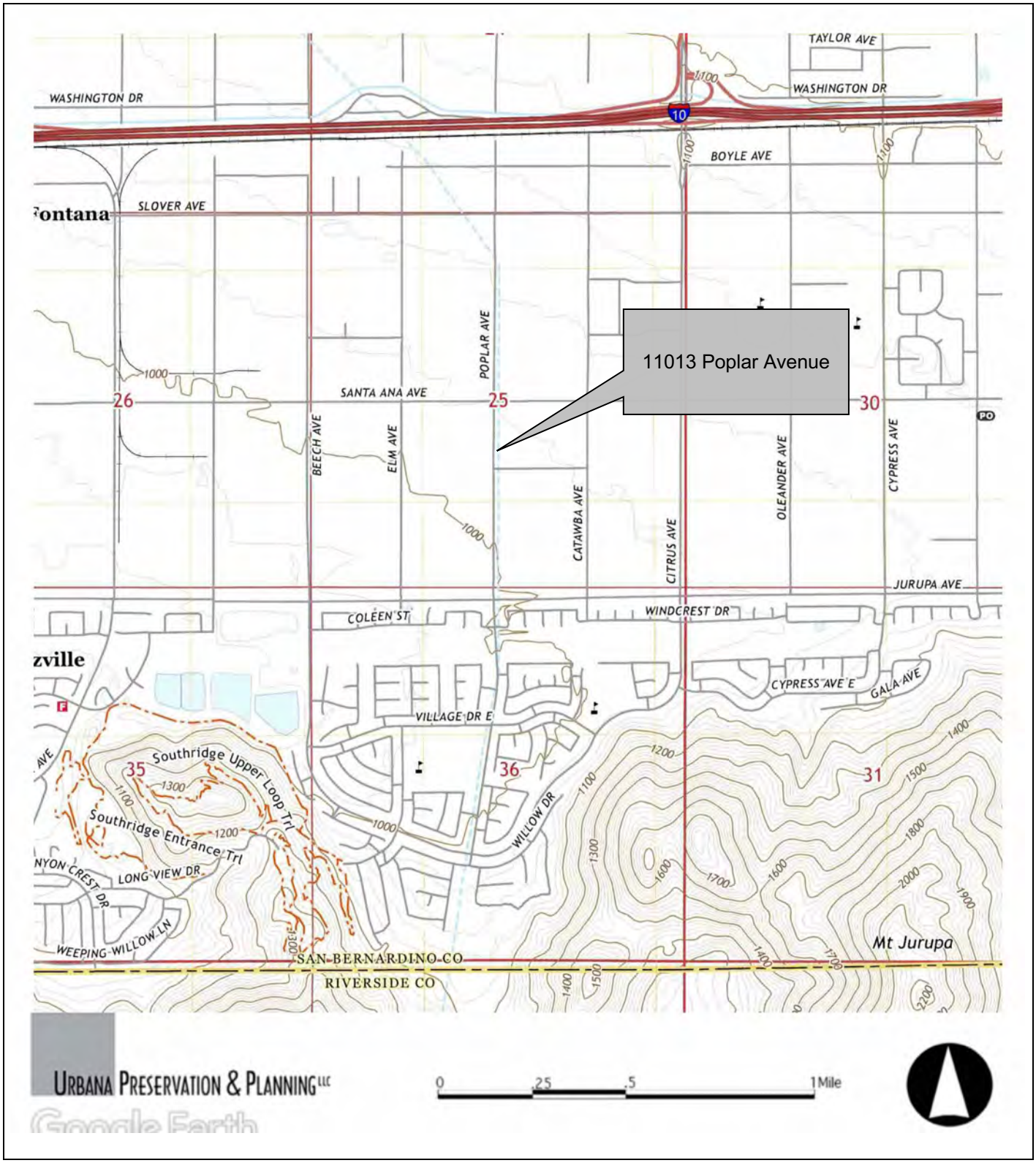
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 11013 Poplar Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 2

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 2

Primary Record Information Continued:

Site Plan



Parcel Boundaries:

Primary Record Information Continued:

P3a. Description Continued from page 1.

The single-family residence is one-story with an asymmetrical façade and an irregular shaped floorplan sited on a concrete foundation. The low-pitched side-gabled roof is topped with composite shingles and has a moderate eave overhang. The exterior is clad in stucco painted in yellow. The dwelling features vinyl sliding sash and single-hung windows, a decorative metal security door obscuring the main entryway, and a large panel overhead garage door painted in white.

Current views of the property are included below and in the following pages.



View northeast of the main (west) elevation.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History

In ca.1966, the property was improved with the construction of a single-family residence. Between 1966 and 1979, property ownership was not identified.

In 1979, the property is first identified under the ownership of Maurice and Sara Stern. Born on January 8, 1901, Mr. Stern was a native of Pennsylvania.[1] He was the son of Samuel and Berta Stern, Romanian and German nationals who immigrated to the United States during the late 1800s.[2] In 1928, Mr. Stern married Sarah Zaslavsky in Manitoba, Canada where they couple would settle.[3] Together the couple had four children: Lawrence D. (abt.1928), Marvin (b.1930), Claire Evelyn (b.1933), and Gyl "Geri" Stern (b.not identified).[4] [5] By the late 1950s, Mr. and Mrs. Stern relocated to California, where Claire and Marvin resided. By 1979, the property was acquired by the Sterns. The property remained under the Stern family's ownership until 2013.

In 2013, the property was acquired by John Albert and Olga E. Richardson. During the course of historical research, little information was identified on the Richardson family. In 2022, the property was sold to the LIT Industrial Limited Partnership and continues under their ownership to this day.

See Table 1 below for property ownership.

[1] National Archives at College Park; College Park, Maryland, USA; *Electronic Army Serial Number Merged File, 1938-1946*; NAID: *1263923*; Record Group Title: *Records of the National Archives and Records Administration, 1789-ca. 2007*; Record Group: *64*; Box Number: *06381*; Reel: *155*.
[2] Year: *1940*; Census Place: *Philadelphia, Philadelphia, Pennsylvania*; Roll: *m-t0627-03715*; Page: *4A*; Enumeration District: *51-88*.
[3] Ancestry.com. *Web: Manitoba, Marriage Index, 1881-1937* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.
[4] Ancestry.com. *U.S., Find a Grave Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.; National Archives at Riverside; Riverside, California; *Petitions For Naturalization, U.s. District Court For the Central District of California (Los Angeles), 1940-1991*; NAI Number: *594890*; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: *21*.
[5] National Archives at Riverside; Riverside, California; *Petitions For Naturalization, U.s. District Court For the Central District of California (Los Angeles), 1940-1991*; NAI Number: *594890*; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: *21*.

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1979-1984	Maurice and Sara Stern	Building Permits San Bernardino County Property Information Management System
1984-1995	Claire E. and Sara Stern Trust	San Bernardino County Property Information Management System
1995-2013	Claire E. and Sara Stern Trust, Marvin L. Stern, Lawrence D. Stern, and Gyl "Geri" Stern	San Bernardino County Property Information Management System
2013-2022	John Albert Richardson, Olga E. Richardson	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed ca.1966, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed ca.1966, the dwelling is a modest one-story residence with an attached garage built in the Ranch architectural style. The dwelling features an asymmetrical façade, an irregular shaped floorplan sited on a concrete foundation, a side gable roof topped with composite shingles, a stucco façade, and vinyl sliding sash and single hung windows. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, side gable roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 11013 Poplar Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Primary Record Information Continued:

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 11013 Poplar Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 11013 Poplar Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

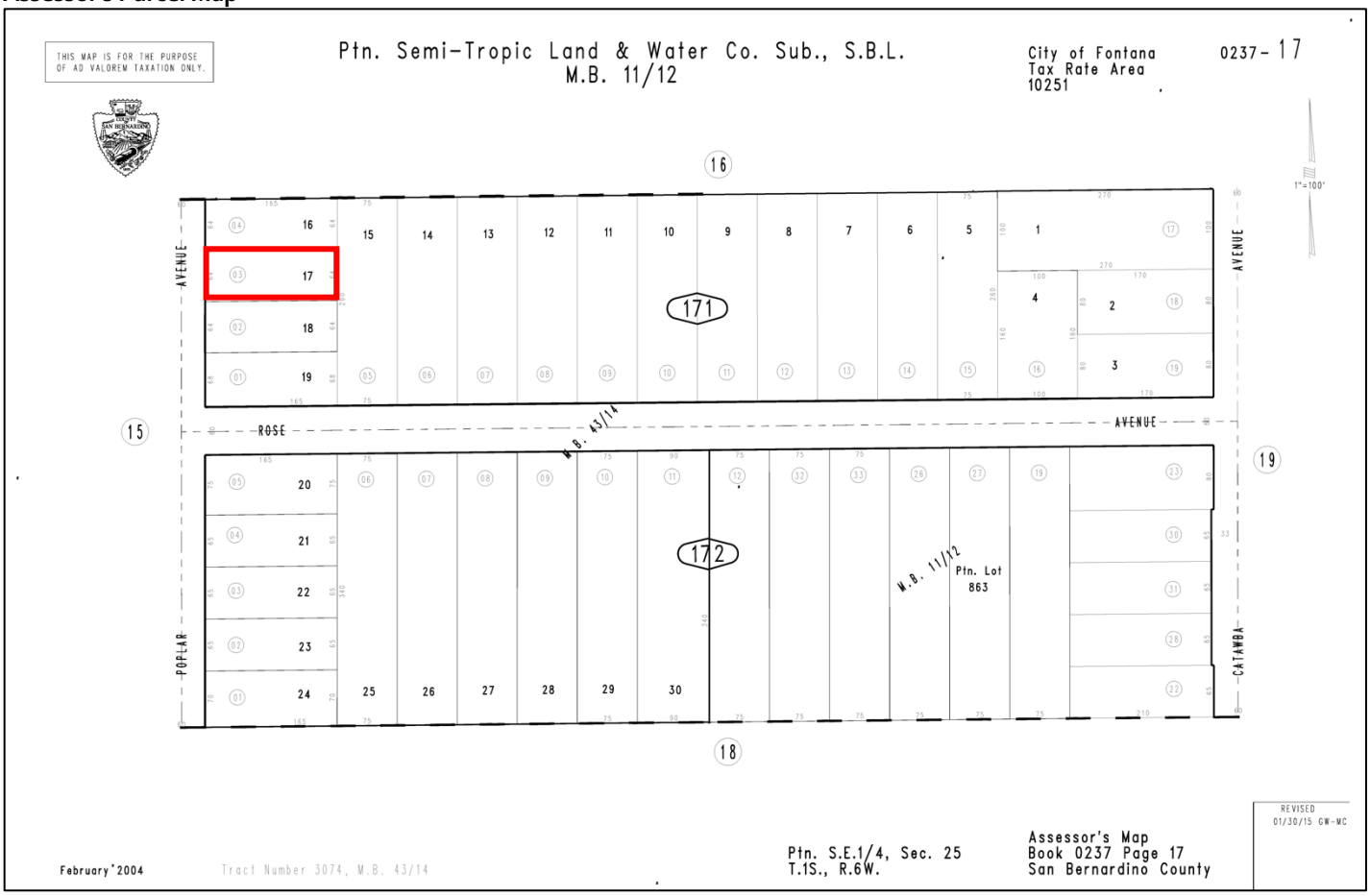
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area. No structures are visible on the parcel.
Source: Earth Explorer.

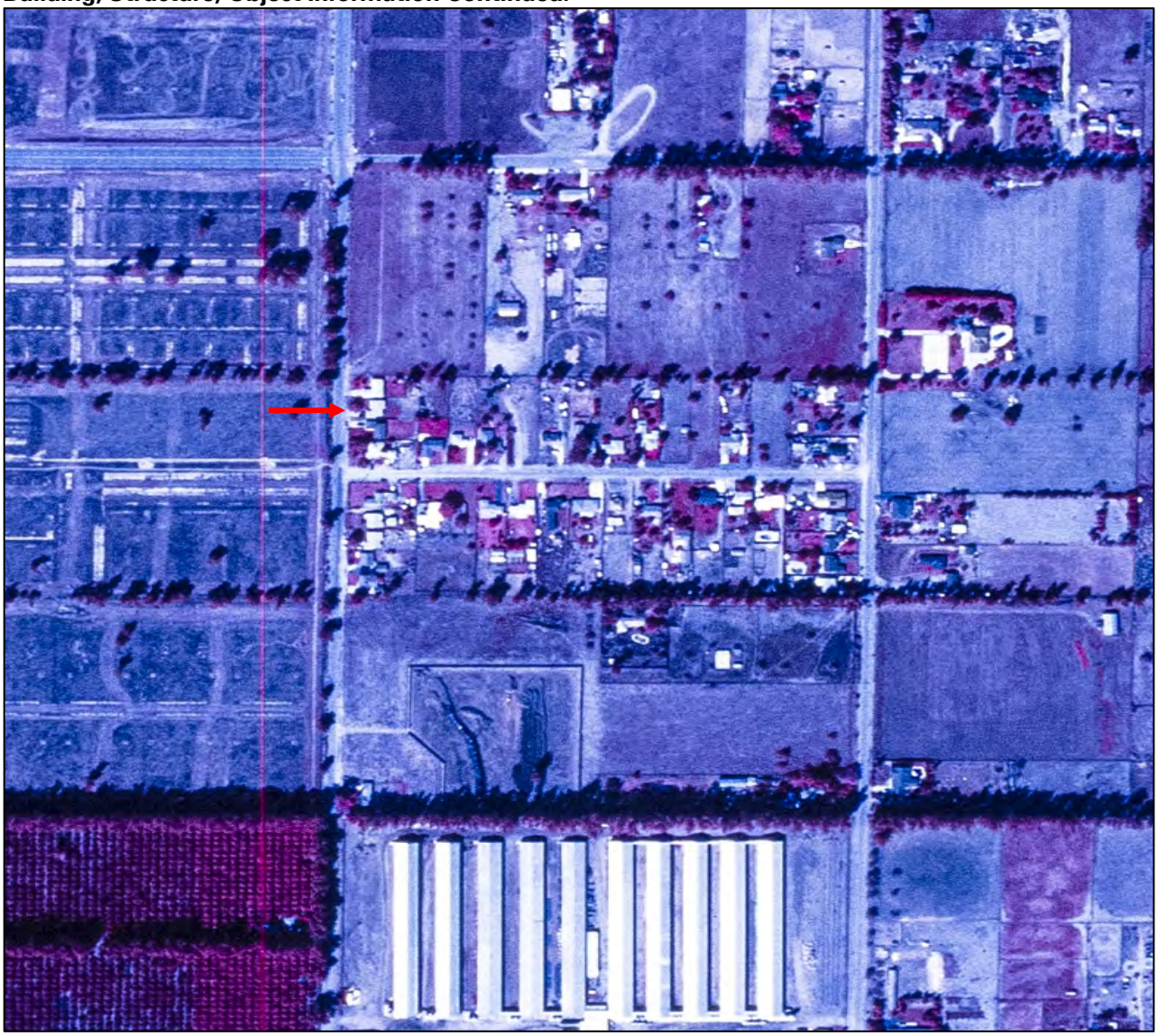
Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 2

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 2

Building, Structure, Object Information Continued:



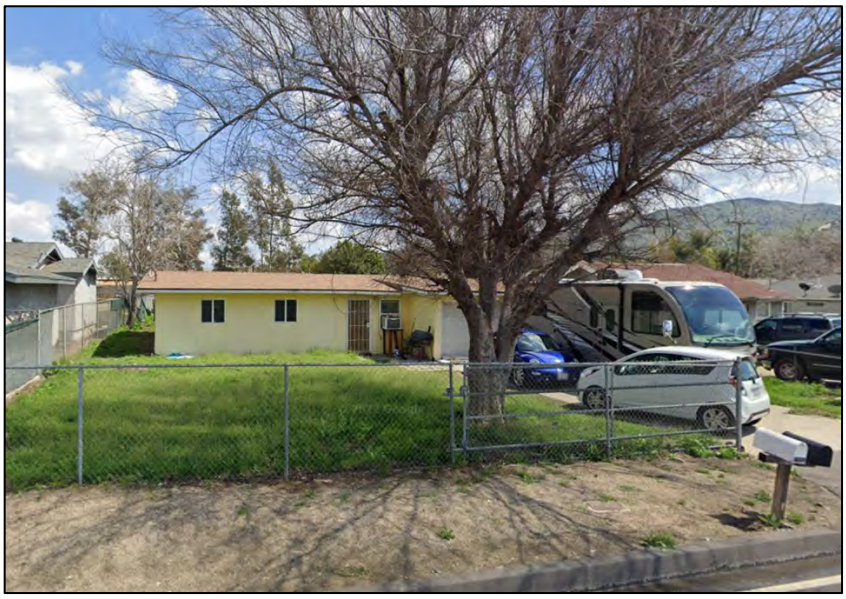
2003 aerial of the subject property and surrounding area.
Source: Google Earth.

Building, Structure, Object Information Continued:

Vintage Photographs



2012 view east of the subject property.
Source: Google Street View.



2018 view east of the subject property.
Source: Google Street View.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 3

Review Code _____ Reviewer _____ Date _____
Resource Name: 11025 Poplar Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 11025 Poplar Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457340.72mE / 3768183.56mN
e. Other Locational Data: The subject property fronts Poplar Avenue and is sited on Lot 18 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, between Rose Avenue and Santa Ana Avenue. Identified as San Bernardino County Assessor's Parcel Number 023-717-102, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-102 and consists of a modest single-family residence with an attached garage, listed as 11025 Poplar Avenue. The dwelling was constructed in 1965 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.24 acres in size, located between Santa Ana and Rose Avenues. The property is enclosed on all sides by a wood fence and metal chain link fence. A concrete driveway spans along the northwest end of the parcel and provides access to the property from Poplar Avenue. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View east from Poplar Ave. of the west elevation.
***P6. Date Constructed/Age and Source:**
☒Historic: 1965; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 11025 Poplar Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on building permits and historic and current aerials. Constructed in 1965, the subject property was improved with the construction of a modest single-family residence built in the Ranch architectural style by an unidentified builder. The property first appears on a 1966 aerial of the surrounding area. Based on historic aerials, the dwelling featured an irregular floor plan with a cross-gable roof. The fenestration likely consisted of aluminum sliding sash or single-hung windows and were later replaced with vinyl units at an unidentified date. Between 2007 and 2009, an addition was appended to the far northeast end of the rear elevation. In 2013, a permit was submitted to the City of Fontana to repair and replace sheetrock (Permit #24253). In 2015, a permit was submitted to replace a single wall heater (Permit #BLD13-000062). This was the last permit submitted for the subject property. No further alterations were identified.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 11025 Poplar Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



(This space reserved for official comments.)

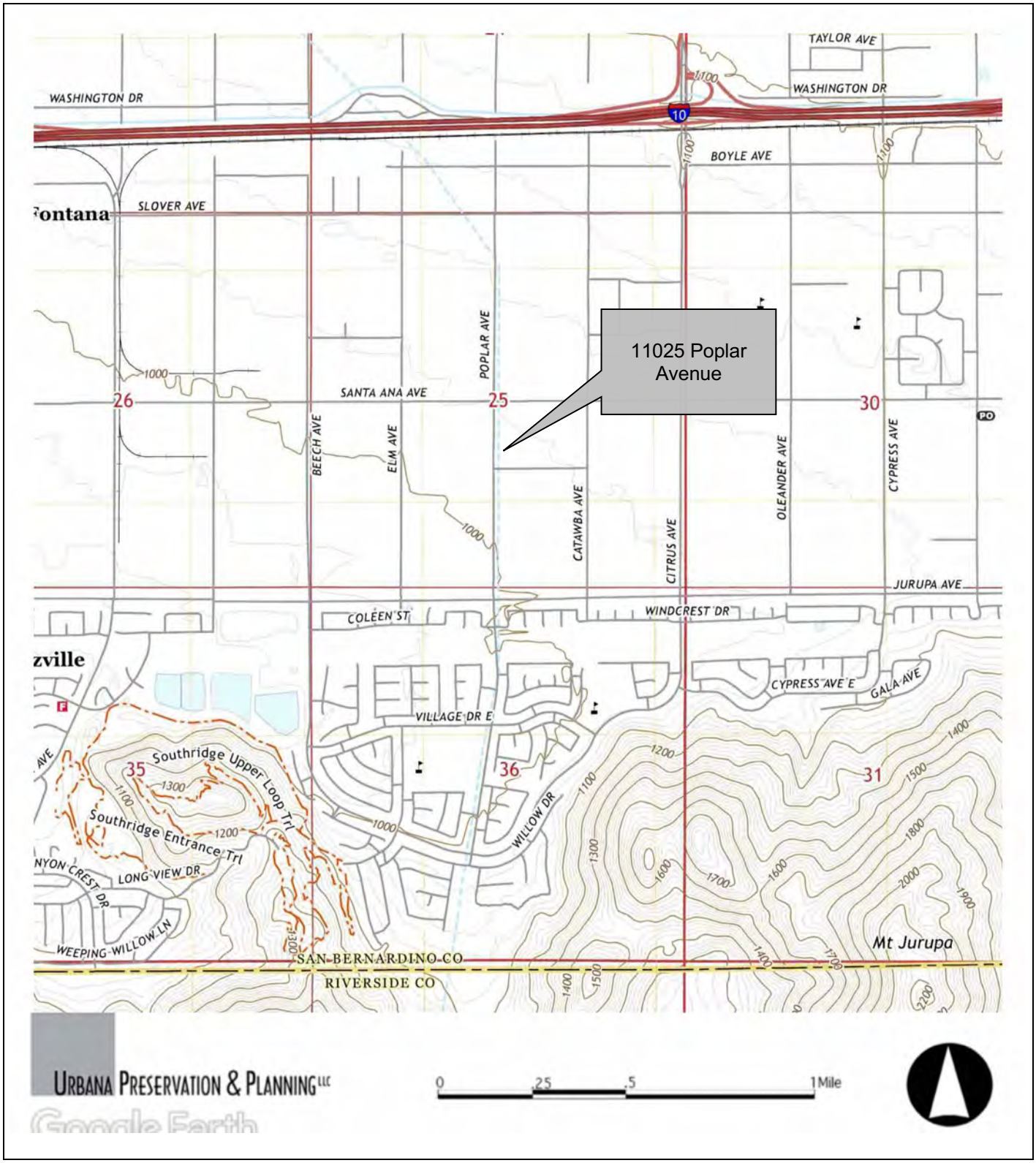
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 11025 Poplar Avenue
Page 3 of 23

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 3

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.

The single-family residence is one-story with an asymmetrical façade and an irregular shaped floor plan sited on a concrete foundation. The moderately pitched side-gable roof is topped with composite shingles and has a moderate eave overhang. The exterior is clad in stucco painted in gray. The dwelling features vinyl sliding sash windows, a white panel door with an oval lite, and a large panel overhead garage door painted in white.

Current views of the property is included below.



View northeast of the west elevation from Poplar Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History
In 1965, the property was improved with the construction of a single-family residence. Between 1966 and 1979, property ownership was not identified.

In 1979, the property is first identified under the ownership of Maurice and Sara Stern. Born on January 8, 1901, Mr. Stern was a native of Pennsylvania.[1] He was the son of Samuel and Berta Stern, Romanian and German nationals who immigrated to the United States during the late 1800s.[2] In 1928, Mr. Stern married Sarah Zaslavsky in Manitoba, Canada where they couple would settle.[3] Together the couple had four children: Lawrence D. (abt.1928), Marvin (b.1930), Claire Evelyn (b.1933), and Gyl "Geri" Stern (b.not identified).[4] [5] During the late 1950s, Mr. and Mrs. Stern relocated to California, where Claire and Marvin resided. By 1979, the property, including the neighboring property listed as 11013 Poplar Ave, was acquired by the Sterns. The property remained under the Stern family's ownership until 2006.

In 2006, the property was acquired by Jose Luis Ruiz Ibarra. Mr. Ibarra was born in 1956.[6] No further information was identified on Mr. Ibarra. He owned the subject property until 2010 when the property was acquired by Maria Teresa Perez and Silverio Bogarin.

Between 2010 and 2022, the subject property was under the ownership of Maria Teresa Perez and Silverio Bogarin. In 2022, the property was sold to the LIT Industrial Limited Partnership and continues under their ownership to this day.

See Table 1 below for partial property ownership history.

[1] National Archives at College Park; College Park, Maryland, USA; *Electronic Army Serial Number Merged File, 1938-1946*; NAID: *1263923*; Record Group Title: *Records of the National Archives and Records Administration, 1789-ca. 2007*; Record Group: *64*; Box Number: *06381*; Reel: *155.*
[2] Year: *1940*; Census Place: *Philadelphia, Philadelphia, Pennsylvania*; Roll: *m-t0627-03715*; Page: *4A*; Enumeration District: *51-88.*
[3] Ancestry.com. *Web: Manitoba, Marriage Index, 1881-1937* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.
[4] Ancestry.com. *U.S., Find a Grave Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.; National Archives at Riverside; Riverside, California; *Petitions For Naturalization, U.s. District Court For the Central District of California (Los Angeles), 1940-1991*; NAI Number: *594890*; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: *21.*
[5] National Archives at Riverside; Riverside, California; *Petitions For Naturalization, U.s. District Court For the Central District of California (Los Angeles), 1940-1991*; NAI Number: *594890*; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: *21.*
[6] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1979-1984	Maurice and Sara Stern	Building Permits San Bernardino County Property Information Management System
1984-1995	Claire E. and Sara Stern Trust	San Bernardino County Property Information Management System
1995-2002	Claire E. and Sara Stern Trust, Marvin L. Stern, Lawrence D. Stern, and Gyl "Geri" Stern, Claire D. Seipp	San Bernardino County Property Information Management System
2002-2006	Lawrence D. Stern	San Bernardino County Property Information Management System
2006-2010	Jose Luis Ruiz Ibarra	San Bernardino County Property Information Management System
2010-2022	Maria Teresa Perez and Silverio Bogarin	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1965, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1965, the dwelling is a modest one-story residence with an attached garage built in the Ranch architectural style. The dwelling features an asymmetrical façade, an irregular shaped floorplan sited on a concrete foundation, a cross-gable roof topped with composite shingles, a stucco façade, and vinyl sliding sash windows. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, cross-gable roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 11025 Poplar Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 11025 Poplar Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 11025 Poplar Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

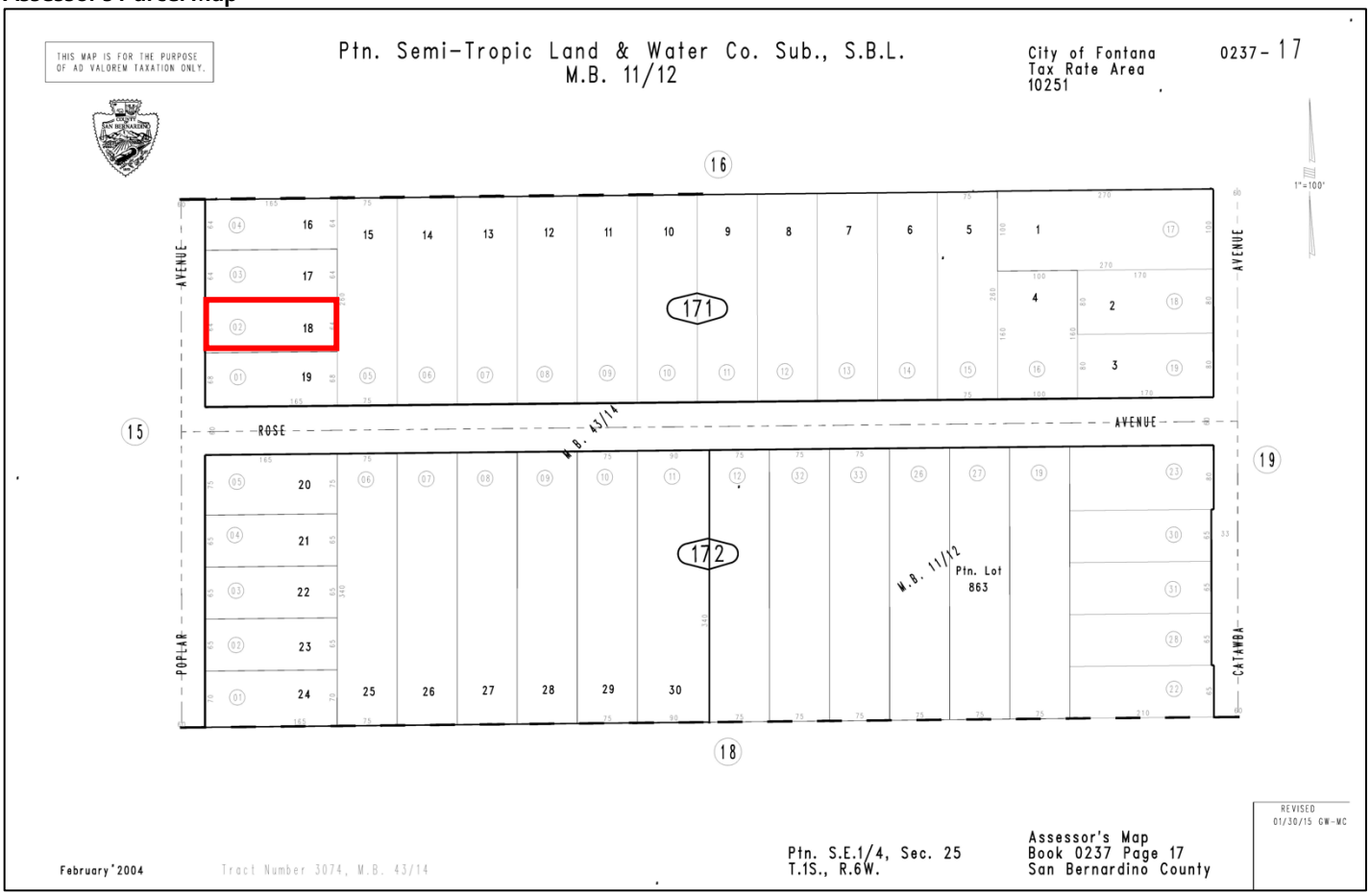
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



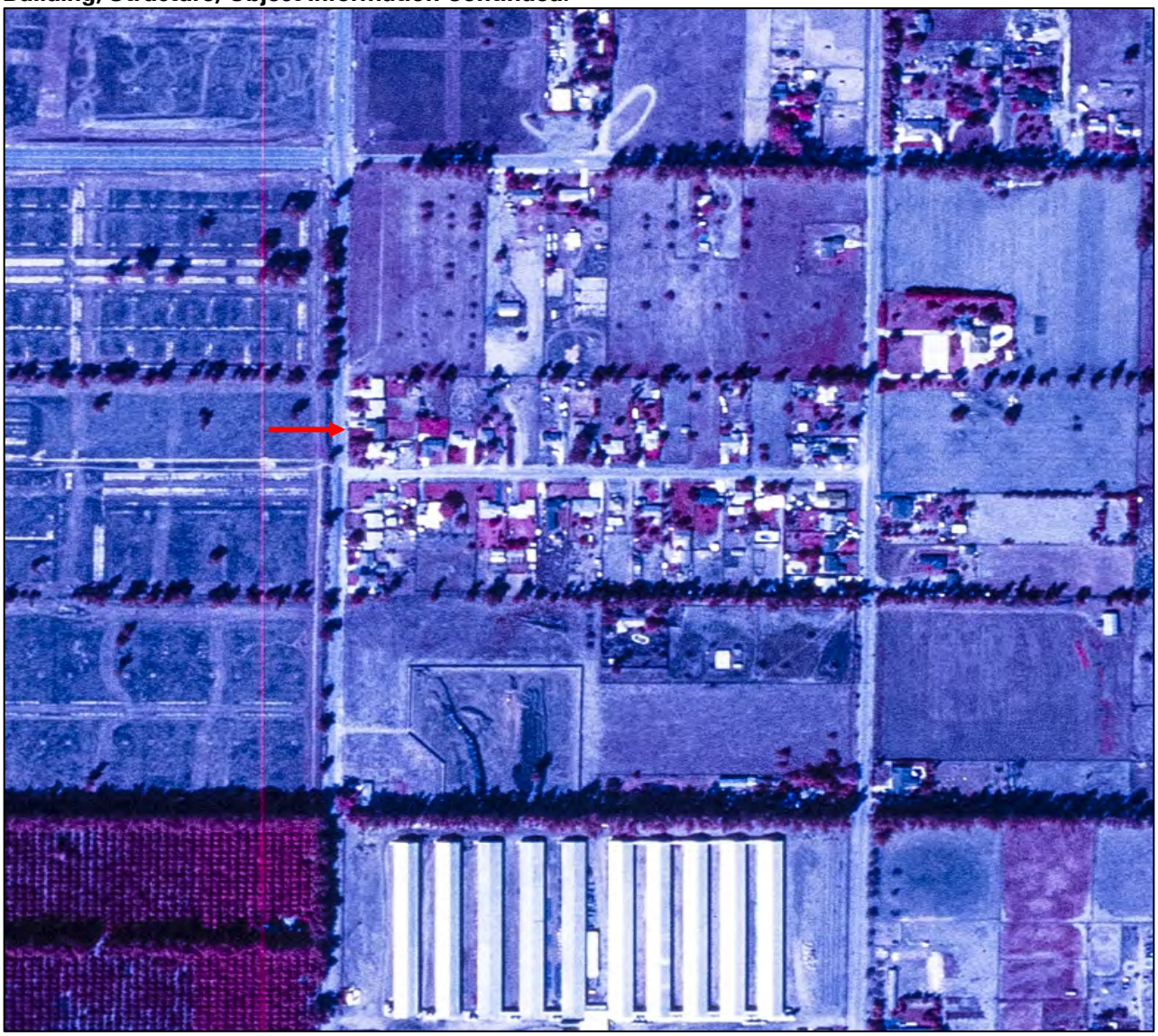
1961 aerial of the subject property and surrounding area. No structures are visible on the parcel.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



2007 aerial of the subject property and surrounding area.
Source: Google Earth

Building, Structure, Object Information Continued:



2009 aerial of the subject property and surrounding area.
Source: Google Earth

Building, Structure, Object Information Continued:

Vintage Photographs



2007 view east of the subject property.
Source: Google Street View.



2009 view east of the subject property.
Source: Google Street View.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 4

Review Code _____ Reviewer _____ Date _____
Resource Name: 11033 Poplar Avenue
Page 1 of 24

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 11033 Poplar Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457342.18 mE / 3768163.45mN
e. Other Locational Data: The subject property fronts Poplar Avenue and is sited on Lot 19 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, located on the northeast corner of Poplar and Rose Avenues. Identified as San Bernardino County Assessor's Parcel Number 023-717-101, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-102 and consists of a modest single-family residence with an attached garage and a small shed, listed as 11025 Poplar Avenue. The dwelling was constructed in 1965 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.26 acres in size, located on the northeast corner of Poplar and Rose Avenues. The property is enclosed on all sides by a wrought iron fence on top of a stucco wall. A centered concrete driveway spans from Poplar Avenue and another from Rose Avenue, providing access to the property. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View east from Poplar Ave. of the west elevation.
***P6. Date Constructed/Age and Source:**
☒Historic: 1965; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

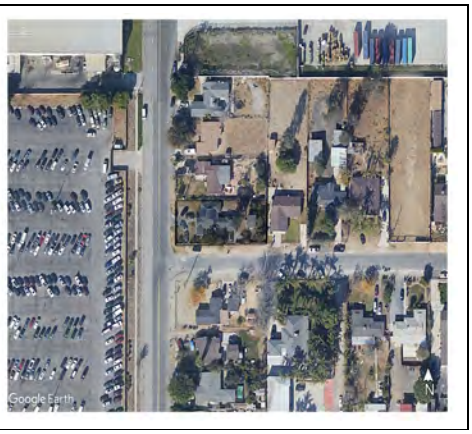
B1. Historic Name: Not Identified
B2. Common Name: 11033 Poplar Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on building permits and historic and current aerials. Constructed in 1965, the subject property was improved with the construction of a modest single-family residence built in the Ranch architectural style by an unidentified builder. The property first appears on a 1966 aerial of the surrounding area. Based on historic aerials, the dwelling featured an irregular floor plan with a cross-gable roof. The fenestration likely consisted of aluminum sliding sash or single-hung windows and were later replaced with vinyl units at an unidentified date. Between 1985 and 2003, an addition was appended to the far southwest corner of the existing dwelling. The addition changed the exterior of the main elevation and created a recessed entryway located below the roofline and supported by concrete column. The following year a small shed was added towards the far east end of the parcel. By 2012, vinyl multi-lite sliding sash were installed throughout the dwelling. In 2017, a plumbing permit was submitted to the City of Fontana (Permit #BLD17-000007). In 2018, a permit was submitted to install a roof mount PV system (Permit #BLD17-003917). This was the last permit submitted for the subject property. No further alterations were identified.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 11033 Poplar Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks:
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



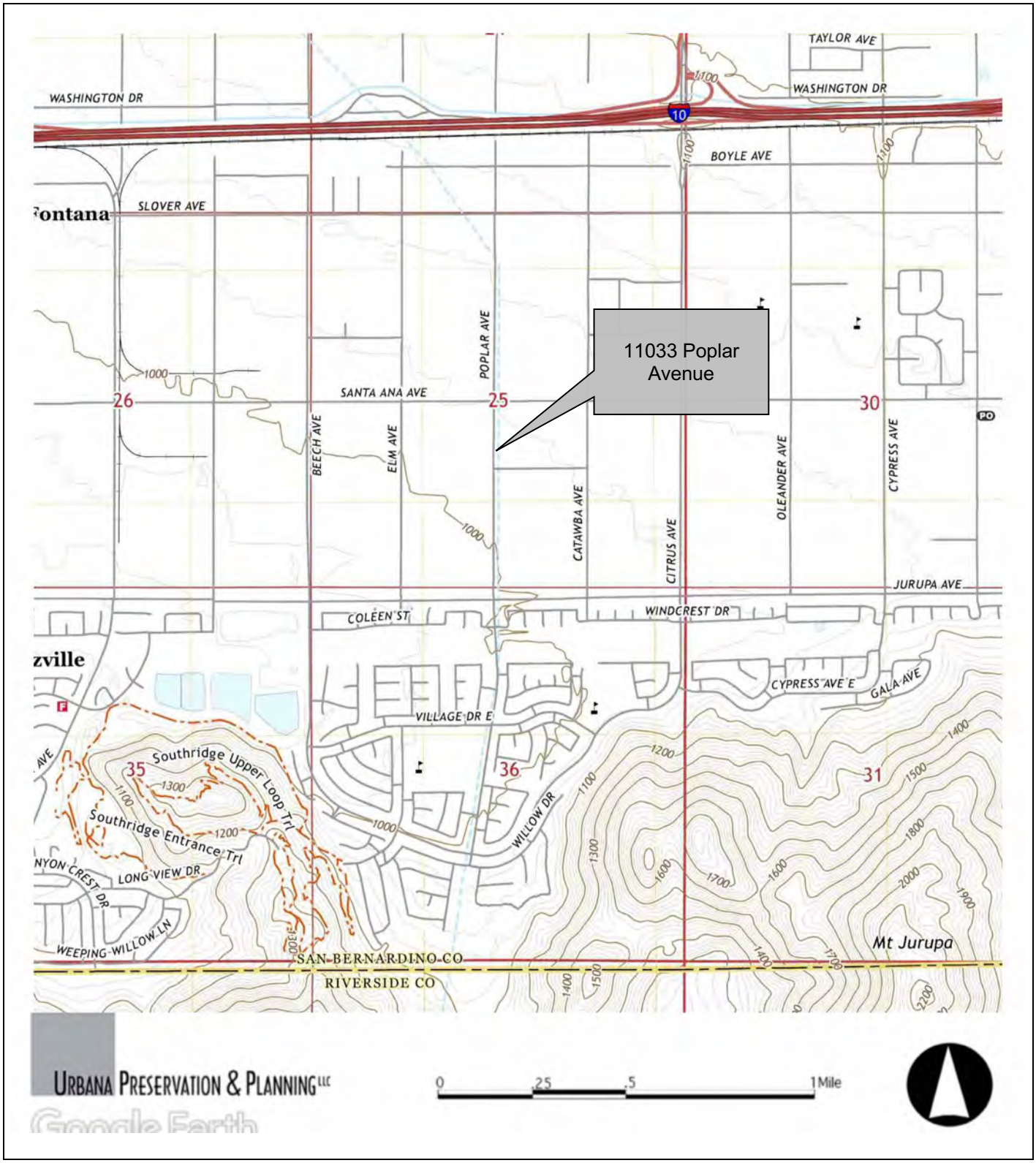
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 11033 Poplar Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 4

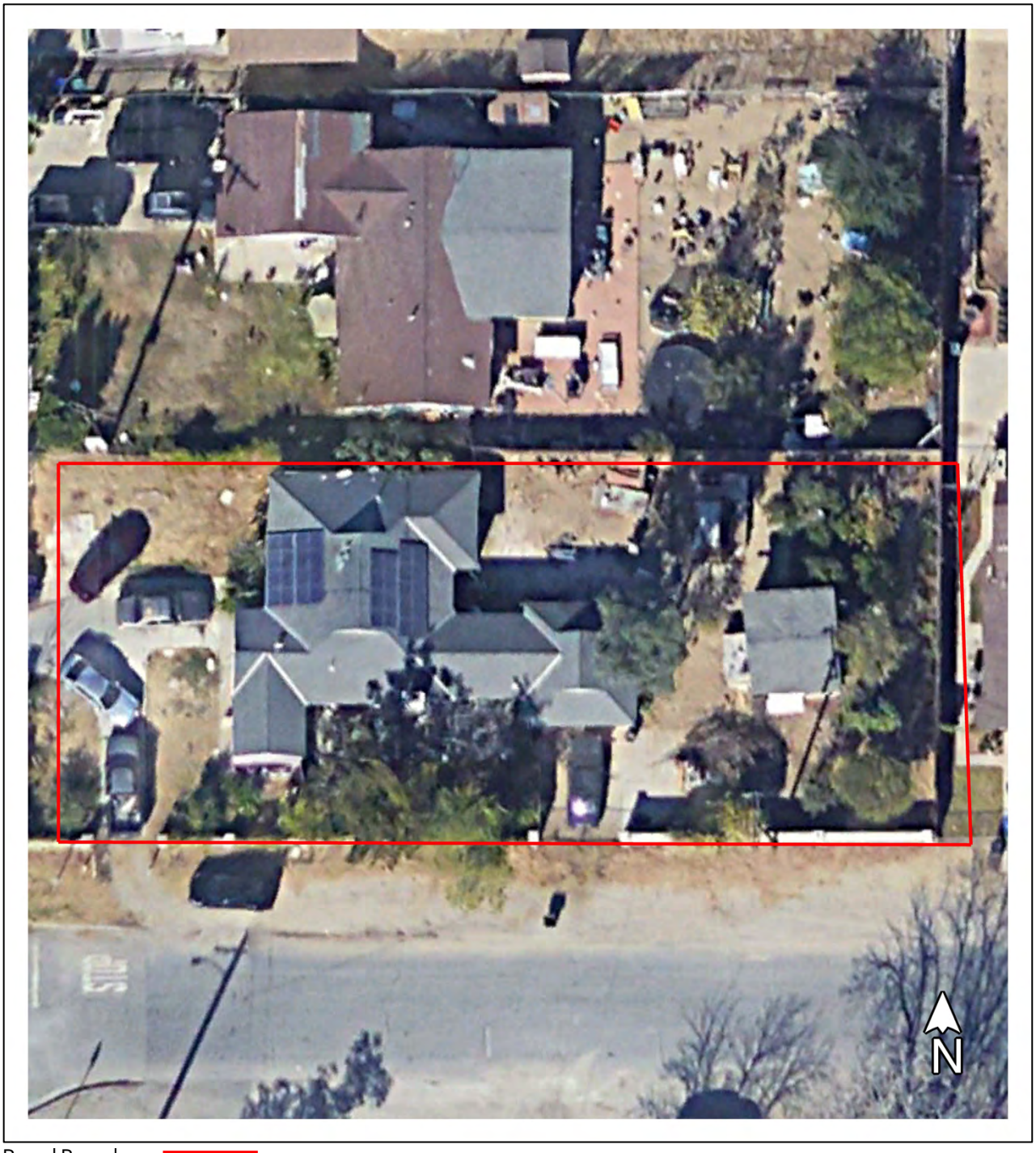
*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 4

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and an irregular shaped floor plan sited on a concrete foundation. The moderately pitched mixed-gable and hipped roof is topped with composite shingles and has a moderate eave overhang, with eyebrows clad in horizontal wood siding located on the north and south elevations. The exterior is clad in a stone wall veneer partially painted in pink on the west elevation and off-green on the south, east, and north elevations. A portion of the south elevation is clad in stucco. The dwelling features vinyl multi-lite sliding sash windows, a pergola supported by concrete Doric columns located on the south elevation, a recessed main entryway below the roofline and supported by a single concrete Doric column, a concrete block chimney, and a large panel overhead garage door painted in tan located on the south elevation. The small shed is located towards the far east end of the parcel.

Current view of the property is included below.



View northeast of the of the south elevation. The attached garage is visible and the ancillary shed.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History

In 1965, the property was initially improved with the construction of a single-family residence. Between 1965 and 1973, property ownership was not identified. The property is first identified under the ownership of Joyce Loraine Lovin (Neff) in 1974. Born in 1935, Mrs. Lovin was a native of California and the daughter of Walter and Mintie Neff.[1] She grew up in San Bernardino and Long Beach, California where she attended Long Beach Polytechnic High School and San Bernardino High School.[2] In 1953, at the age of 18, she married Joseph Coburn, a sailor in the United States Navy from Herbert, Alabama. Following the marriage, she relocated to Japan where her husband was stationed.[3] By 1958, she is listed living in San Bernardino at 1110 Barton Street following her separation from her husband.[4] In 1963, she married Lowell E. Lovin in Clark County, Nevada.[5] The couple settled in San Bernardino where they lived at 2239 Ogden Street.[6] By 1971, the couple divorced.[7] Mrs. Lovin continued to live in San Bernardino where she would later purchase the subject property. She owned the property until 1975, when she relocated to Savannah, Georgia.

In 1975, the property was acquired by Donald M. Rosenthal and Laura M. Rosenthal. Born in 1934, Mr. Rosenthal was a native of Utica, New York.[8] By the 1960s, he had relocated to California where he settled in Los Angeles.[9] In 1966, he married Laura M. McCarty in Los Angeles.[10] By 1976, the couple separated, and the property was sold. The couple divorced the following year.[11]

In 1976, the property was briefly under the ownership of Joseph A. Holcomb and his wife Genevieve. The following year the property was sold to Thomas N. and Maudie L. Hart.

Between 1976 and 2001, the property was under the ownership of Thomas Neal Hart and his wife Maudie. Born in 1928, Mr. Hart was a native of Ada, Oklahoma.[12] During the 1940s, he relocated to Fullerton, California.[13] In 1975, Mr. Hart married Maudie Lue Farrell in Clark County, Nevada.[14] The couple relocated to Fontana where they purchased the subject property and lived at until 2000.[15] In 2001, following Mr. Harts death the property was sold to Josefina and Jesus Fernandez.

Between 2001 and 2006, the property was under the ownership of Josefina and Jesus Fernandez. In 2006, the property was acquired by Nelson B. Arevalo. Mr. Arevalo owned the property until 2010 when it was acquired by Janet Edit Cardenas Eusebio and Julio R. Arias. In 2021, the property was transferred under the ownership of the Graham Development, LLC., a company owned by Mr. Arias.[16]

In 2022, the property was sold to the LIT Industrial Limited Partnership and continues under their ownership to this day.

See Table 1 and Table 2 below for property ownership and permit history.

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[1] Ancestry.com. *U.S., Social Security Applications and Claims Index, 1936-2007* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.
[2] *"U.S., School Yearbooks, 1880-2012"*; School Name: *Long Beach Polytechnic High School*; Year: *1952.; San Bernardino Sun,* February 8, 1953.
[3] *San Bernardino Sun,* February 8, 1953.
[4] California State Library; Sacramento, California; *Great Register of Voters, 1900-1968.*
[5] Ancestry.com. *Nevada, U.S., Marriage Index, 1956-2005* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2007.
[6] California State Library; Sacramento, California; *Great Register of Voters, 1900-1968.*
[7] Ancestry.com. *California, U.S., Divorce Index, 1966-1984* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.
[8] Year: *1940*; Census Place: *Utica, Oneida, New York*; Roll: *m-to627-02860*; Page: *61A*; Enumeration District: *67-21A.*
[9] California State Library; Sacramento, California; *Great Register of Voters, 1900-1968.*
[10] Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.
[11] Ancestry.com. *California, U.S., Divorce Index, 1966-1984* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.
[12] Ancestry.com. *U.S., Social Security Applications and Claims Index, 1936-2007* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.
[13] National Archives at St. Louis; St. Louis, Missouri; *WWII Draft Registration Cards for California, 10/16/1940-03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: *762*
[14] Ancestry.com. *Nevada, U.S., Marriage Index, 1956-2005* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2007.
[15] National Archives at St. Louis; St. Louis, Missouri; *WWII Draft Registration Cards for California, 10/16/1940-03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: *762.*
[16] https://opencorporates.com/companies/us_ca/201809610684.

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1974-1975	Joyce L. Lovin	San Bernardino County Property Information Management System
1975-1976	Donald M. Rosenthal and Laura M. Rosenthal	San Bernardino County Property Information Management System
1976	Joseph A. Holcomb and Genevieve F. Holcomb	San Bernardino County Property Information Management System
1976-2001	Thomas N. Hart and Maudie L. Hart	San Bernardino County Property Information Management System
2001-2006	Josefina Fernandez and Jesus Fernandez	San Bernardino County Property Information Management System
2006-2010	Nelson B. Arevalo	San Bernardino County Property Information Management System
2010-2021	Janet Edit Cardenas Eusebio and Julio R. Arias	San Bernardino County Property Information Management System
2021-2022	Graham Development, LLC	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1965, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1965, the dwelling is a modest one-story residence with an attached garage built in the Ranch architectural style. The dwelling features an asymmetrical façade, an irregular shaped floorplan sited on a concrete foundation, a mixed-gable and hipped roof topped with composite shingles, a stucco façade with a stone veneer, vinyl multi-lite sliding sash windows, a pergola supported by concrete Doric columns located on the south elevation, and a recessed main entryway below the roofline, supported by a single concrete Doric column, a concrete block chimney. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, mixed-gable and hipped roof, and stucco and stone façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 11033 Poplar Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 11033 Poplar Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 11033 Poplar Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

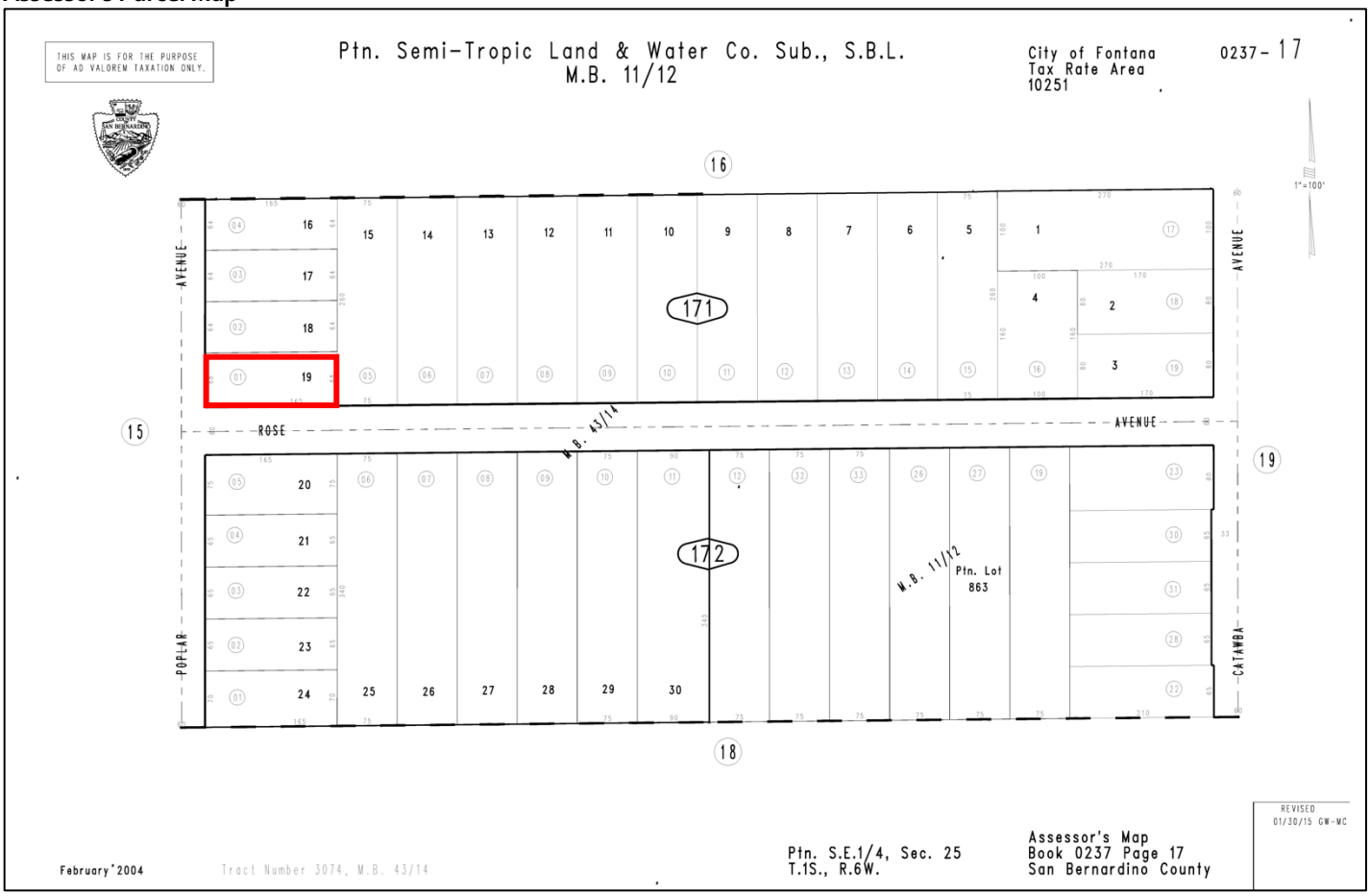
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



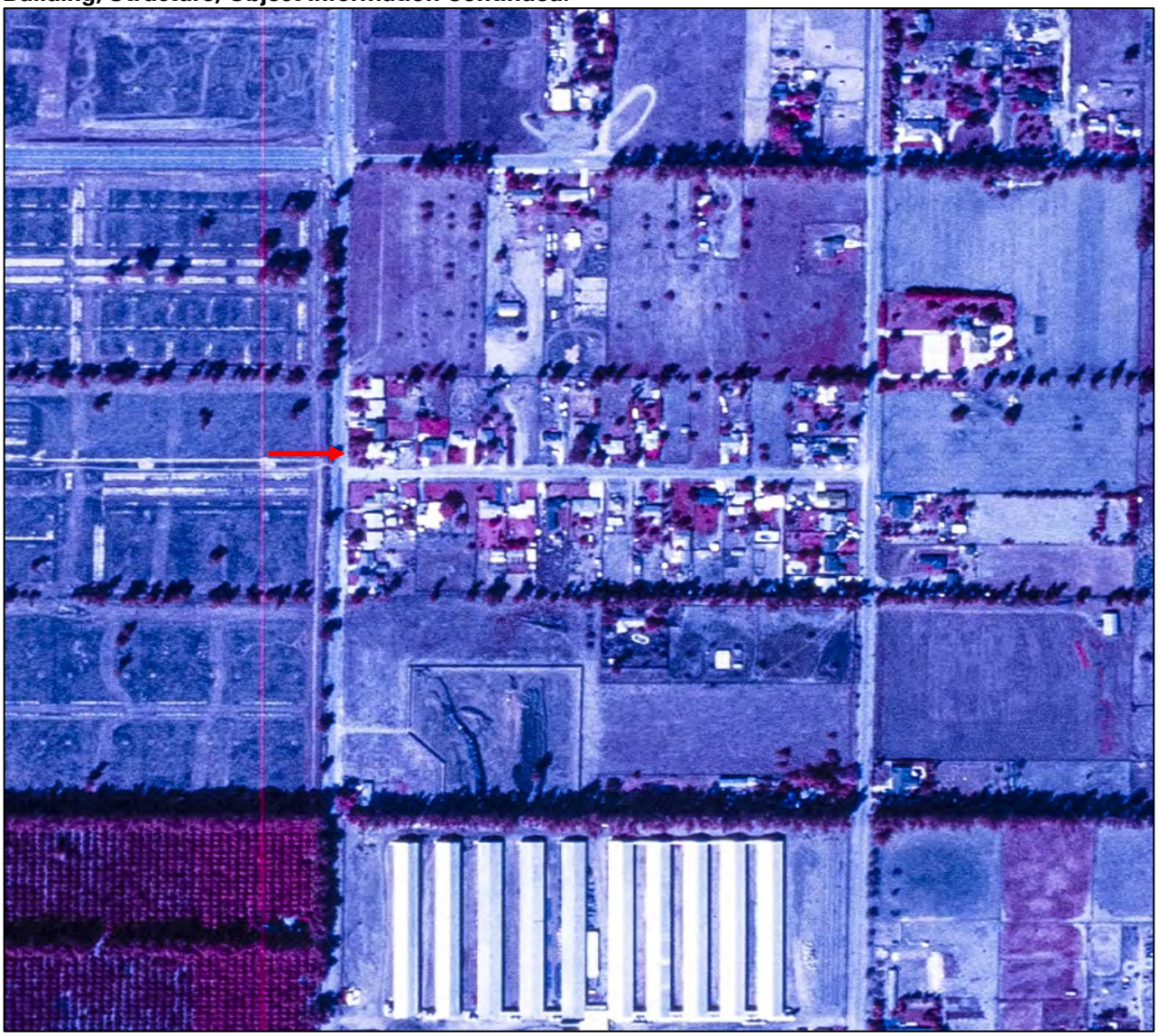
1961 aerial of the subject property and surrounding area. No structures are visible on the parcel.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



2006 aerial of the subject property and surrounding area.
Source: Google Earth

Building, Structure, Object Information Continued:

Vintage Photographs



2010 view northeast of the subject property. By 2012, the windows were replaced with vinyl multi-lite sliding sash windows. Source: Redfin.

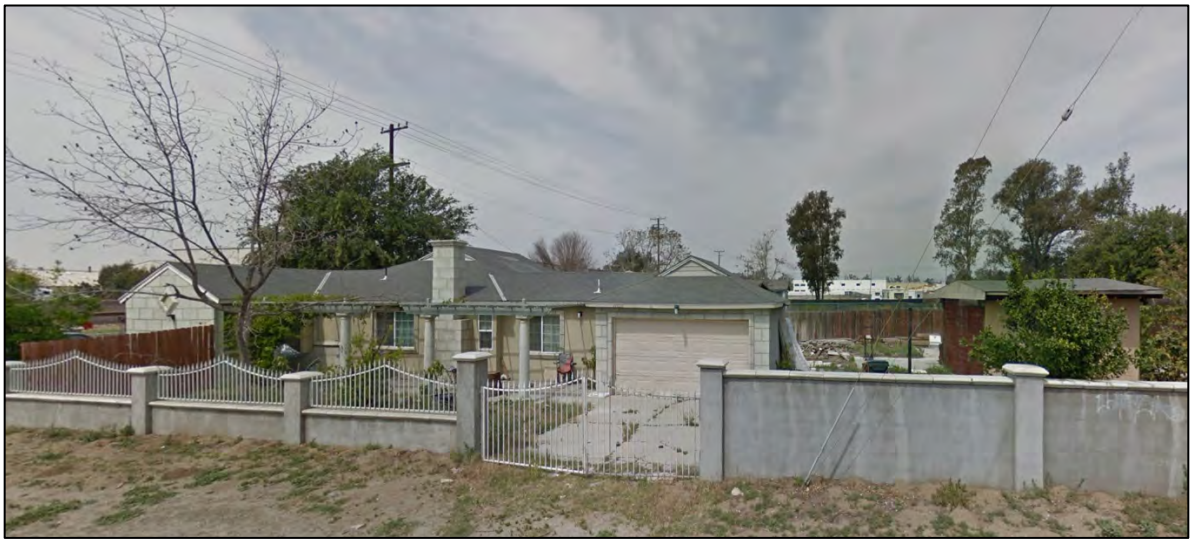


2010 view northwest of the subject property. A portion of the south elevation is clad in stucco. The pergola is visible in the photo. Source: Redfin.

Building, Structure, Object Information Continued:



2012 view east of the west elevation. The multi-lite windows are visible. The far southwest end is an addition that was added between 1985 and 2003. As a result, it created a recessed entryway located below the main roofline and supported by a concrete Doric column.
Source: Google Street View.



2012 view north of the south elevation.
Source: Google Street View.

Building, Structure, Object Information Continued:



2018 view east of the west elevation.
Source: Google Street View.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 5

Review Code _____ Reviewer _____ Date _____
Resource Name: 11059 Poplar Avenue
Page 1 of 24

P1. Other Identifier: 11057 Poplar Avenue
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 11059 Poplar Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457341.29mE / 3768117.70mN
e. Other Locational Data: The subject property fronts Poplar Avenue and is sited on Lot 20 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, on the southeast corner of Rose Avenue and Poplar Avenue. Identified as San Bernardino County Assessor's Parcel Number 023-717-205, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-205 and consists of a modest single-family residence with a detached garage, listed as 11059 Poplar Avenue. The dwelling was constructed ca.1970 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.28 acres in size, located on the southeast corner of Poplar and Rose Avenues. The property is enclosed on all sides by a chain-link fence. A concrete driveway is located on the northeast corner of the parcel and extends from Rose Avenue providing access to the property. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View south from Rose Avenue of the north elevation.
***P6. Date Constructed/Age and Source:**
☒Historic: ca.1970; Framefinder
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 11059 Poplar Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on building permits and historic and current aerials. Constructed ca.1970, the subject property was improved with the construction of a modest single-family residence built in the Ranch architectural style by an unidentified builder. The property is listed with a 1955 year built date; however, the dwelling does not appear in aerials until 1970. Based on historic aerials, the dwelling featured an L-shaped floor plan with a cross-gable roof. The fenestration likely consisted of aluminum sliding sash or single-hung windows and were later replaced with vinyl units at an unidentified date. A detached garage was constructed directly east of the main dwelling. Between 2006 and 2007, a small shed roof was added to the southeast corner of the dwelling extending from the main roof. In 2011, a mechanical permit was submitted to the City of Fontana (Permit No. PMT11-01874).
This was the only permit identified for the subject property. No further alterations were identified.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 11059 Poplar Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



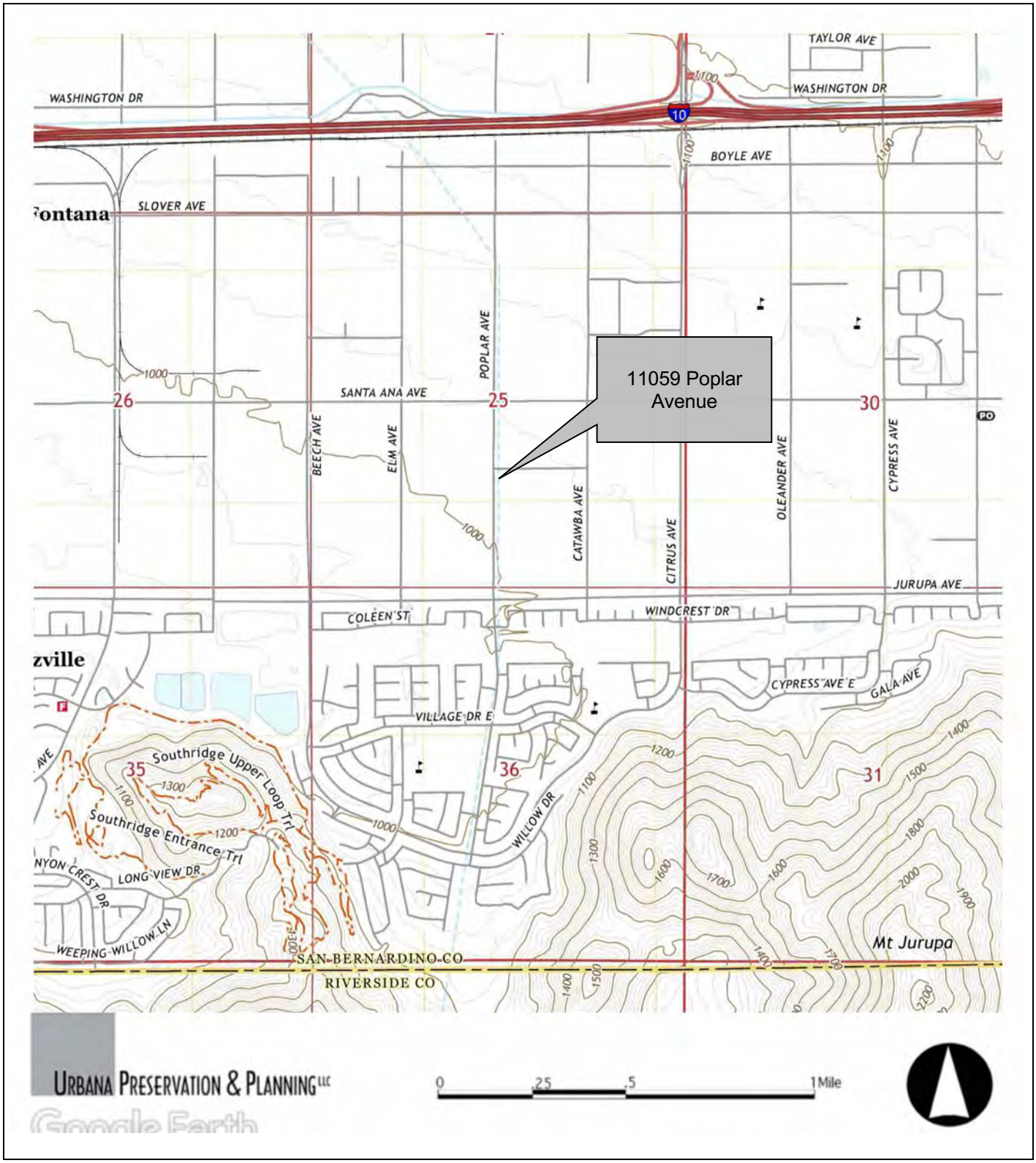
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 11059 Poplar Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 5

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 5

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and an L-shaped floor plan sited on a concrete foundation. The moderately pitched cross-gable roof is topped with composite shingles and has a moderate eave overhang, with an exposed centered rafter on the west elevation. A small shed roof extends below the roof gable and is supported by three wood brackets on the west elevation. The exterior is clad in stucco painted in peach with horizontal wood siding on the west elevation gable. The dwelling features mostly vinyl multi-lite sliding sash windows, a brick chimney, and a wood panel door painted in white. The detached garage is located directly east of the main dwelling and features a stucco façade, a front gable roof, vinyl multi-lite window, and a wood overhead door.

Current views of the property are included below and in the following pages.


View east of the west elevation.

Primary Record Information Continued:



View southeast of the west and north elevations from the corner of Poplar and Rose Avenue.



View south of the north elevation. The detached garage is visible.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style

The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:

- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History
In ca.1970, the property was improved with the construction of a single-family residence and a detached garage. The property is first identified under the ownership of Mr. and Mrs. Howard Disque in 1971. During the course of historical research, little information as identified on Mr. Disque. Between 1972 and 1976, property ownership history was not identified.
In 1977, the property was identified under the ownership of David John Chavez. Little information was identified on Mr. Chavez. Between 1978 and 1983, property ownership was not identified.

In 1984, the property was identified under the ownership of Maurice Stern and the Claire E. Seipp Trust. Born on January 8, 1901, Mr. Stern was a native of Pennsylvania.[17] He was the son of Samuel and Berta Stern, Romanian and German nationals who immigrated to the United States during the late 1800s.[18] In 1928, Mr. Stern married Sarah Zaslavsky in Manitoba, Canada where they couple would settle.[19] Together the couple had four children: Lawrence D. (abt.1928), Marvin (b.1930), Claire Evelyn (b.1933), and Gyl "Geri" Stern (b.not identified).[20] By the late 1950s, Mr. and Mrs. Stern relocated to California, where Claire and Marvin resided. By 1984, the property was acquired by the Sterns. In 1995, additional members of the Stern family were added as joint owners of the property: Marvin L. Stern, Lawrence D. Stern, and Geri Stern. The property remained under their ownership until 2001.

In 2001, the property was acquired by Tomasa "Tommie" Alvarez and Ramon Alvarez. The property remained under their ownership until 2022 when the property was sold to the LIT Industrial Limited Partnership and continues under their ownership to this day.

See Table 1 below for partial property ownership.

[17] National Archives at College Park; College Park, Maryland, USA; *Electronic Army Serial Number Merged File, 1938-1946*; NAID: *1263923*; Record Group Title: *Records of the National Archives and Records Administration, 1789-ca. 2007*; Record Group: *64*; Box Number: *06381*; Reel: *155.*
[18] Year: *1940*; Census Place: *Philadelphia, Philadelphia, Pennsylvania*; Roll: *m-t0627-03715*; Page: *4A*; Enumeration District: *51-88.*
[19] Ancestry.com. *Web: Manitoba, Marriage Index, 1881-1937* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.
[20] National Archives at Riverside; Riverside, California; *Petitions For Naturalization, U.S. District Court For the Central District of California (Los Angeles), 1940-1991*; NAI Number: *594890*; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: *21.*

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1971	Mr. and Mrs. Howard Disque	*San Bernardino Sun*
1977	David John Chavez	*San Bernardino Sun*
1984-1995	Maurice Stern and Claire E. Seipp Trust	San Bernardino County Property Information Management System
1995-2001	Marvin L. Stern, Lawrence D. Stern, Geri Stern, and Claire E. Seipp Trust	San Bernardino County Property Information Management System
2001-2022	Tommie Alvarez and Ramon Alvarez	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed ca.1970, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed ca.1970, the dwelling is a modest one-story residence with a detached garage built in the Ranch architectural style. The dwelling features an asymmetrical façade, an L-shaped floorplan sited on a concrete foundation, a cross-gable roof topped with composite shingles, a stucco façade, vinyl multi-lite sliding sash windows, a brick chimney, and a detached garage with a stucco façade, a front gable roof, vinyl multi-lite window, and a wood overhead door. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, cross-gable roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 11059 Poplar Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6..

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 11059 Poplar Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 11059 Poplar Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

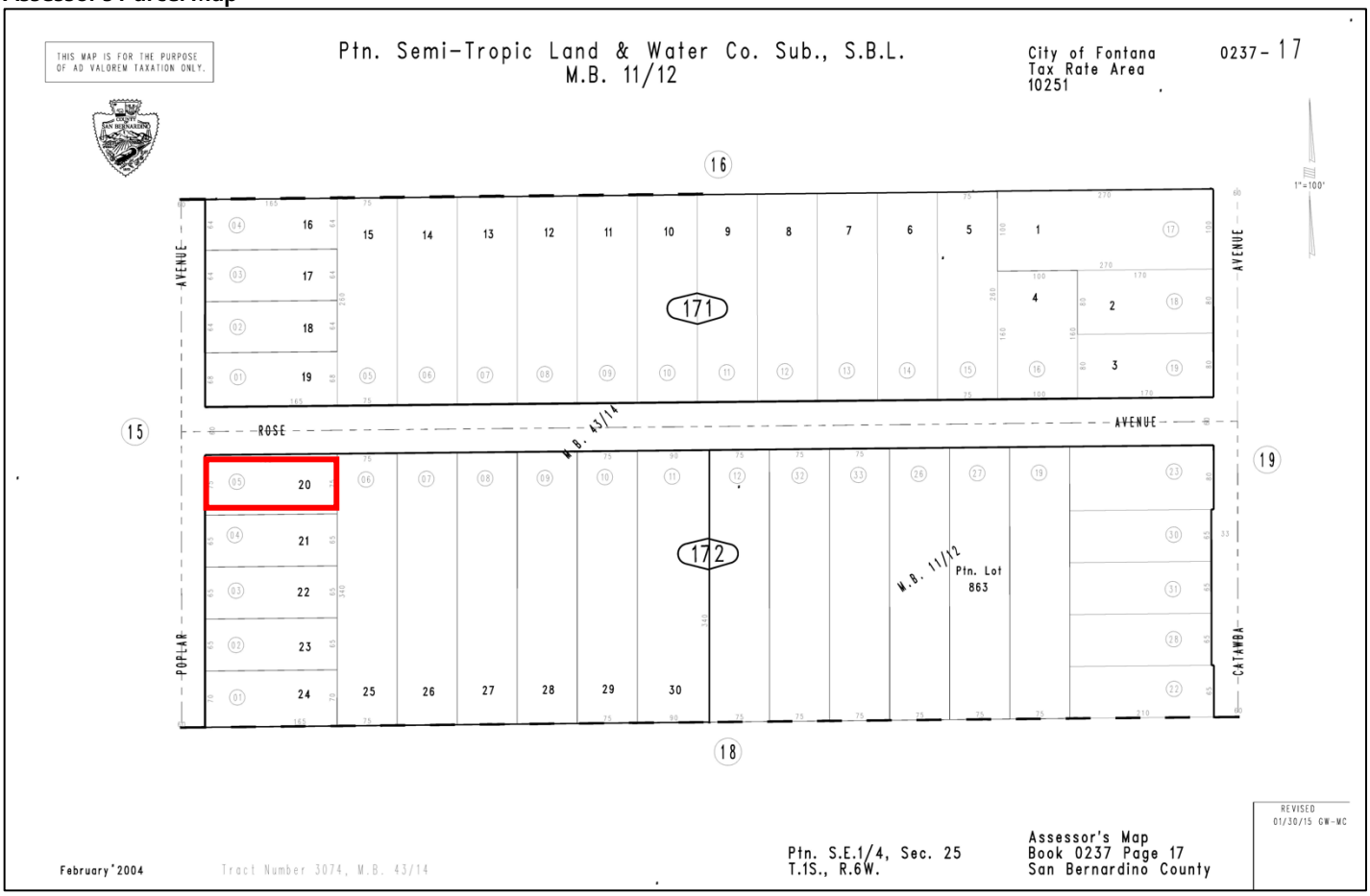
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

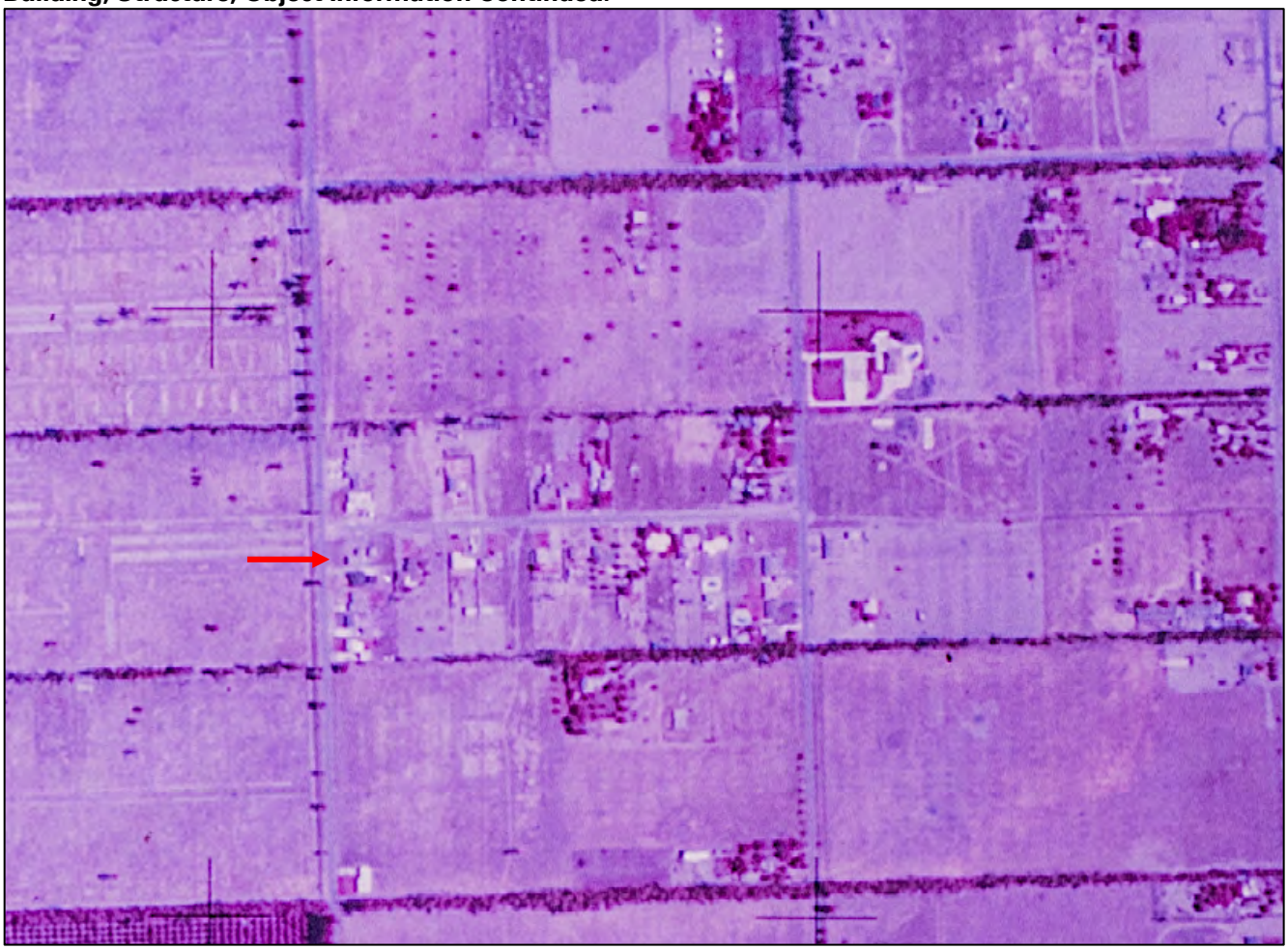
Building, Structure, Object Information Continued:

Historic Aerials



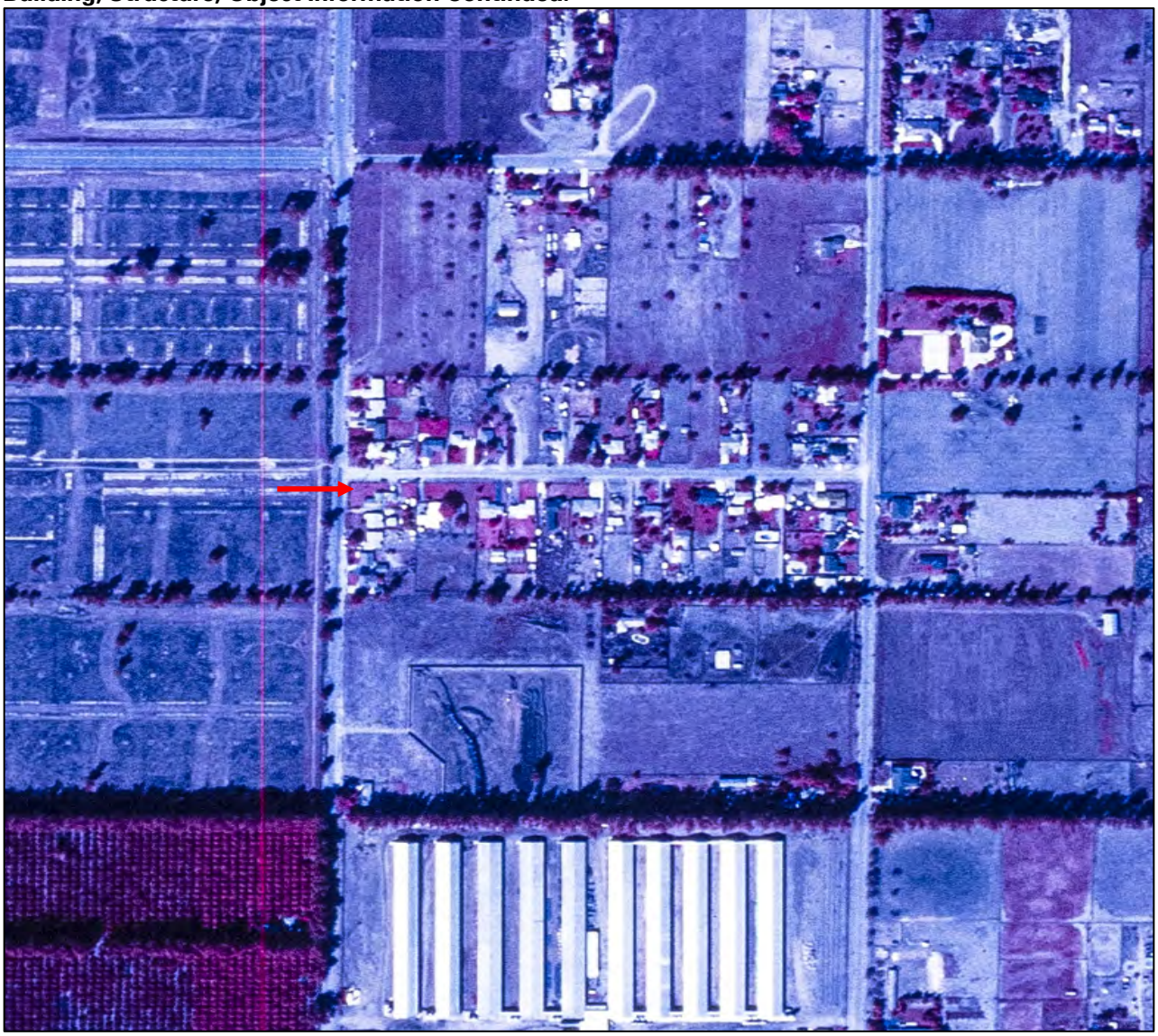
1966 aerial of the subject property and surrounding area. No structures are visible on the parcel.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1970 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



2006 aerial of the subject property and surrounding area.
Source: Google Earth

Building, Structure, Object Information Continued:



2007 aerial of the subject property and surrounding area. A shed roof extension was added to the southeast corner of the dwelling. Source: Google Earth

Building, Structure, Object Information Continued:

Vintage Photographs



2007 view northeast of the subject property.
Source: Google Street View.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 6

Review Code _____ Reviewer _____ Date _____
Resource Name: 11063 Poplar Avenue
Page 1 of 25

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 11063 Poplar Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457345.10mE / 3768098.00mN
e. Other Locational Data: The subject property fronts Poplar Avenue and is sited on Lot 21 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, south of Rose Avenue. Identified as San Bernardino County Assessor's Parcel Number 023-717-204, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-204 and consists of a modest single-family residence with a detached garage, listed as 11063 Poplar Avenue. The dwelling was constructed in 1965 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.25 acres in size, located south of Rose Avenue. The property is enclosed on all sides by a chain-link fence. An asphalt driveway is located on the northwest corner of the parcel and extends from Poplar Avenue providing access to the property. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View east of the west elevation from Poplar Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1965; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

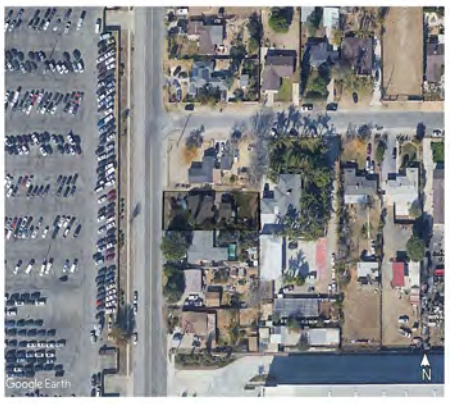
B1. Historic Name: Not Identified
B2. Common Name: 11063 Poplar Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Constructed in 1965, the subject property was improved with the construction of a modest single-family residence built in the Ranch architectural style by an unidentified builder. Based on historic aerials, the dwelling featured an asymmetrical floor plan with a side gable roof. A detached garage was constructed directly east of the main dwelling. Between 2018 and 2020, the windows on the main (west) elevation were replaced with sliding sash windows. No permits were on file for the subject property.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 11063 Poplar Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



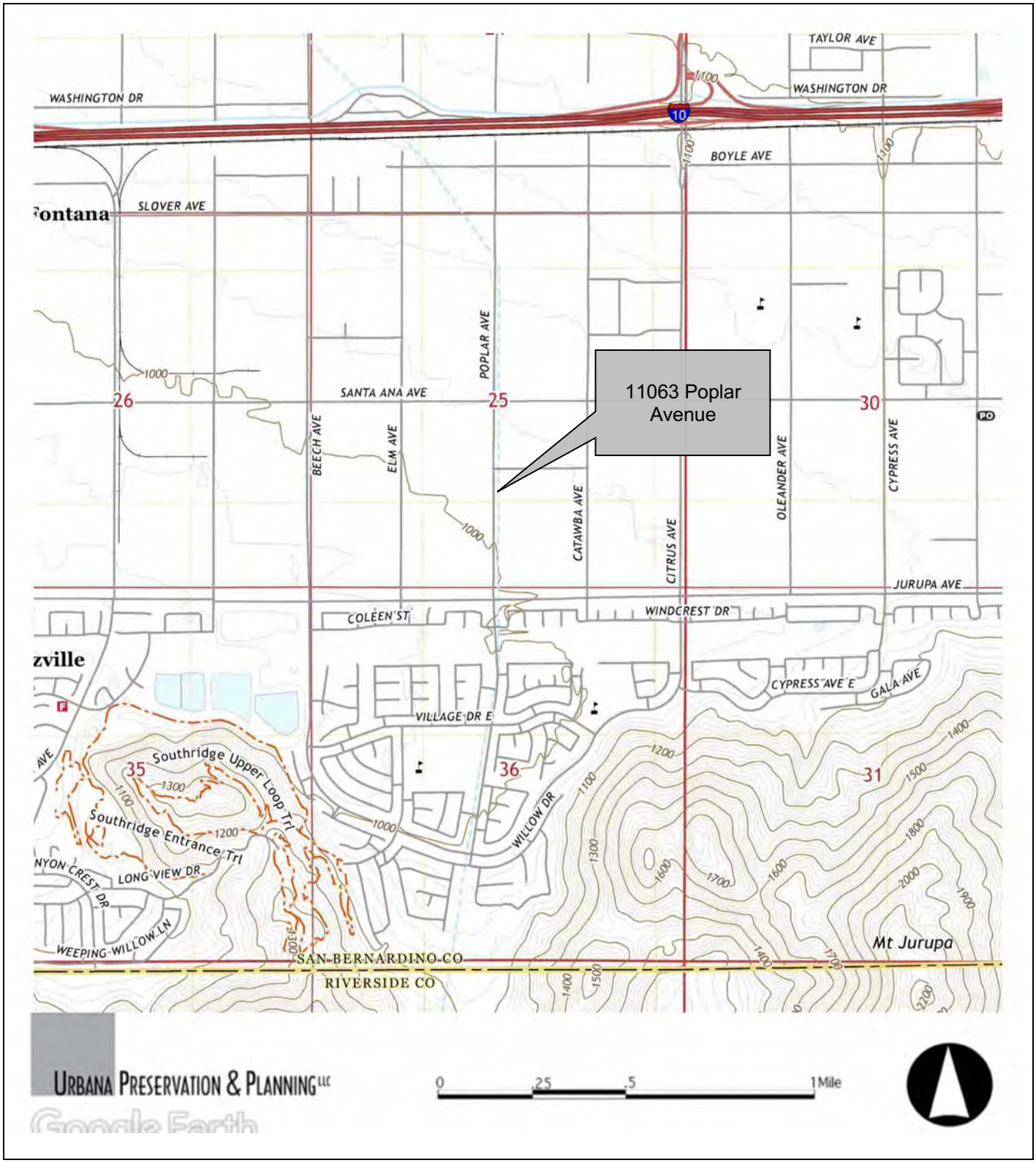
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 11063 Poplar Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 6

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 6

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and floor plan sited on a concrete foundation. The low-pitched side gable roof is topped with composite shingles and has a moderate eave overhang. The exterior is clad in stucco painted in light brown with board and batten siding on a north end of the west elevation. The dwelling features vinyl multi-lite sliding sash windows with screen inserts, a brick chimney, a wood panel door painted in brown, and a double glass sliding door located on the east elevation. The detached garage is located directly east of the main dwelling and features a front gable roof.

Current views of the property are included below and in the following pages.


View northeast of the west elevation.

Primary Record Information Continued:



View southeast of the west and north elevations from Poplar Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History

In 1965, the property was improved with the construction of a single-family residence and a detached garage. Between 1965 and 1968, property ownership was not identified. In 1969, the property is first identified under the ownership of Ruth Marie Reynolds (Sembler). Born in 1936, Mrs. Reynolds was a native of New Jersey.[1] In 1953, she married Lester W. Reynolds in New Jersey.[2] In 1956, the couple relocated to Fontana, California where their four children were born: Kay (b.1956), Reginald (b.1958), Lester J. (b.1962), and Warren (b.1967).[3] By the late 1960s, the couple had a acquired the subject property at an unidentified date. Mrs. Reynolds continued to live on the property with her children following her separation from Mr. Reynolds in 1969.[4]

Between 1970 and 1983, property ownership was not identified.

In 1984, the property was under the ownership of Sara Stern, Maurice Stern, and the Sara Stern Trust and Claire E. Seipp Trust. Born on January 8, 1901, Mr. Stern was a native of Pennsylvania.[5] He was the son of Samuel and Berta Stern, Romanian and German nationals who immigrated to the United States during the late 1800s.[6] In 1928, Mr. Stern married Sarah Zaslavsky in Manitoba, Canada where they couple would settle.[7] Together the couple had four children: Lawrence D. (abt.1928), Marvin (b.1930), Claire Evelyn (b.1933), and Gyl "Geri" Stern (b.not identified).[8] [9] By the late 1950s, Mr. and Mrs. Stern relocated to California, where Claire and Marvin resided. By 1984, the property was acquired by the Sterns. In 1995, additional members of the Stern family were added as property owners: Marvin L. Stern, Lawrence D. Stern, and Geri Stern. In 2002, Lawrence D. Stern became the sole owner of the property and remained under his ownership until 2006.

In 2006, the property was acquired by Agustin Barrios. The property remained under his ownership until 2010 when it was sold to Oscar D. Arreola. In 2022, the property was acquired from Mr. Arreola by the LIT Industrial Limited Partnership and continues under their ownership to this day.

See Table 1 below for partial property ownership

[1] Social Security Administration; Washington D.C., USA; *Social Security Death Index, Master File.*
[2] *Ashbury Park Press,* December 17, 1953.
[3] *San Bernardino Sun,* January 24, 1969.
[4] Ancestry.com. *California, U.S., Divorce Index, 1966-1984* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.
[5] National Archives at College Park; College Park, Maryland, USA; *Electronic Army Serial Number Merged File, 1938-1946*; NAID: *1263923*; Record Group Title: *Records of the National Archives and Records Administration, 1789-ca. 2007*; Record Group: *64*; Box Number: *06381*; Reel: *155.*
[6] Year: *1940*; Census Place: *Philadelphia, Philadelphia, Pennsylvania*; Roll: *m-t0627-03715*; Page: *4A*; Enumeration District: *51-88.*
[7] Ancestry.com. *Web: Manitoba, Marriage Index, 1881-1937* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.
[8] Ancestry.com. *U.S., Find a Grave Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.; National Archives at Riverside; Riverside, California; *Petitions For Naturalization, U.s. District Court For the Central District of California (Los Angeles), 1940-1991*; NAI Number: *594890*; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: *21.*
[9] National Archives at Riverside; Riverside, California; *Petitions For Naturalization, U.s. District Court For the Central District of California (Los Angeles), 1940-1991*; NAI Number: *594890*; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: *21.*

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1969	Ruth Reynolds	*San Bernardino Sun*
1973-1984	Sara Stern and Maurice Stern	San Bernardino County Property Information Management System
1984-1995	Sara Stern, Maurice Stern, Claire E. Seipp Trust, and Sara Stern Trust	
1995-2002	Marvin L. Stern, Lawrence D. Stern, Geri Stern, and Claire E. Seipp Trust	San Bernardino County Property Information Management System
2002-2006	Lawrence D. Stern	San Bernardino County Property Information Management System
2006-2010	Agustin Barrios	San Bernardino County Property Information Management System
2010-2022	Oscar D. Arreola	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1965, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1965, the dwelling is a modest one-story residence with a detached garage built in the Ranch architectural style. The dwelling features an asymmetrical façade, an irregular shaped floorplan sited on a concrete foundation, a side gable roof topped with composite shingles, a stucco and board-and-batten façade, vinyl sliding sash, and a brick chimney. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, side gable roof, and stucco / board-and-batten façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 11063 Poplar Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 11063 Poplar Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 11063 Poplar Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

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County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

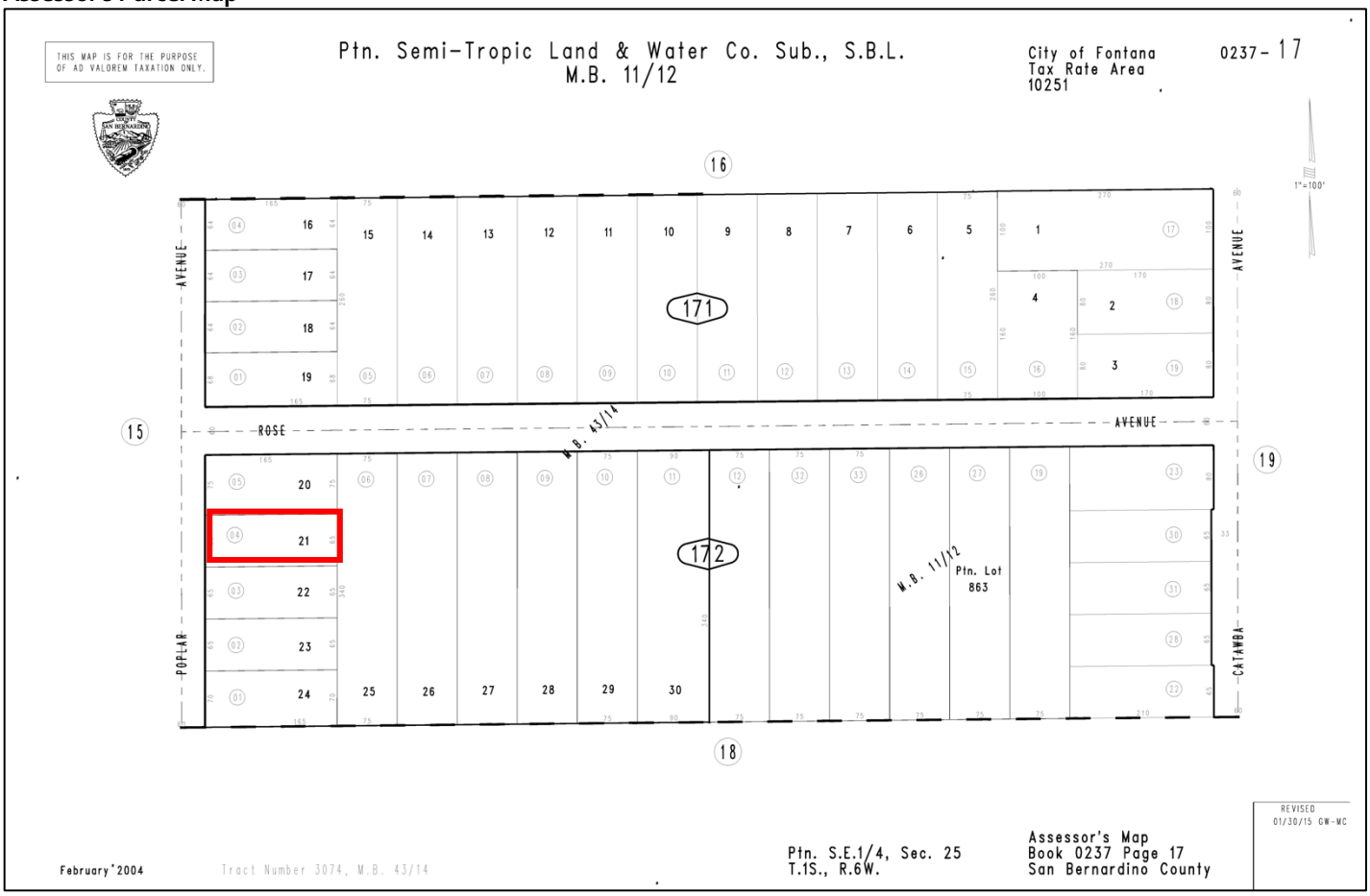
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



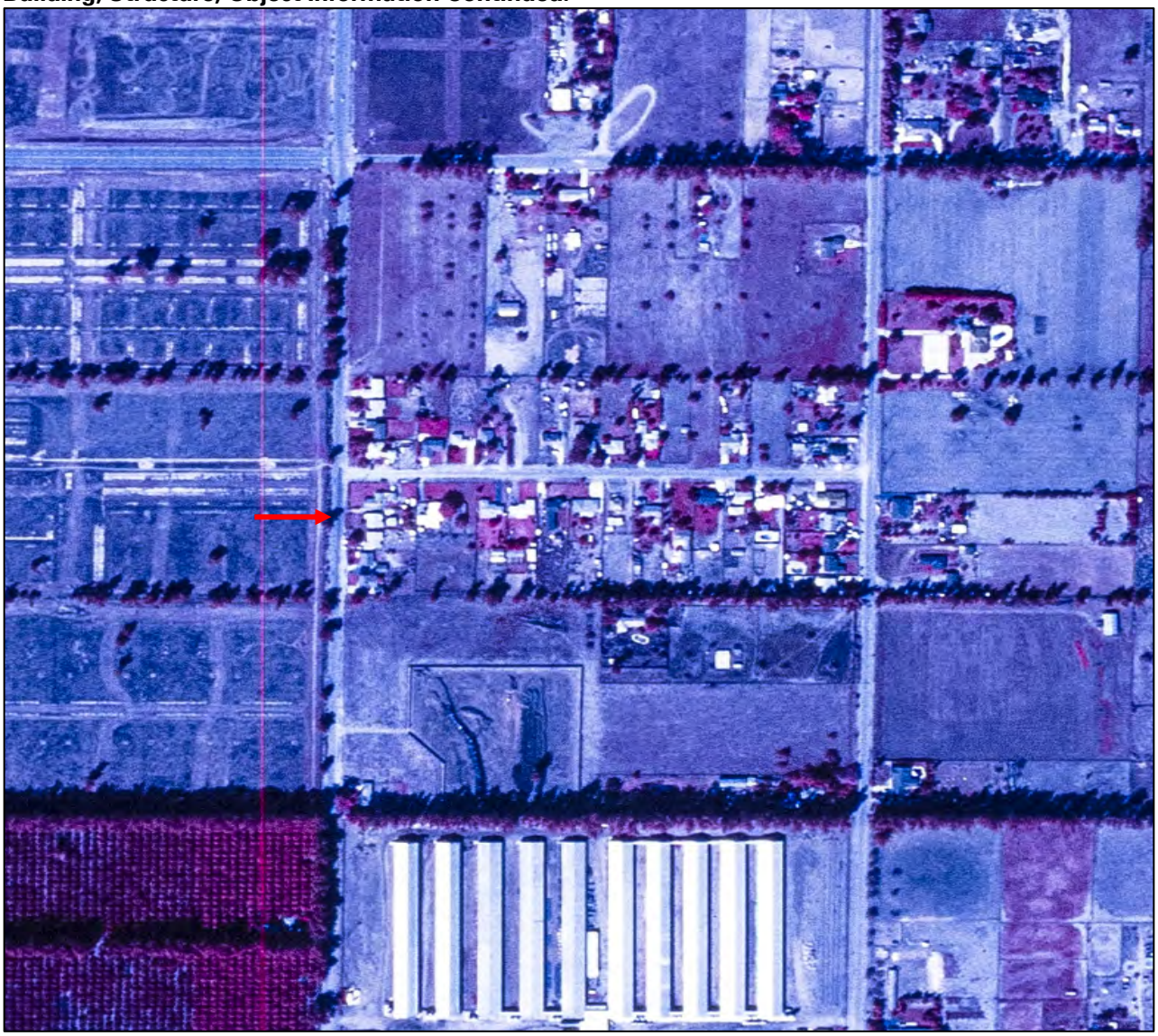
1961 aerial of the subject property and surrounding area. No structures are visible on the parcel.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:

Vintage Photographs



2010 view southeast of the subject property.
Source: Redfin.

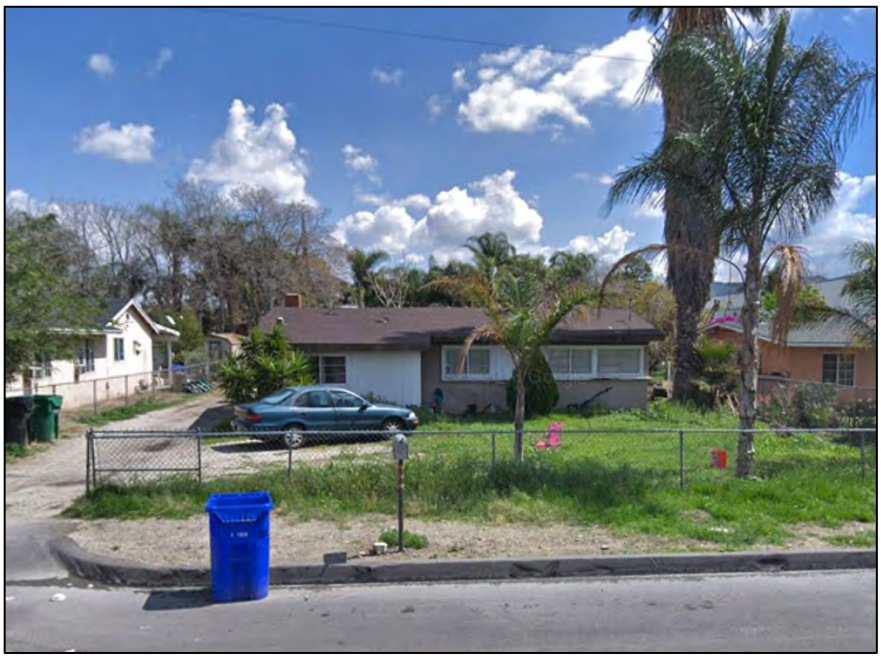


2010 view south of the east (rear) elevation.
Source: Redfin.

Building, Structure, Object Information Continued:

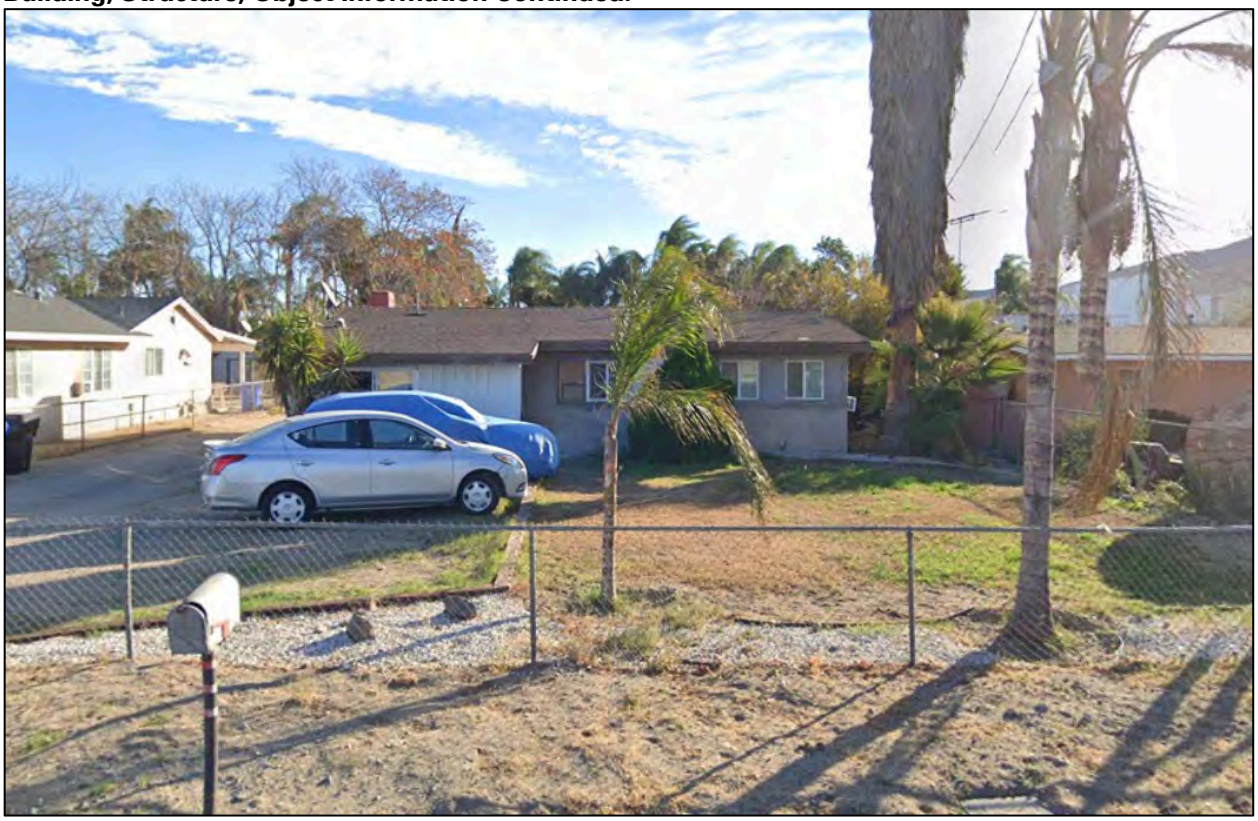


2012 view east of the west elevation.
Source: Google Street View.



2018 view east of the west elevation. The windows on the main elevation were replaced between 2018 and 2021 with vinyl sliding sash windows.
Source: Google Street View.

Building, Structure, Object Information Continued:



2020 view east of the west elevation. The current windows are visible.
Source: Google Street View.

Building, Structure, Object Information Continued:

Newspaper and Genealogical Database Search Results for Owners and Occupant

Family's Trouble Matches Rainfall

By BEILBY MAY
Sun-Telegram Staff Writer

FONTANA — As the rains poured down on Fontana last Sunday, troubles rose to a flood tide for Ruth Reynolds and her four children in their modest home at 11063 Poplar Ave.

The explosion of an unused can of hairspray was the climax of a series of troubles, financial, physical and matrimonial which has plagued the Reynolds household for the past few months. In an effort to bring a spot of cheer into the overcast day, Mrs. Reynolds attempted to kindle a blaze in the fireplace with the contents of a waste - basket, forgetting that some time before she had tossed a defective hairspray can into the basket.

Seated in front of the fireplace were three of her four children, Kay 14; Lester John, 7; and Warren, 3. They were enjoying themselves by working on a jigsaw puzzle.

Suddenly a blast came from the fireplace, spraying liquid fire over the three children. Although almost deafened by the roar of the exploding can, Mrs. Reynolds managed to put out the burning shirt of her second son, Lester John.

Although Warren and Kay received first and second degree burns around their arms and heads, their clothing did not catch fire. Attendants at Kaiser Hospital where the three were taken for emergency treatment told Mrs. Reynolds that John was burned over 10 per cent of his body, including second - degree burns on his back.

Mrs. Reynolds, who was sitting in a chair outside the direct line of the explosion was uninjured as was the family's oldest son, Reginald, 10. The accident, in Mrs. Reynold's words was "the last straw."

Her estranged husband, she explains, has not been seen by his family since November. Despite the fact there is no longer any regular income she has attempted to keep the family together with the assistance of general welfare funds and other county and state agencies.

It takes considerable food, as well as clothes to keep three children in school, plus one lively pre - schooler healthy, as Mrs. Reynolds has discovered.

Several months ago when she tried to find out how to receive assistance from the Aid to Dependent Children Funds, she was told that she would have to have proof that their father was no longer part of the family.

With this end in view she contacted the San Bernardino County Legal Aid Society. This group put her in contact with a local attorney who volunteered his services to start divorce proceedings. However, Mrs. Reynolds is still faced with the problem of finding funds for the required official advertising of the action.

Although the three burned children were returned to their home following emergency care, it is still necessary to take them back to San Bernardino County Hospital to have their injuries examined and rebandaged. Hopefully, today, most of the bandages will be removed.

However taking the children in for treatment has brought new problems for Mrs. Reynolds. A few weeks ago, the brakes on the family's only car suddenly went out. Now she is unable to use it, even when she can afford gas for it.

This is a double hardship in the section of Poplar Avenue where the Reynolds live. There is no grocery nor shopping center within walking distance and few of the sidewalks are paved. Neighbors have been generous in offering the stricken family assistance, but Mrs. Reynolds is reluctant to call on them any more than necessary.

Despite the unhappiness of the past few months, Mrs. Reynolds vows "I'll never leave Fontana unless I have to." Since 1956 the family has made its home in this area. Kay is now in her last year at Sequoia Junior High School, where she is maintaining a "B" average.

Both boys are pupils at Jurupa Hills school. While their mother admits it sometimes takes a little maternal coercion to get them through their homework, she comments, "I don't think I have any reason to complain about their marks either."

Reginald has been doing much better in the last year or so, since it was discovered he was having hearing troubles. Thanks to some delicate surgery, his hearing was restored to better than 75 per cent.

Recently though, Mrs. Reynolds has a new worry, because there is evidence that it is again failing.

Because of Reggie's trouble, she is particularly concerned about John's ear which received almost the full impact from the exploding can last Sunday. As far as doctors can determine to date, however, the inner ear was unharmed.

For the trip to the hospital today, arrangements have been made with the local Red Cross for transportation. The Reynolds' hope this will be the next to the last visit and are glad they don't have to ask their neighbors for help again.

If she can carry her family through the next few weeks, Mrs. Reynolds feels she can anticipate a spring sunnier than the winter has been.

She figures she has enough under general welfare to provide food for a week or so. By the middle of February she is optimistic Aid to Dependent Children can be arranged.

For the intervening week she is relying on faith and hope.



Gee & Beglau Studio photo

HIGH SPIRITS — Despite blisters and bandages, Lester John, 7, (left) and his three-year-old brother, Warren, have plenty of energy to give each other rides in their toy wagon. Their older sister, Kay, takes things a little more soberly. All three of the Reynolds children suffered first and second degree burns last Sunday when a discarded can of hair spray exploded in fireplace. The family's fourth child, Reginald, was uninjured.

rt Card Party
row Afternoon

Source: "Family's Trouble Matches Rain," San Bernardino Sun, January 24, 1969.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 7

Review Code _____ Reviewer _____ Date _____
Resource Name: 11073 Poplar Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 11073 Poplar Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457343.46mE / 3768078.40 mN
e. Other Locational Data: The subject property fronts Poplar Avenue and is sited on Lot 22 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, south of Rose Avenue. Identified as San Bernardino County Assessor's Parcel Number 023-717-203, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-203 and consists of a modest single-family residence with an attached garage, listed as 11073 Poplar Avenue. The dwelling was constructed ca.1966 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.25 acres in size, located south of Rose Avenue. The property is enclosed on all sides by an iron wrought fence. Two driveways are located on the far northwest and southwest corners of parcel that extends from Poplar Avenue providing access to the property. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View east of the west elevation from Poplar Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: ca.1966; HistoricAerials.com
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 11073 Poplar Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Permits were not on file for the subject property.Constructed ca.1966 the subject property was improved with the construction of a modest single-family residence with an attached garage built in the Ranch architectural style by an unidentified builder. Based on historic aerials, the dwelling featured an irregular floor plan with a cross gable roof. The fenestration likely consisted of aluminum sliding sash or single-hung windows and were later replaced with vinyl units at an unidentified date. Between 2005 and 2006, an addition was appended to the southeast corner of the existing dwelling. Between 2007 and 2012, the wood door located at the main entryway was replaced with a French door and an iron wrought fence was installed around the property. By 2018, a metal security door was installed over the main door.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 11073 Poplar Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



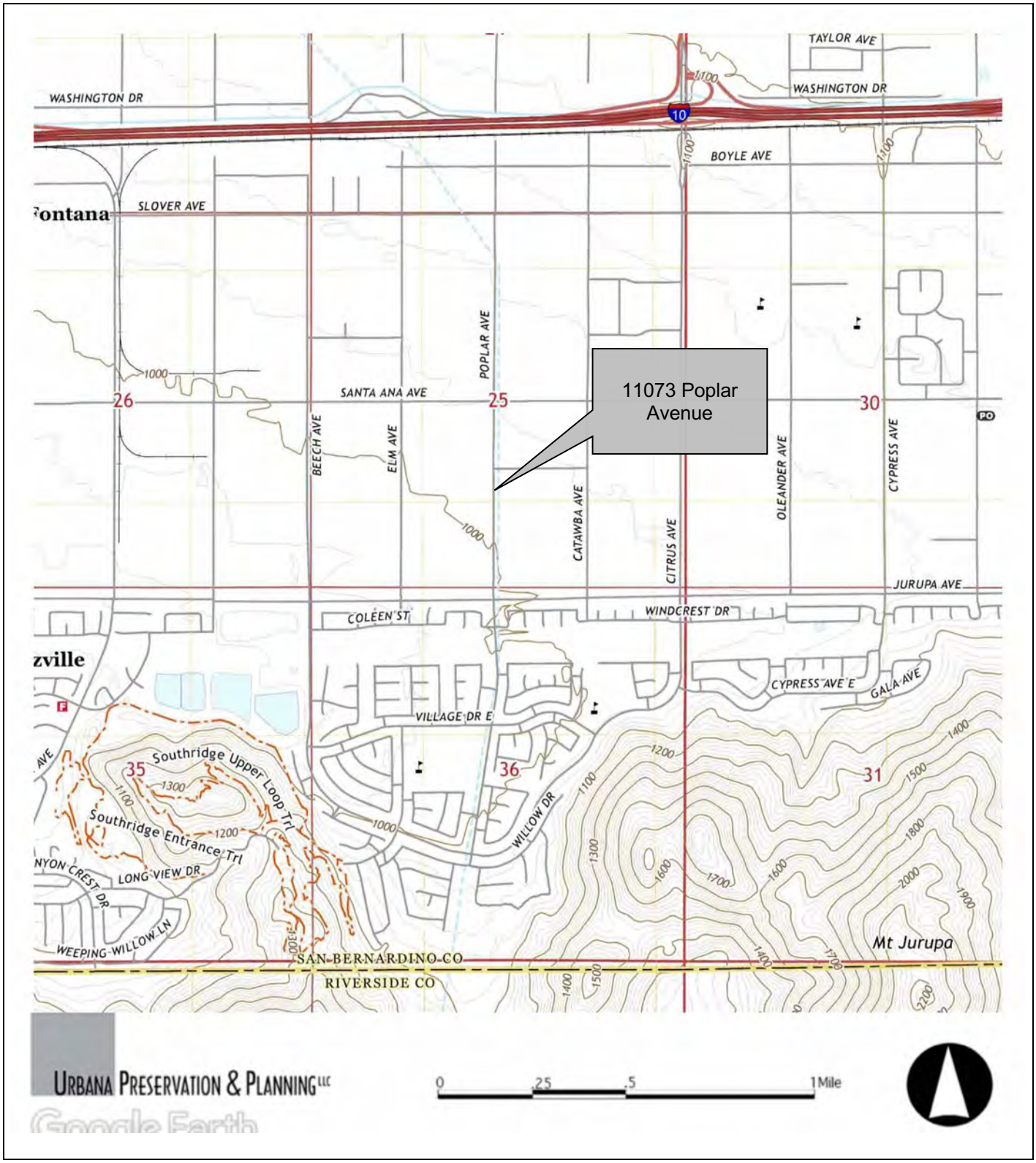
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 11073 Poplar Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 7

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 7

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and irregular floor plan sited on a concrete foundation. The low-pitched cross gable roof is topped with composite shingles and has a moderate eave overhang. The exterior is clad in stucco painted in peach. The dwelling features vinyl multi-lite sliding sash windows, a metal security door over the main entryway with fixed sidelights on either side, and wood overhead garage door with vertical siding. The main entryway, located on the west elevation, is sheltered below the roofline.

Current views of the property are included below and in the following pages.


View east of the west elevation from Poplar Ave.

Primary Record Information Continued:



View southeast of the west elevation from Poplar Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History

Constructed ca.1966, the property was improved with the construction of a single-family residence and an attached garage. Between 1966 and 1972, property ownership was not identified. In 1973, the property is first identified under the ownership of Maurice and Sara Stern. Born on January 8, 1901, Mr. Stern was a native of Pennsylvania.[10] He was the son of Samuel and Berta Stern, Romanian and German nationals who immigrated to the United States during the late 1800s.[11] In 1928, Mr. Stern married Sarah "Sara" Zaslavsky in Manitoba, Canada where they couple would settle.[12] Together the couple had four children: Lawrence D. (abt.1928), Marvin (b.1930), Claire Evelyn (b.1933), and Gyl "Geri" Stern (b.not identified).[13] [14] By the late 1950s, Mr. and Mrs. Stern relocated to California, where Claire and Marvin resided. By 1973, the property was acquired by the Sterns. In 1995, additional members of the family were added as joint owners of the property: Maurice, Sara, and Claire E. Seipp. The property remained under the Stern family's ownership until 2002.

In 2002, the property was acquired by Ricardo L. and Eva Calderon. The property remained under their ownership until 2022 when it was acquired by the LIT Industrial Limited Partnership. The property continues under their ownership to this day.

See Table 1 below for partial property ownership.

[10] National Archives at College Park; College Park, Maryland, USA; *Electronic Army Serial Number Merged File, 1938-1946*; NAID: *1263923*; Record Group Title: *Records of the National Archives and Records Administration, 1789-ca. 2007*; Record Group: *64*; Box Number: *06381*; Reel: *155.*

[11] Year: *1940*; Census Place: *Philadelphia, Philadelphia, Pennsylvania*; Roll: *m-t0627-03715*; Page: *4A*; Enumeration District: *51-88.*

[12] Ancestry.com. *Web: Manitoba, Marriage Index, 1881-1937* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

[13] Ancestry.com. *U.S., Find a Grave Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.; National Archives at Riverside; Riverside, California; *Petitions For Naturalization, U.s. District Court For the Central District of California (Los Angeles), 1940-1991*; NAI Number: *594890*; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: *21.*

[14] National Archives at Riverside; Riverside, California; *Petitions For Naturalization, U.s. District Court For the Central District of California (Los Angeles), 1940-1991*; NAI Number: *594890*; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: *21.*

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1973-1984	Maurice Stern and Sara Stern Trust	*San Bernardino Sun*
1984-1995	Maurice Stern, Sara Stern, Claire E. Seipp Trust, Sara Stern Trust	San Bernardino County Property Information Management System
1995-2002	Marvin L. Stern, Lawrence D. Stern, Geri Stern, and Claire E. Seipp Trust	San Bernardino County Property Information Management System
2002-2022	Eva Calderon and Ricardo Calderon	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed ca.1966, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed ca.1966, the dwelling is a modest one-story residence with an attached garage built in the Ranch architectural style. The dwelling features an asymmetrical façade, an irregular shaped floorplan sited on a concrete foundation, a cross gable roof topped with composite shingles, a stucco façade, and vinyl multi-lite sliding sash windows. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, cross gable roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 11073 Poplar Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 11073 Poplar Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 11073 Poplar Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

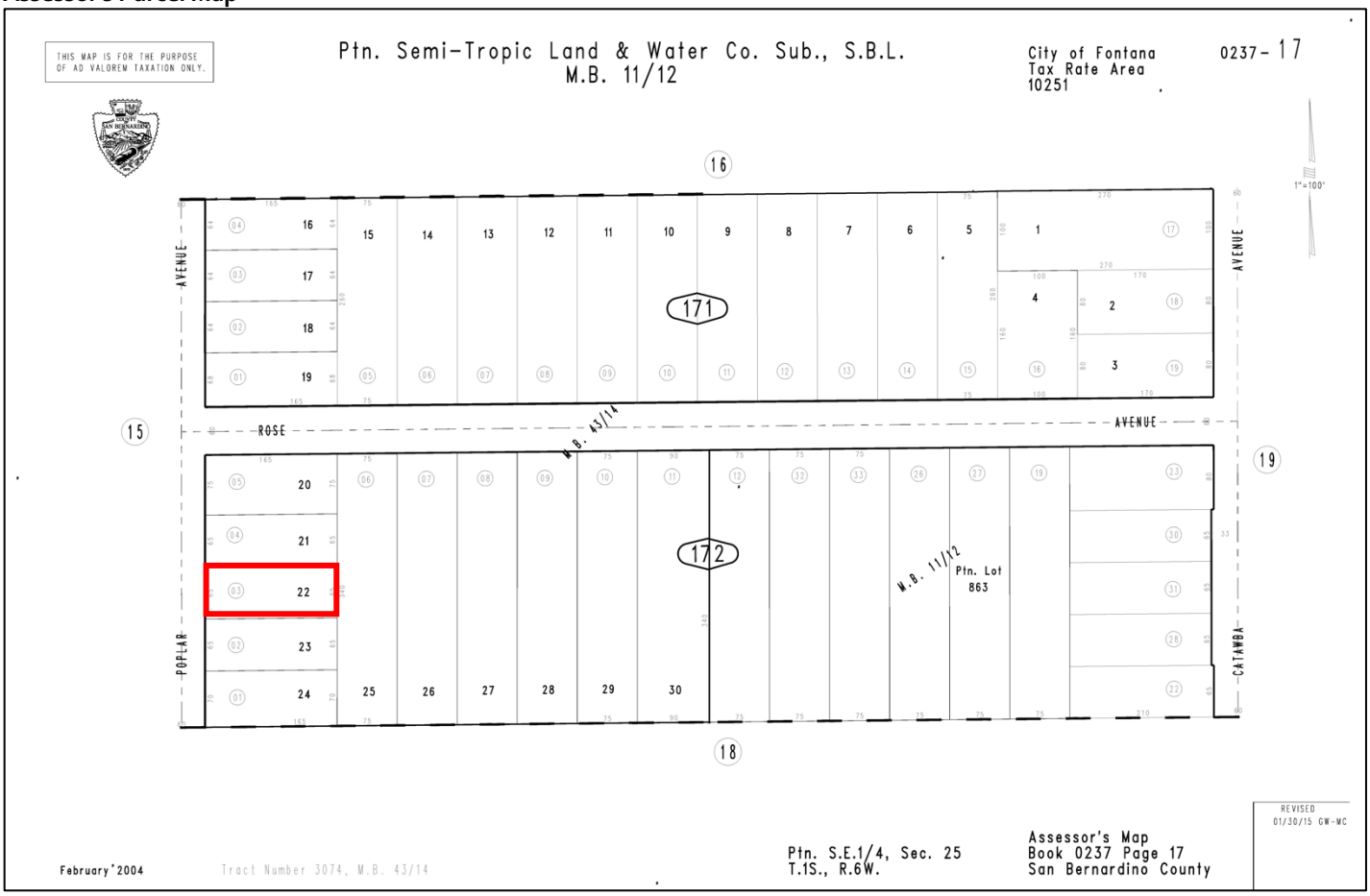
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



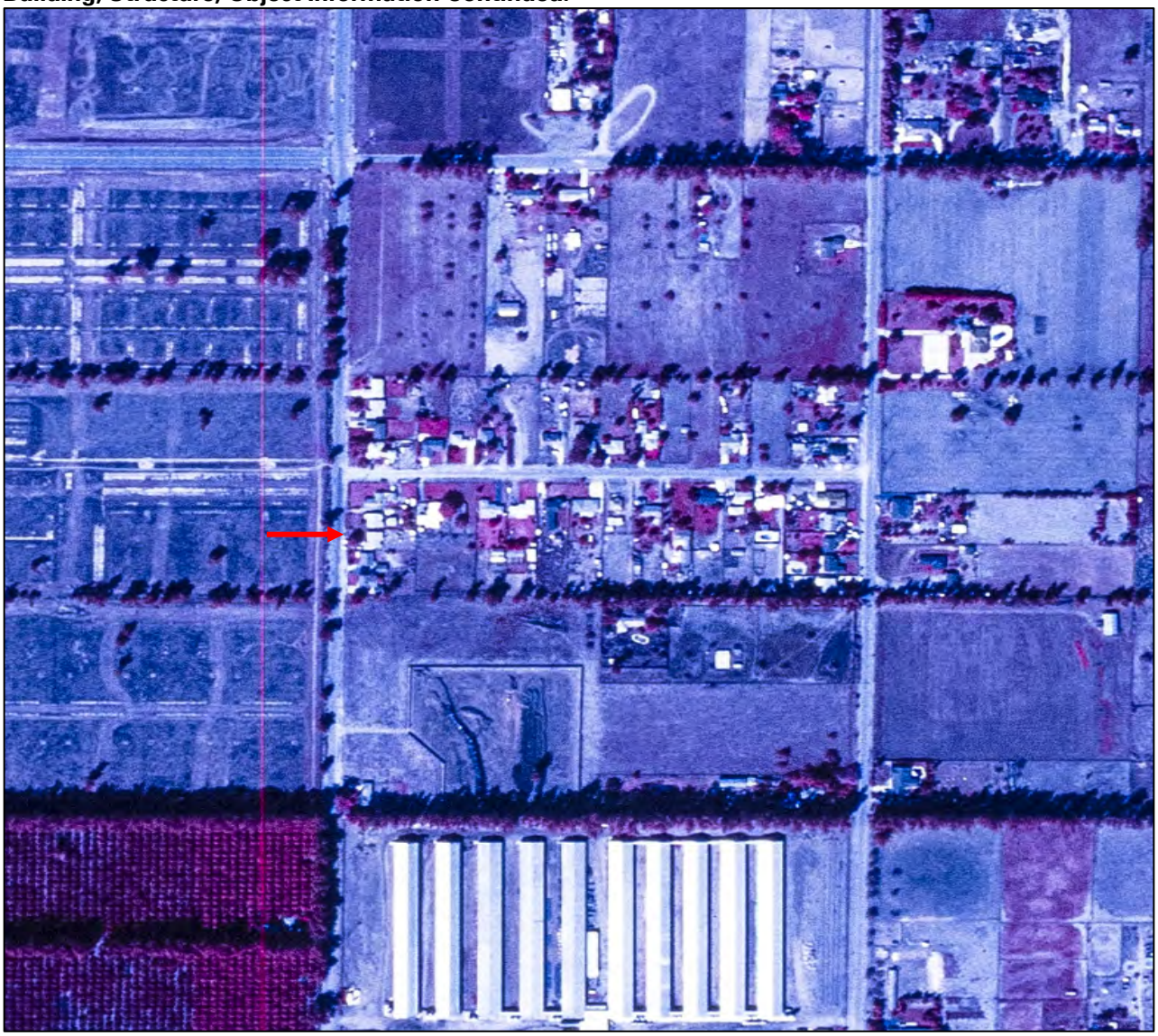
1961 aerial of the subject property and surrounding area. No structures are visible on the parcel.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



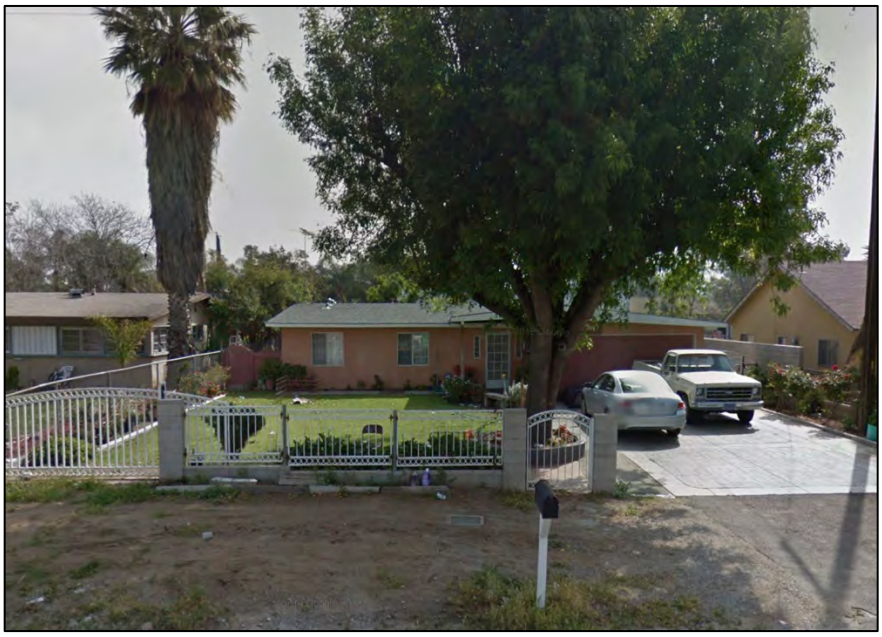
2006 aerial of the subject property and surrounding area. Between 2005 and 2006, an addition was appended to the southeast corner of the existing dwelling.
Source: Google Earth.

Building, Structure, Object Information Continued:

Vintage Photographs

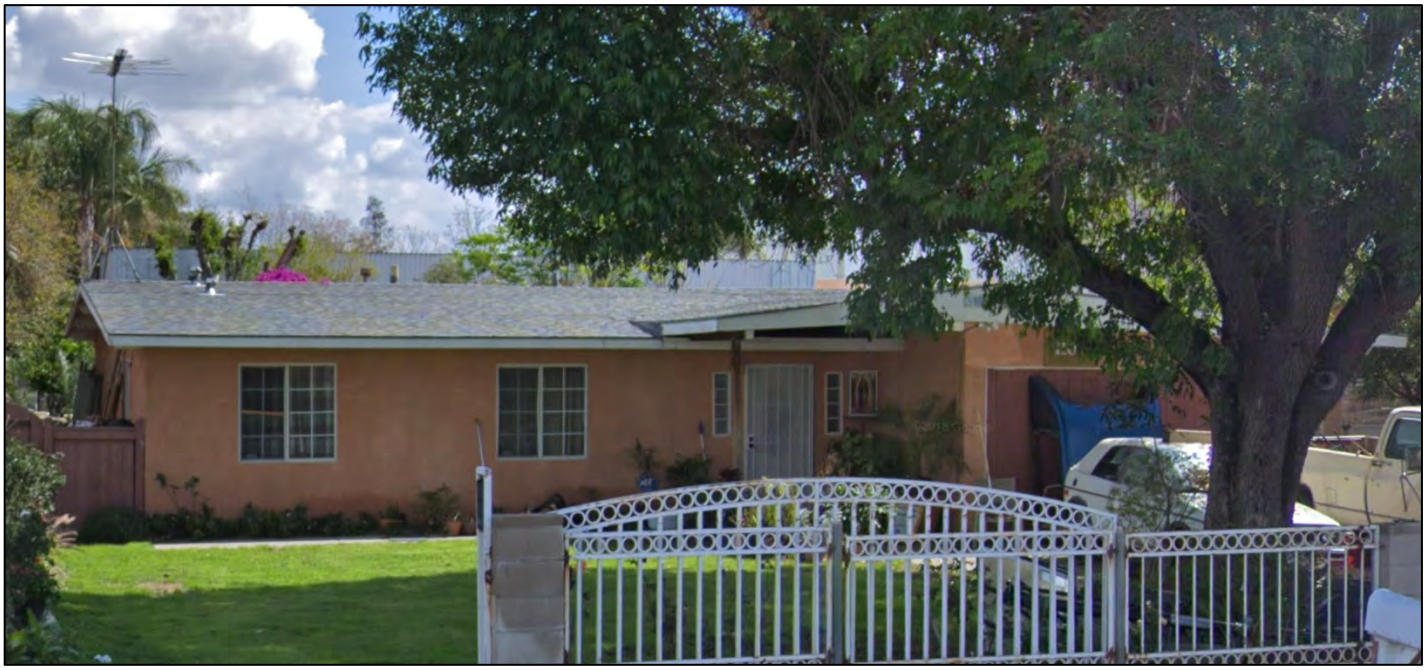


2007 view east of the subject property. The dwelling features a wood door with an oval lite.
Source: Google Street View.



2012 view east of the subject property. By 2012, the door was replaced with a French door.
Source: Google Street View.

Building, Structure, Object Information Continued:



2018 view east of the west elevation. The windows on the main elevation were replaced between 2018 and 2021 with vinyl sliding sash windows.
Source: Google Street View.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 8

Review Code _____ Reviewer _____ Date _____
Resource Name: 11083 Poplar Avenue
Page 1 of 22

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 11083 Poplar Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457337.43mE / 3768063.46mN
e. Other Locational Data: The subject property fronts Poplar Avenue and is sited on Lot 23 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, south of Rose Avenue. Identified as San Bernardino County Assessor's Parcel Number 023-717-202, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-202 and consists of a modest single-family residence with a detached garage, listed as 11083 Poplar Avenue. The dwelling was constructed in 1965 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.25 acres in size, located south of Rose Avenue. The property is enclosed on all sides by a chain link fence. A concrete driveway is located towards the far southwest end of the parcel and extends from Poplar Avenue providing access to the property. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View east of the west and south elevations from Poplar Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1965; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 11083 Poplar Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on building permits and historic and current aerials. Constructed in 1965 the subject property was improved with the construction of a modest single-family residence with a detached garage built in the Ranch architectural style by an unidentified builder. Based on historic aerials, the dwelling featured a rectangular floor plan with a side gable roof. The original fenestration likely consisted of aluminum single-hung windows, which are still visible to this day. In 2019, a mechanical permit was submitted to the City of Fontana, however, the permit expired before the work commenced (Permit No. BLD19-003342). This was the only building permit submitted to the city. No other alterations were identified for the subject property.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 11083 Poplar Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



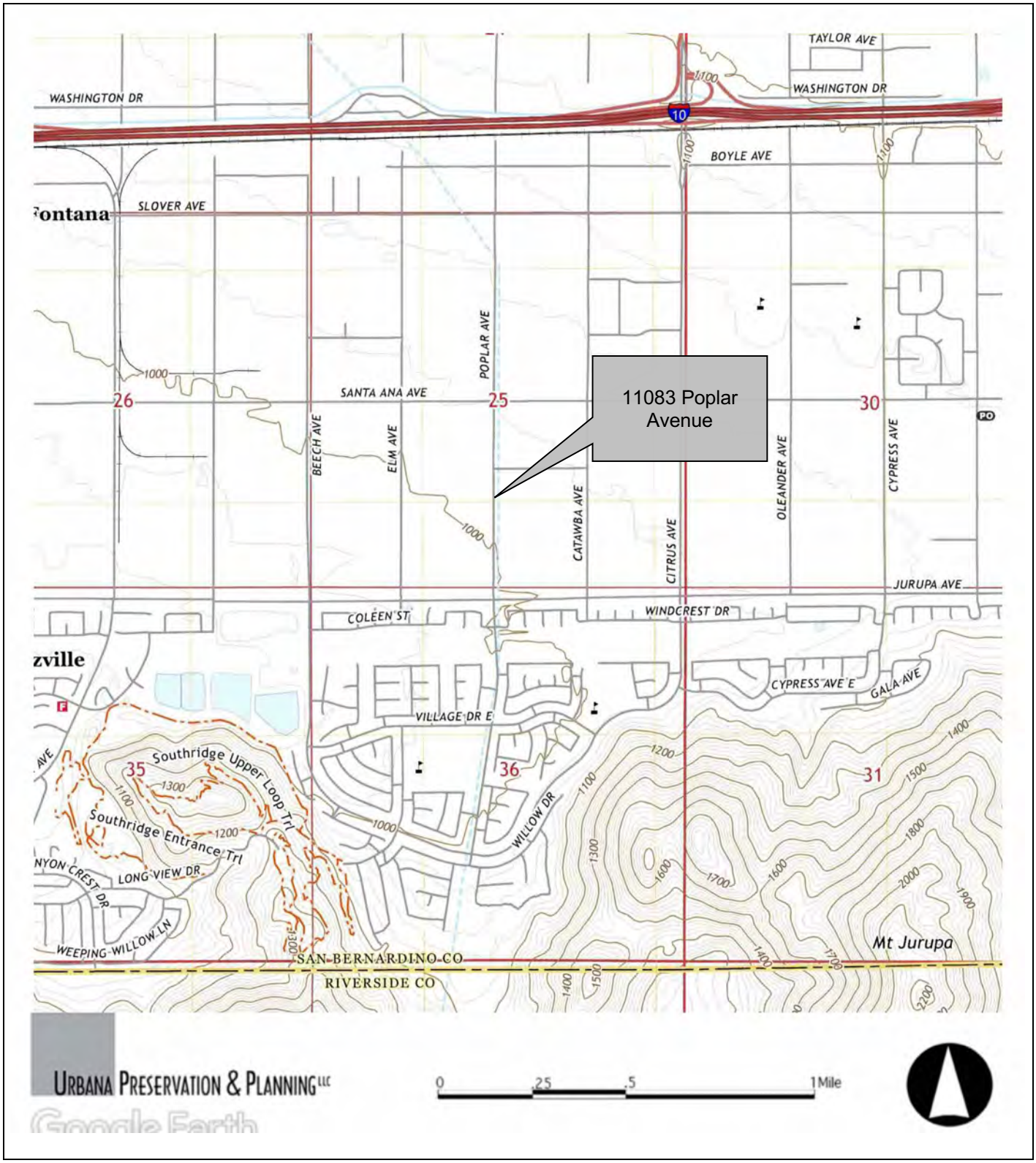
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 11083 Poplar Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 8

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 8

Primary Record Information Continued:
Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and rectangular floor plan sited on a concrete foundation. The high pitched side gable roof is topped with composite shingles and has a wide eave overhang, exposed rafters, and a gable and shed combination on the south elevation. The exterior is clad in stucco painted in yellow. The dwelling features aluminum sliding sash windows, and two metal security doors located on the south elevation. The main entryway, located on the south elevation, is sheltered below the shed roof. The detached garage is located directly south of the main dwelling and features a front gable roof topped with composite shingles and a multi-lite sliding sash window.

Current view of the property is included below.


View east of the west elevation from Poplar Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History

Constructed in 1965, the property was improved with the construction of a single-family residence and a detached garage. Between 1965 and 1972, property ownership was not identified. In 1973, the property is first identified under the ownership of Maurice and Sara Stern. Born on January 8, 1901, Mr. Stern was a native of Pennsylvania.[15] He was the son of Samuel and Berta Stern, Romanian and German nationals who immigrated to the United States during the late 1800s.[16] In 1928, Mr. Stern married Sarah "Sara" Zaslavsky in Manitoba, Canada where they couple would settle.[17] Together the couple had four children: Lawrence D. (abt.1928), Marvin (b.1930), Claire Evelyn (b.1933), and Gyl "Geri" Stern (b.not identified).[18] In the late 1950s, Mr. and Mrs. Stern relocated to California, where their children Claire and Marvin resided. By 1973, the property was acquired by the Sterns. The property remained under the Stern family's ownership until 2002.

In 2002, the property was acquired by Eva and Ricardo Calderon. The property remained under their ownership until 2022 when it was acquired by the LIT Industrial Limited Partnership. The property continues under their ownership to this day.
.

See Table 1 below for property ownership.

[15] National Archives at College Park; College Park, Maryland, USA; *Electronic Army Serial Number Merged File, 1938-1946*; NAID: *1263923*; Record Group Title: *Records of the National Archives and Records Administration, 1789-ca. 2007*; Record Group: *64*; Box Number: *06381*; Reel: *155.*
[16] Year: *1940*; Census Place: *Philadelphia, Philadelphia, Pennsylvania*; Roll: *m-t0627-03715*; Page: *4A*; Enumeration District: *51-88.*
[17] Ancestry.com. *Web: Manitoba, Marriage Index, 1881-1937* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.
[18] Ancestry.com. *U.S., Find a Grave Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.; National Archives at Riverside; Riverside, California; *Petitions For Naturalization, U.s. District Court For the Central District of California (Los Angeles), 1940-1991*; NAI Number: *594890*; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: *21.*

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1973-1984	Maurice Stern and Sara Stern Trust	*San Bernardino Sun*
1984-1995	Maurice Stern, Sara Stern, Claire E. Seipp Trust, Sara Stern Trust	San Bernardino County Property Information Management System
1995-2002	Marvin L. Stern, Lawrence D. Stern, Geri Stern, and Claire E. Seipp Trust	San Bernardino County Property Information Management System
2002-2022	Eva Calderon and Ricardo Calderon	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1965, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1965, the dwelling is a modest one-story residence built in the Ranch architectural style. The dwelling features an asymmetrical façade, a rectangular shaped floorplan sited on a concrete foundation, a side gable roof topped with composite shingles, a stucco façade, and aluminum sliding sash windows. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, side gable roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 11083 Poplar Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 11083 Poplar Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 11083 Poplar Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

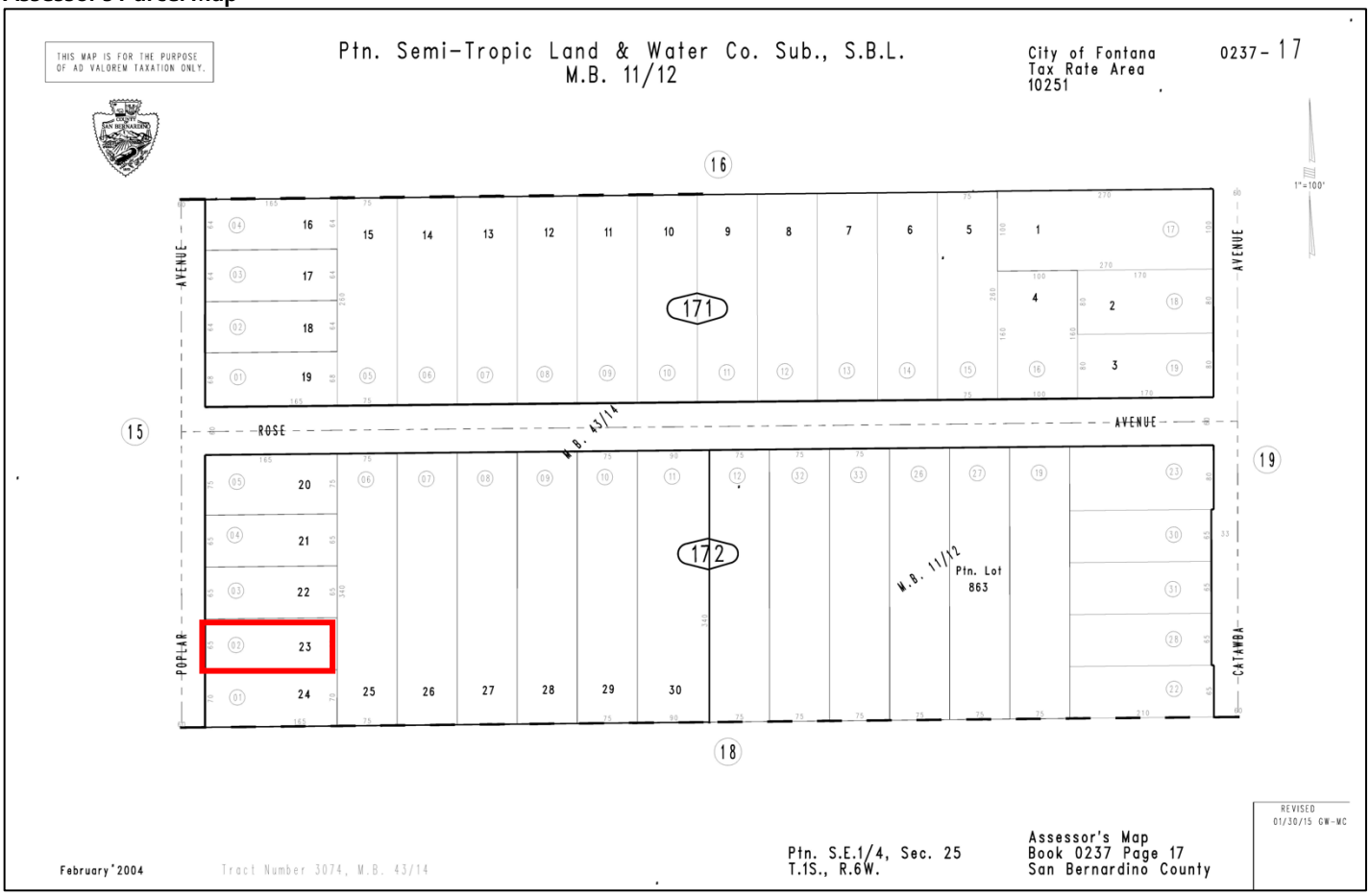
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area. No structures are visible on the parcel.
Source: Earth Explorer.

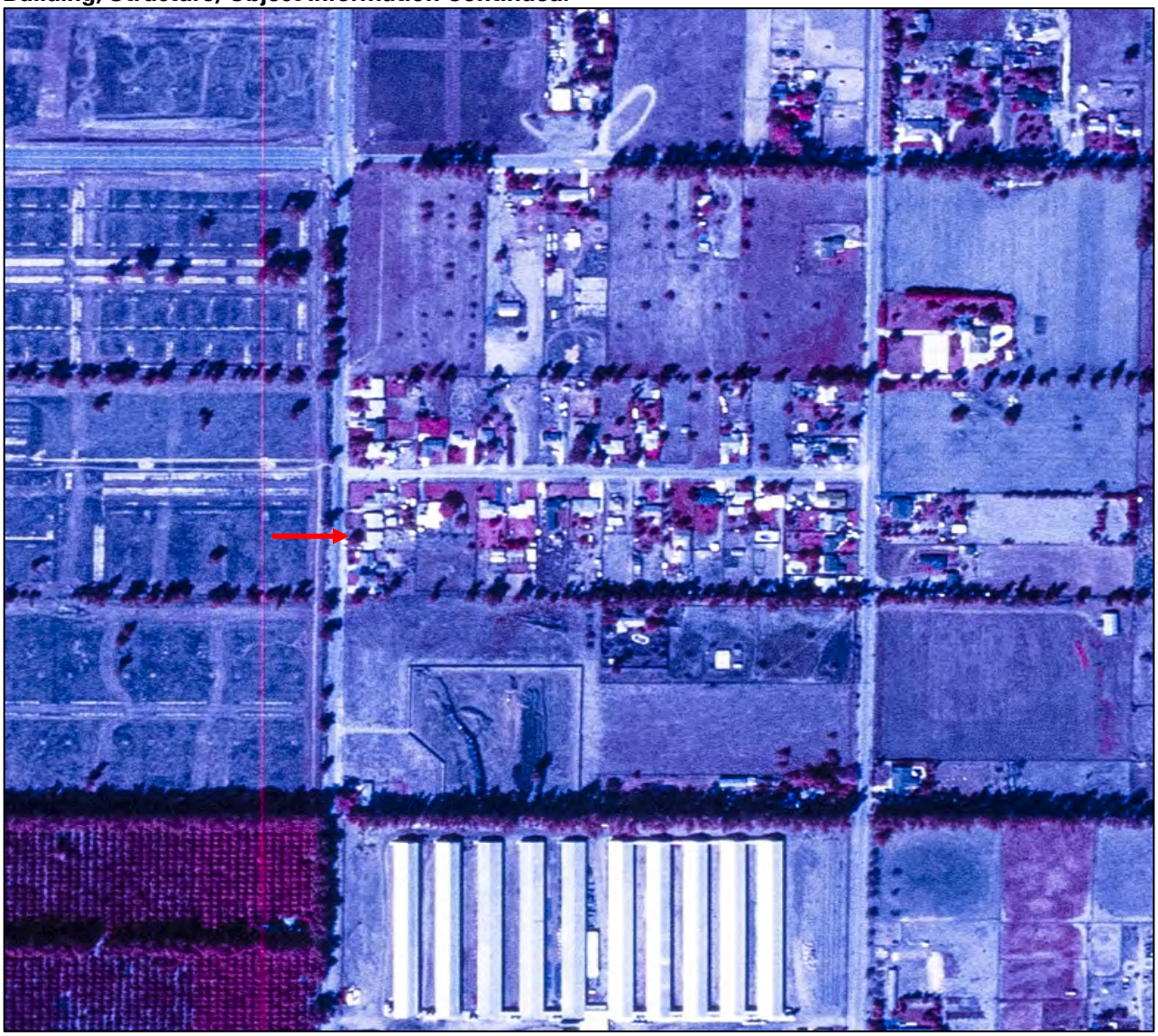
Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 8

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 8

Building, Structure, Object Information Continued:



2003 aerial of the subject property and surrounding area.
Source: Google Earth.

Building, Structure, Object Information Continued:

Vintage Photographs



2012 view east of the subject property.
Source: Google Street View.



2012 view southeast of the subject property.
Source: Google Street View.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 9

Review Code _____ Reviewer _____ Date _____
Resource Name: 11093 Poplar Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 11093 Poplar Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457337.86mE / 3768043.59 mN
e. Other Locational Data: The subject property fronts Poplar Avenue and is sited on Lot 24 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, south of Rose Avenue. Identified as San Bernardino County Assessor's Parcel Number 023-717-201, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-201 and consists of a modest single-family residence with an attached garage, listed as 11093 Poplar Avenue. The dwelling was constructed in 1964 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.27 acres in size, located south of Rose Avenue. The property is enclosed on all sides by a chain link fence. A concrete driveway is located towards the far southwest end of the parcel and extends from Poplar Avenue providing access to the property. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View east of the west elevation from Poplar Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1964; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

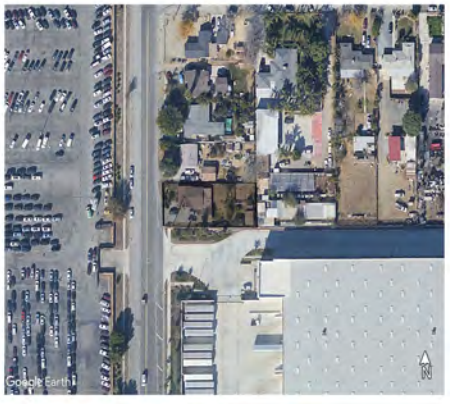
B1. Historic Name: Not Identified
B2. Common Name: 11093 Poplar Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Building permit were not on file for the subject property. Constructed in 1964 the subject property was improved with the construction of a modest single-family residence built in the Ranch architectural style by an unidentified builder. Based on historic aerials, the dwelling originally featured a rectangular floor plan with a side gable roof. The original fenestration likely consisted of aluminum single-hung or sliding sash windows, which were later replaced with vinyl units at an unidentified time. Between 1966 and 1970, two additions were made to the dwelling: a garage addition was appended to the southeast corner of the existing dwelling and an addition was appended to the east elevation that featured a gable roof. The additions are visible on a 1970 aerial of the surrounding area. Between 2003 and 2007, a shed roof was added to the rear (east) elevation. By 2012, a horse corral and associated ancillary structures were added towards the far east end of the parcel. No further alterations were identified.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 11093 Poplar Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



(This space reserved for official comments.)

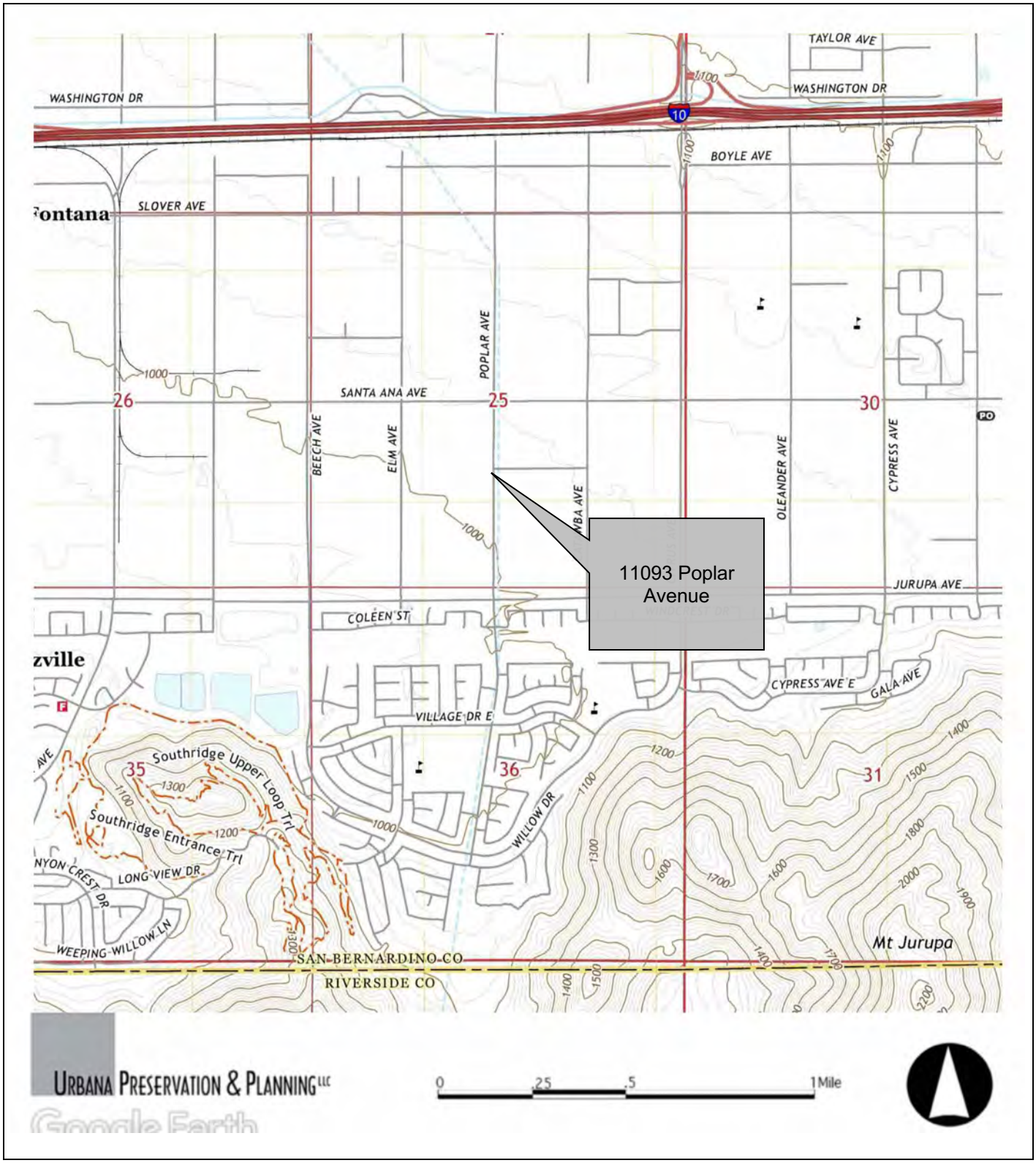
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 11093 Poplar Avenue
Page 3 of 27

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 9

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 9

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and rectangular floor plan sited on a concrete foundation. The high pitched cross gable roof is topped with composite shingles and has a minimal eave overhang. The exterior is clad in stucco painted in white with a brick veneer along the lower span of the dwelling and around the picture window located on the west elevation. The dwelling features vinyl sliding sash windows, a metal security door over a wood panel fan lite door located on the west elevation, a three-sided brick chimney on the south elevation, a rear patio sheltered beneath a shed roof extension supported by evenly spaced wood beams, a French door located on the rear (east) elevation, and a front gable garage appended to the south elevation of the existing dwelling. The garage features a wood panel overhead door located on the west elevation. A wood horse corral and ancillary structures are located towards the rear portion of the parcel.

Current views of the property are included below and in the following pages.


View northeast of the south elevation from Poplar Ave. The three-sided chimney is visible in the photo

Primary Record Information Continued:



View east of the west elevation from Poplar Ave.



View southeast of the west elevation from Poplar Ave.

Primary Record Information Continued:



View southwest of the rear (east) elevation.
Source: Redfin.



View southeast of the backyard from the rear patio.
Source: Redfin.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 9

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History

Constructed in 1964, the property was improved with the construction of a single-family residence. Between 1964 and 1974, property ownership was not identified. In 1975, the property is first identified under the ownership of Paul Joseph and Patricia E. Leek. Born in 1939, Mr. Leek was a native of New Martinsville, West Virginia, where he spent much of his early life.[1] In 1962, he married Patricia Elaine Stimac in Pleasants County.[2] By the 1970s, the couple relocated to California where they purchased the subject property in 1975 and was employed in the trucking industry. The property remained under their ownership until 1979. By the 1980s, the Leek's relocated to Bridgeport, Ohio.[3]

Between 1979 and 1981, the property was under the ownership of Raymond T. Hill III and his wife Lynette. Born in 1947, Mr. Hill was a native of Illinois and the son of Raymond T. Hill II and Eileen Myrtle Lyons.[4] During the 1950s, his father relocated the family to California where they settled in Fontana and his mother was employed at the Kaiser Permanente Medical Center.[5] In 1974, he married Lynette M. Sachara of Rialto, California.[6] Lynette was a graduate of Eisenhower High School and a professional ballet dancer at the prestigious Royal Academy of Dance in London and at the Los Angeles Ballet Company.[7] In 1979, the couple purchased the subject property and continued under their ownership until 1981.

In 1981, the property was acquired by Robert K. Smethers and his wife Carol. Born in 1954, Mr. Smethers was a native of California and alumnus of Fontana High School.[8] In 1979, he married Carol A. Dominguez of Los Angeles in San Bernardino County.[9] In 1981, the couple acquired the subject property and was under their ownership until 1987.

In 1987, the property was acquired by Katherine A. King. Mrs. King owned the property until 1992 when the property was purchased by Glen A. Williams and his wife Sarah. The couple briefly owned the property until 1993.

In 1993, the property was purchased by Richard Charles EllenBracht and his wife Jo Ann. The couple lived on the subject property until 2004 when the property was sold to Mauricio Saldana.

Between 2004 and 2019, the property was under the ownership of Mauricio Saldana. In 2019, the property was sold to Jose A. Mejia-Baires and Erika Belen Mejia. The property remained under their ownership until 2022 when it was acquired by the LIT Industrial Limited Partnership. The property continues under their ownership to this day.

See Table 1 below for property ownership.

[1] Ancestry.com. *U.S., Find a Grave Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.
[2] Ancestry.com. *West Virginia, U.S., Marriages Index, 1785-1971* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.
[3] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
[4] Publication Date: *23/ Jun/ 2012*; Publication Place: *Fontana, California, USA*;
URL: *http://www.fontanaheraldnews.com/articles/2012/06/22/news/obituaries/doc4fe3b862816a5843193431.txt.*
[5] *San Bernardino Sun,* November 21, 1996.
[6] *"U.S., School Yearbooks, 1880-2012"*; School Name: *Eisenhower High School*; Year: *1968.*
[7] "Rialto Girl Dancing at Music Center," *San Bernardino Sun,* December 3, 1967.
[8] "Fontana High," *San Bernardino Sun,* October 12, 1966.
[9] Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1975-1979	Paul J. Leek and Patricia E. Leek	San Bernardino County Property Information Management System
1979-1981	Raymond T. Hill III and Lynette M. Hill	San Bernardino County Property Information Management System
1981-1987	Robert K. Smethers and Carol A. Smethers	San Bernardino County Property Information Management System
1987-1992	Katherine A. King	San Bernardino County Property Information Management System
1992-1993	Sarah L. Williams and Glen A. Williams	San Bernardino County Property Information Management System
1993-2004	Richard C. EllenBracht and Jo Ann EllenBracht	San Bernardino County Property Information Management System
2004-2019	Mauricio Saldana	San Bernardino County Property Information Management System
2019-2022	Jose A. Mejia-Baires and Erika Belen Mejia	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1964, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1964, the dwelling is a modest one-story residence with an attached garage built in the Ranch architectural style. The dwelling features an asymmetrical façade, a rectangular shaped floorplan sited on a concrete foundation, a cross gable roof topped with composite shingles, a stucco façade and brick veneer, vinyl sliding sash windows, a metal security door over a wood panel fan lite door located on the west elevation, a three-sided brick chimney on the south elevation, a rear patio sheltered beneath a shed roof extension supported by evenly spaced wood beams, a French door located on the rear (east) elevation, and a front gable garage appended to the south elevation of the existing dwelling. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, cross gable roof, and stucco façade and brick veneer.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 11093 Poplar Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 11093 Poplar Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 11093 Poplar Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

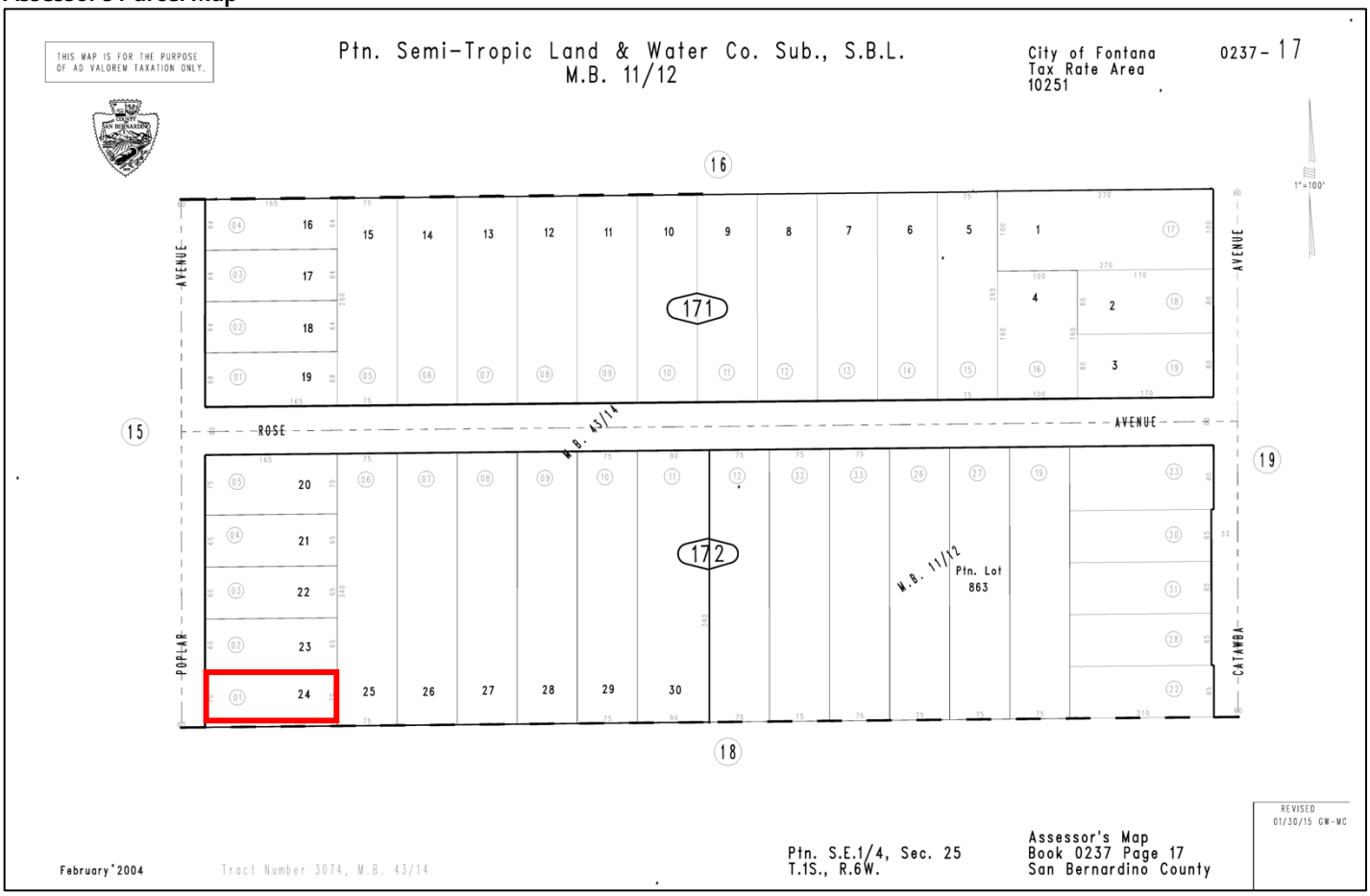
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area. No structures are visible on the parcel.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 9

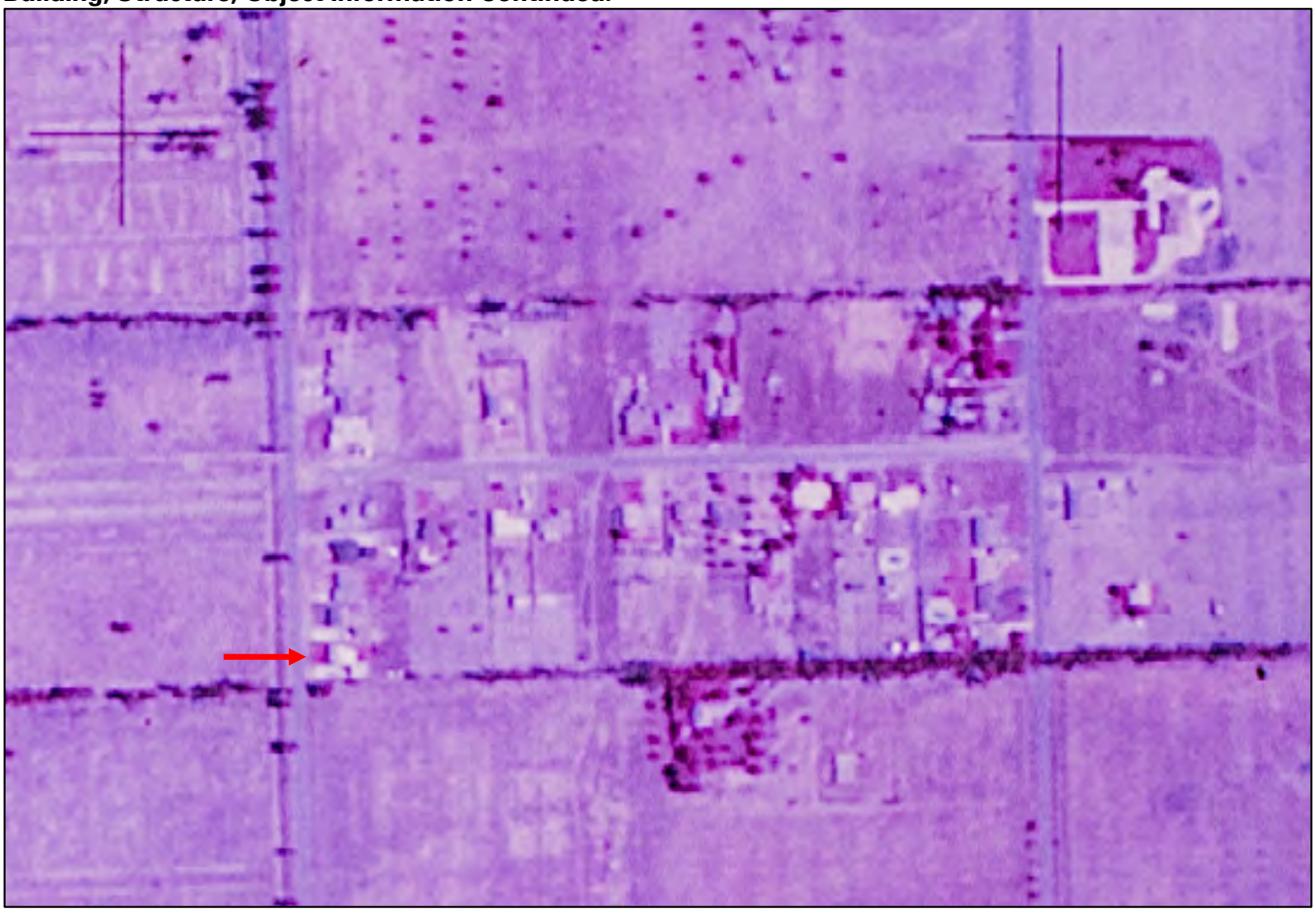
Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area. The dwelling first appears in aerials.
Source: Earth Explorer.

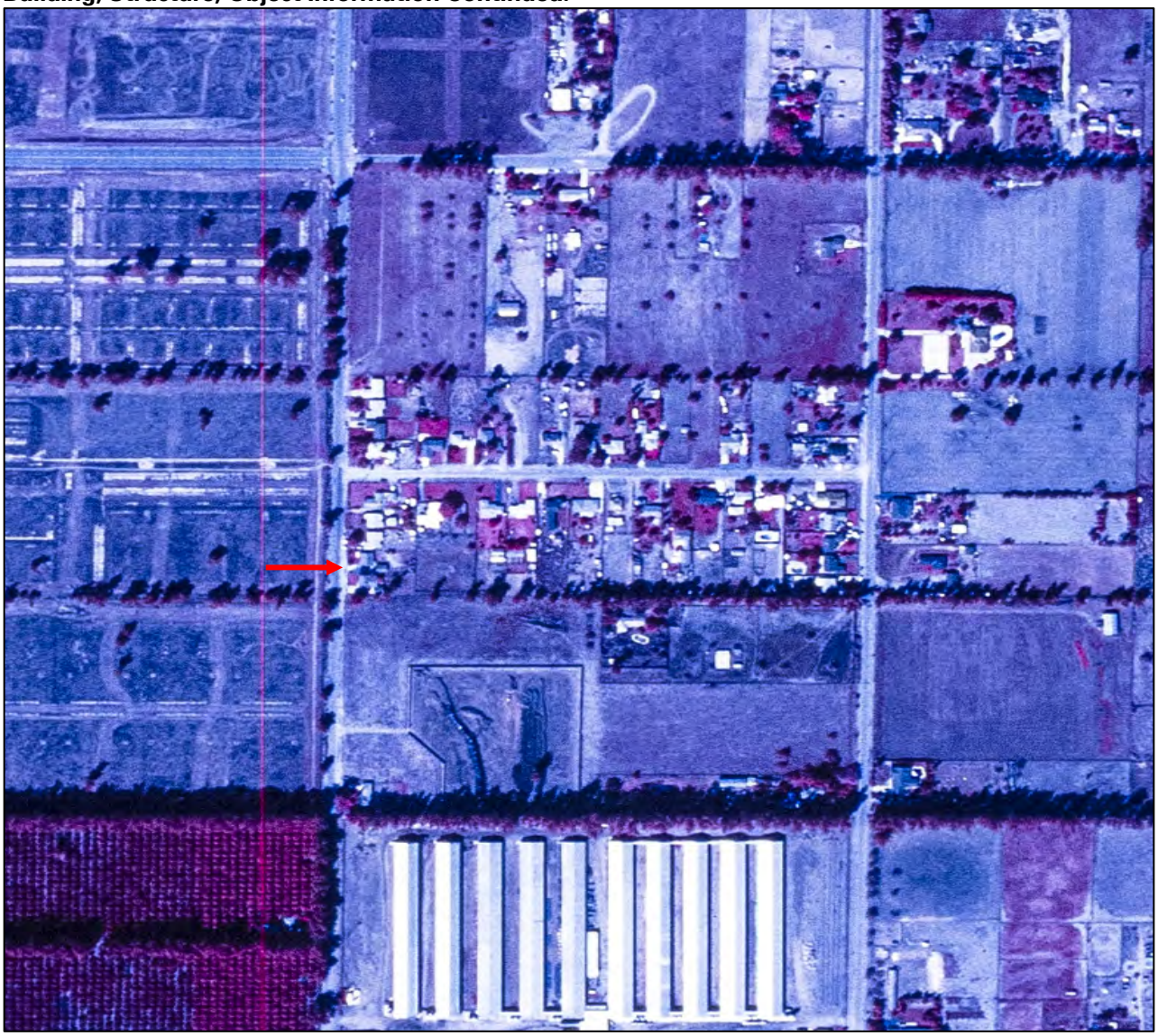
Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 9

Building, Structure, Object Information Continued:



1970 aerial of the subject property and surrounding area. Between 1966 and 1970, two additions were made to the dwelling: a garage addition was appended to the southeast corner of the existing dwelling and an addition was appended to the east elevation that featured a gable roof.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



2003 aerial of the subject property and surrounding area.
Source: Google Earth.

Building, Structure, Object Information Continued:



2007 aerial of the subject property and surrounding area. Between 2003 and 2007, a shed roof was added to the rear (east) elevation. Source: Google Earth.

Building, Structure, Object Information Continued:



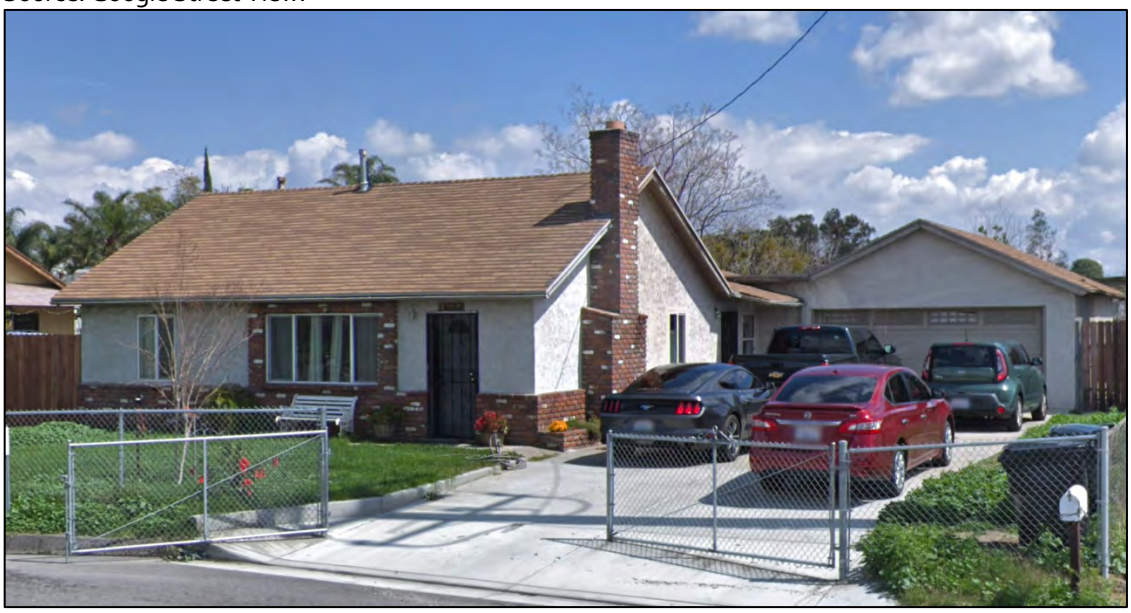
2012 aerial of the subject property and surrounding area. By 2012, a horse corral and associated ancillary structures were added towards the far east end of the parcel.
Source: Google Earth.

Building, Structure, Object Information Continued:

Vintage Photographs



2012 view northeast of the subject property.
Source: Google Street View.



2018 view southeast of the subject property.
Source: Google Street View.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 10

Review Code _____ Reviewer _____ Date _____
Resource Name: 15731 Rose Avenue
Page 1 of 24

P1. Other Identifier: APN:023-717-207
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15731 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457380.89 mE / 3768101.71mN
e. Other Locational Data: The subject property fronts Rose Avenue and is sited on Lot 25 and 26 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, east of Poplar Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-206 and 023-717-207, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on parcels identified as 023-717-206 and 023-717-207 and consists of a modest single-family residence with an attached garage, listed as 15731 Rose Avenue. The dwelling was constructed in 1964 in the Ranch architectural style by an unidentified builder. The residence is sited on a rectangular parcel, approximately 1.18 acres in size, located south of Rose Avenue. Several structures are located towards the rear portion of the property including a pole structure and ADU. The property is enclosed on the north by an iron wrought fence in concrete with automatic gates on the far northeast and northwest portion of the parcel. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View south of the north elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1964; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15731 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed in 1964 the subject property was improved with the construction of a single-family residence with an attached garage built in the Ranch architectural style by an unidentified builder. Based on historic aerials, the dwelling featured an irregular floor plan with a hip and valley roof. The original fenestration likely consisted of aluminum single-hung or sliding sash windows, which were later replaced with multi-lite vinyl units at an unidentified time. Between 1985 and 2003, several additions were made to the subject property including the addition of a patio and shed roof extension on the east elevation of the main dwelling, a pole structure and ADU towards the rear portion of the parcel, and the addition of an iron wrought fence in concrete with automatic gates. Between 2012 and 2018, a stone veneer was added to the main (north) elevation. No further alterations were identified.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15731 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



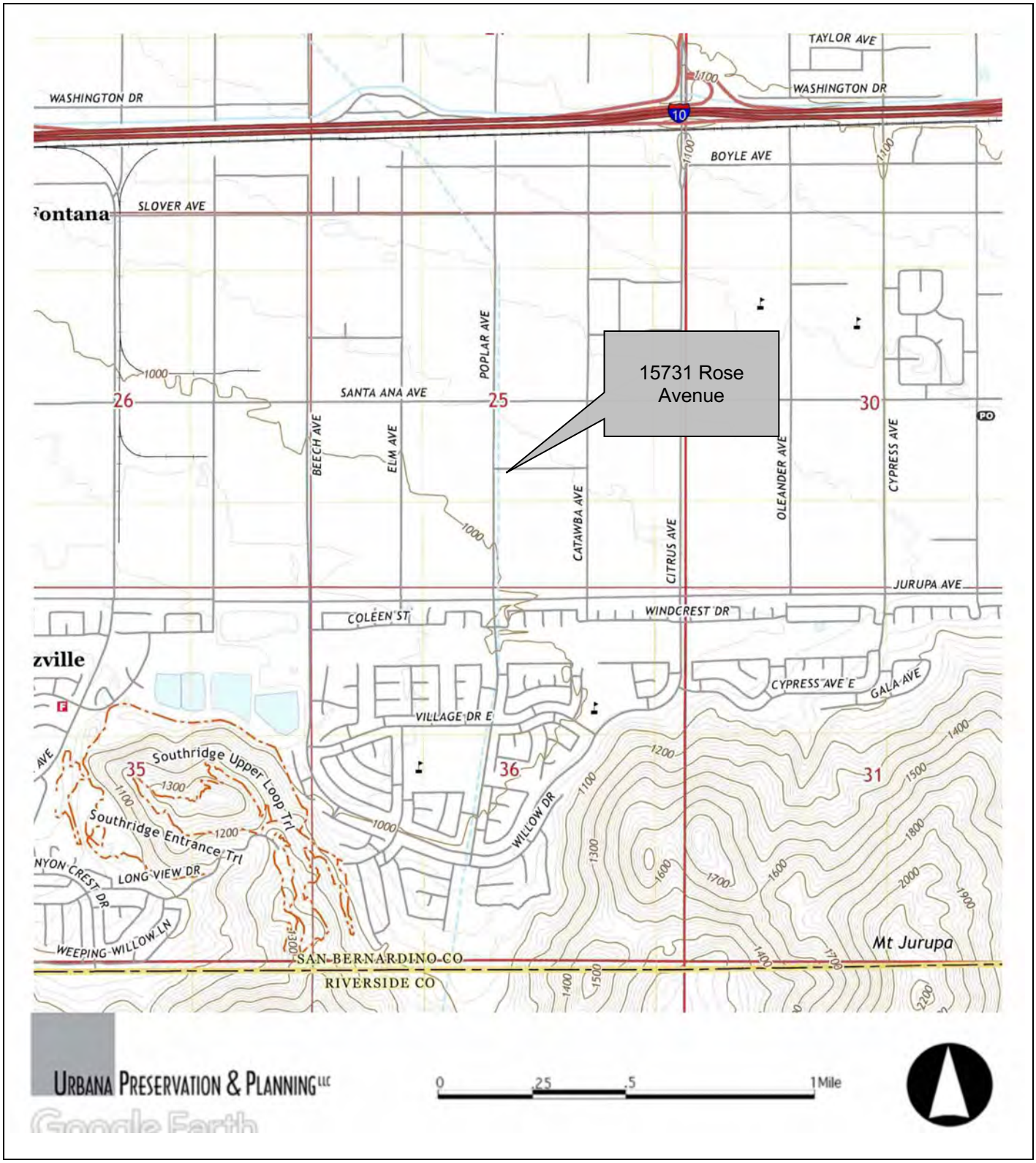
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 15731 Rose Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 10

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 10

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and irregular floor plan sited on a concrete foundation. The moderately pitched hip and valley roof is topped with composite shingles and has a minimal eave overhang. The exterior is clad in stucco painted in coral with a stone veneer along the main (north) elevation. The dwelling features multi-lite vinyl sliding sash windows, double wood doors with glass inserts located on the west elevation, a shed roof extension supported by evenly spaced brick columns on the east elevation, and wood-framed French doors located on the south elevation. The garage is attached to the main dwelling by a breezeway and features vinyl multi-lite windows and a wood panel garage overhead door. A stucco wall is appended to northeast end of the dwelling and extends east. The pole structure located south of the main residence is topped with corrugated sheet metal and supported by metal beams. Directly south of the pole structure is an ADU and features a side gable roof topped with composite shingles and vinyl sliding sash windows.

Current views of the property are included below and in the following pages.


View southwest of the north elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style

The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:

- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History

Constructed in 1964, the property was improved with the construction of a single-family residence. Between 1964 and 1980, property ownership was not identified. The property was first identified under the ownership of Bertha E. Sihilling in 1981. Mrs. Sihilling was born in 1895 in Cincinnati, Ohio to William H. and Lillian Eichler. Her parents were German born immigrants who emigrated to the United States in the late 1800s.[10] During the early 1900s, her father relocated the family to Los Angeles, California where he worked as a drug store salesman.[11] In 1922, Bertha married John F. Sihilling a World War I Army veteran from Michigan.[12] During their 32 year marriage, the couple resided in the City of San Gabriel.[13] In 1954, Mr. Sihilling passed away at the age of 65 in Los Angeles and was interred in San Gabriel Cemetery.[14] By the 1980s, Mrs. Sihilling relocated to San Bernardino County where she purchased the subject property. The exact date she purchased the property was not identified. The property remained under her ownership until 1981.

In 1981, the property was acquired by Linda Sue Magoon (Robertson) and her husband Leon Magoon. Linda was born in 1945 in Dickinson, Tennessee.[15] She was the daughter of Delpho Duke and Lucille Matlock Robertson. Her father was a farmer, and her mother was a shirt factory machine operator in Tennessee.[16] For much of her life she was employed in the healthcare field as a social activity director.[17] Sometime after 1979, Linda married Leon Magoon following his divorce from his first wife Mary.[18] The marriage lasted over a decade, and they divorced by 1997. Following her divorce, Linda remarried to Alton Loyd.[19]

In 1997, Linda's new husband Alton Loyd was added as a joint owner of the subject property. The property remained under their ownership until 1998 when they relocated to Tennessee.

Between 1998 and 2003, the property was under the ownership of Raymondo T. Vera, Antonio Coria, and Maria Meza. In 2003, the property placed under the ownership of Heriberto T. Vera and Maria Meza. It continued under their ownership until 2022, when the property was acquired by LIT Industrial Limited Partnership. The property continues under their ownership to this day.

See Table 1 below for property ownership.

[10] Year: *1900*; Census Place: *Cincinnati Ward 1, Hamilton, Ohio*; Roll: *1273*; Page: *4*; Enumeration District: *0003*; FHL microfilm: *1241273.*
[11] Year: *1910*; Census Place: *Los Angeles Assembly District 74, Los Angeles, California*; Roll: *T624_83*; Page: *6A*; Enumeration District: *0047*; FHL microfilm: *1374096.*
[12] Year: *1920*; Census Place: *Marfa, Presidio, Texas*; Roll: *T625_1840*; Page: *16B*; Enumeration District: *169.*
[13] Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.
[14] Ancestry.com. *U.S., Find a Grave Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.
[15] *The Dickinson,* February 9, 2011.
[16] *The Tennessean,* January 14, 1997; *The Dickinson,* February 9, 2011.
[17] *The Dickinson,* February 9, 2011.
[18] Ancestry.com. *California, U.S., Divorce Index, 1966-1984* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.
[19] *The Tennessean,* January 14, 1997.

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1981	Bertha E. Sihilling	San Bernardino County Property Information Management System
1981-1997	Leon Magoon and Linda Magoon	San Bernardino County Property Information Management System
1997-1998	Alton Loyd and Linda S. Loyd	San Bernardino County Property Information Management System
1998-2003	Raymondo T. Vera, Antonio Coria, Luis Aviles	San Bernardino County Property Information Management System
2003-2022	Heriberto T. Vera and Maria Meza	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1964, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1964, the dwelling is a modest one-story residence with an attached garage built in the Ranch architectural style. The dwelling features an asymmetrical façade, an irregular shaped floorplan sited on a concrete foundation, hip and valley roof topped with composite shingles, a stucco façade with a stone veneer, multi-lite vinyl sliding sash windows, double wood doors with glass inserts located on the west elevation, a shed roof extension supported by evenly spaced brick columns on the east elevation, and wood-framed French doors located on the south elevation. The garage is attached to the main dwelling by a breezeway and features vinyl multi-lite windows and a wood panel garage overhead door. A stucco wall is appended to northeast end of the dwelling and extends east. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, and stucco façade with a stone veneer.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15731 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15731 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15731 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

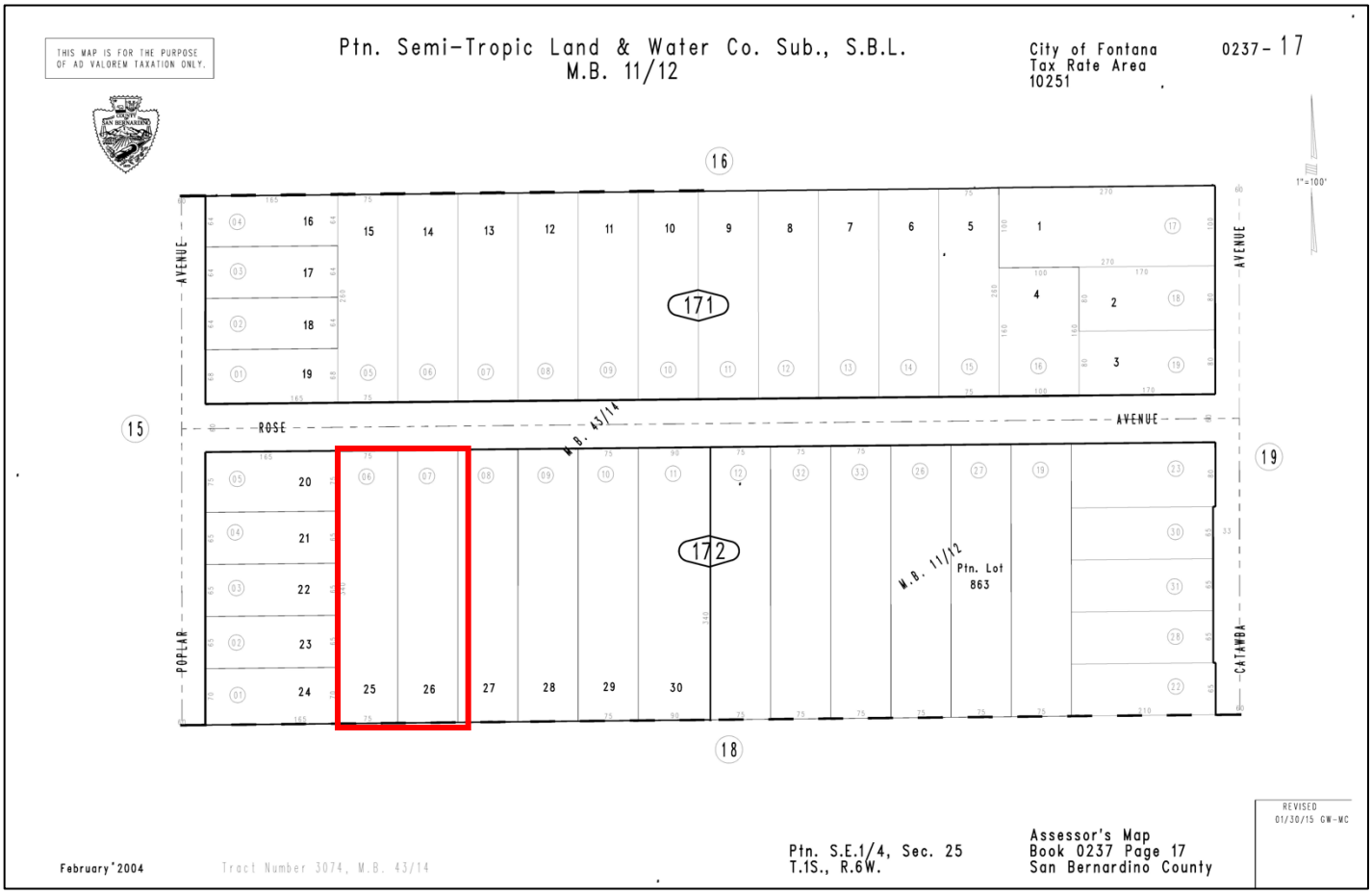
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area. No structures are visible on the parcel.
Source: Earth Explorer.

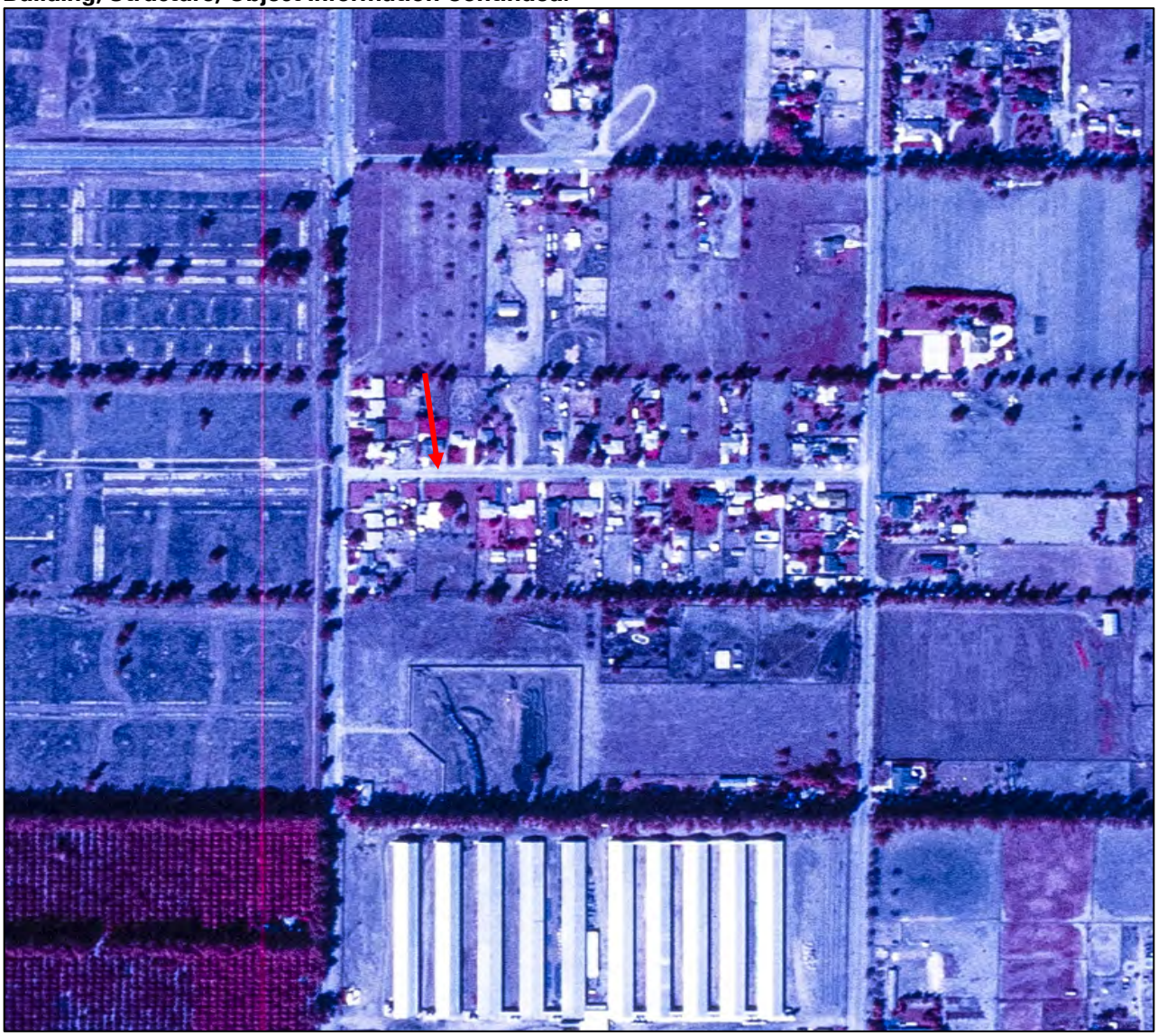
Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 10

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area. The dwelling first appears in aerials.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area.
Source: Earth Explorer.

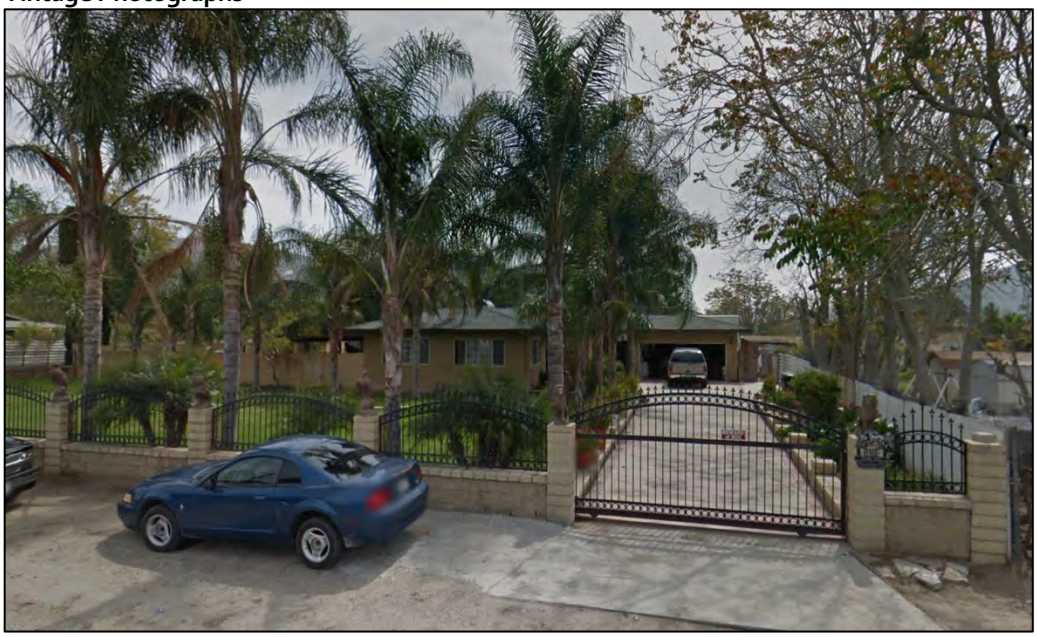
Building, Structure, Object Information Continued:



2003 aerial of the subject property and surrounding area. Between 1985 and 2003, several additions were made to the subject property including the addition of a patio and shed roof extension on the east elevation of the main dwelling, a pole structure and ADU towards the rear portion of the parcel, and the addition of an iron wrought fence in concrete with automatic gates.
Source: Google Earth.

Building, Structure, Object Information Continued:

Vintage Photographs



2012 view south of the subject property. Between 2012 and 2018, a stone veneer was added to the main (north) elevation. Source: Google Street View.



2012 view south of the garage and west elevation. The garage is attached to the main residence by a breezeway. Source: Zillow.

Building, Structure, Object Information Continued:



2012 view of the patio and shed roof located on the east elevation. The shed roof is supported by square brick columns.
Source: Zillow.



2012 view of the patio and shed roof located on the east elevation.
Source: Zillow.

Building, Structure, Object Information Continued:



2012 view of the pole structure and ADU.
Source: Zillow.



2012 view of the patio and shed roof located on the east elevation.
Source: Zillow.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 11

Review Code _____ Reviewer _____ Date _____
Resource Name: 15732 Rose Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15732 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457378.59mE / 3768167.76 mN
e. Other Locational Data: The subject property fronts Rose Avenue and is sited on Lot 15 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, east of Poplar Avenue. Identified as San Bernardino County Assessor's Parcel Number 023-717-105, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-105 and consists of a modest single-family residence with an attached garage, listed as 15732 Rose Avenue. The dwelling was constructed in 1975 in the Ranch architectural style with some characteristics in the Modern Organic architectural style. The building is sited on a rectangular parcel, approximately 0.45 acres in size, located north of Rose Avenue. The property is enclosed on all sides by a chain link fence and wood fence. A concrete driveway is located towards the far southwest and southeast end of the parcel and extends from Rose Avenue providing access to the property. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View northwest of the south elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1975; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15732 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed in 1975, the subject property was improved with the construction of a single-family residence with an attached garage built in the Ranch architectural with some influences in the Modern Organic style visible on the main (south) elevation. The architect / builder was not identified. Based on historic aerials, the dwelling featured L-shaped floor plan. Between 1985 and 2003, a small shed was added extending from the northwest corner of the dwelling. By 2018, the shed roof no longer appears in aerials. No further alterations were identified.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15732 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



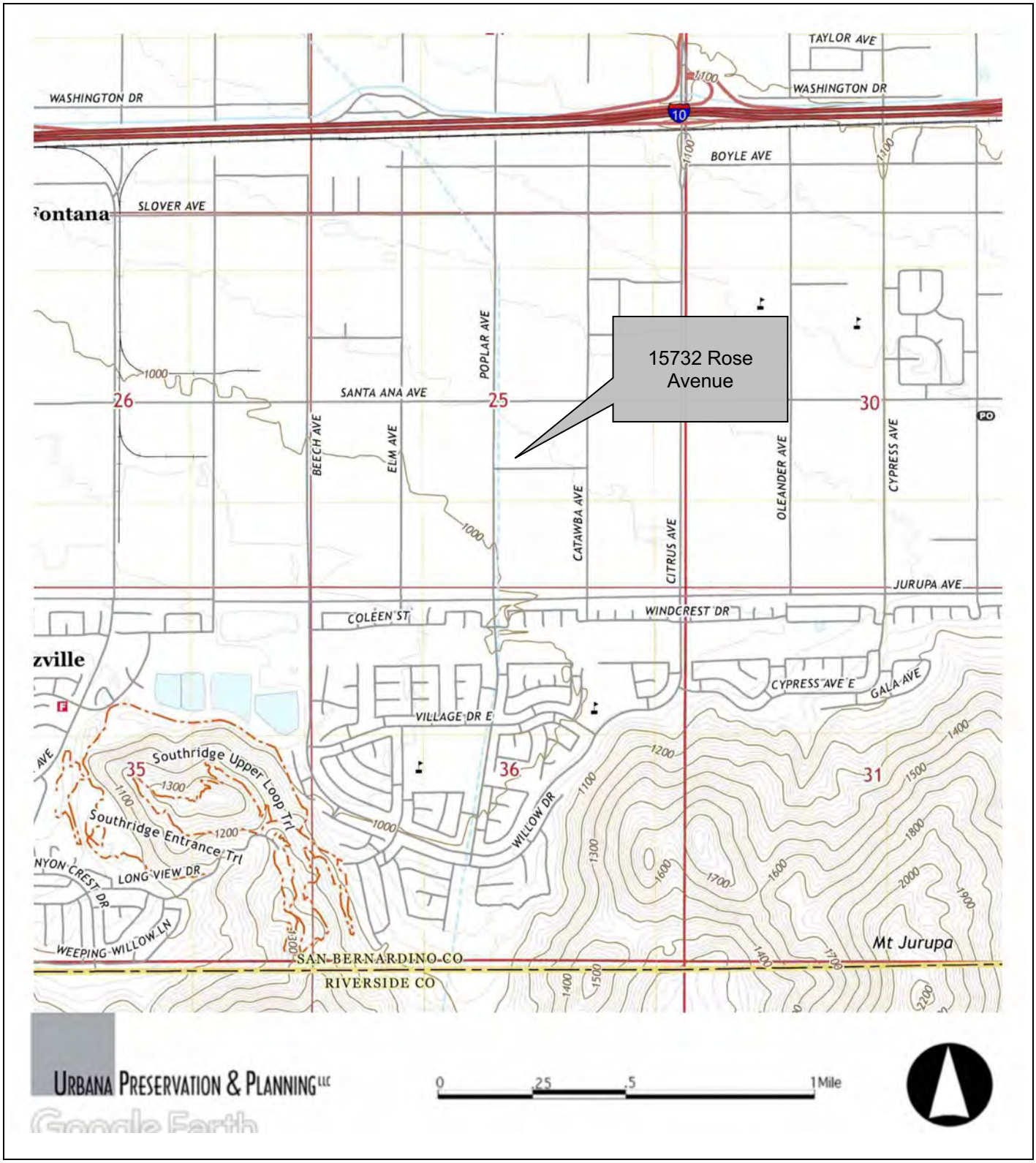
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 15732 Rose Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 11

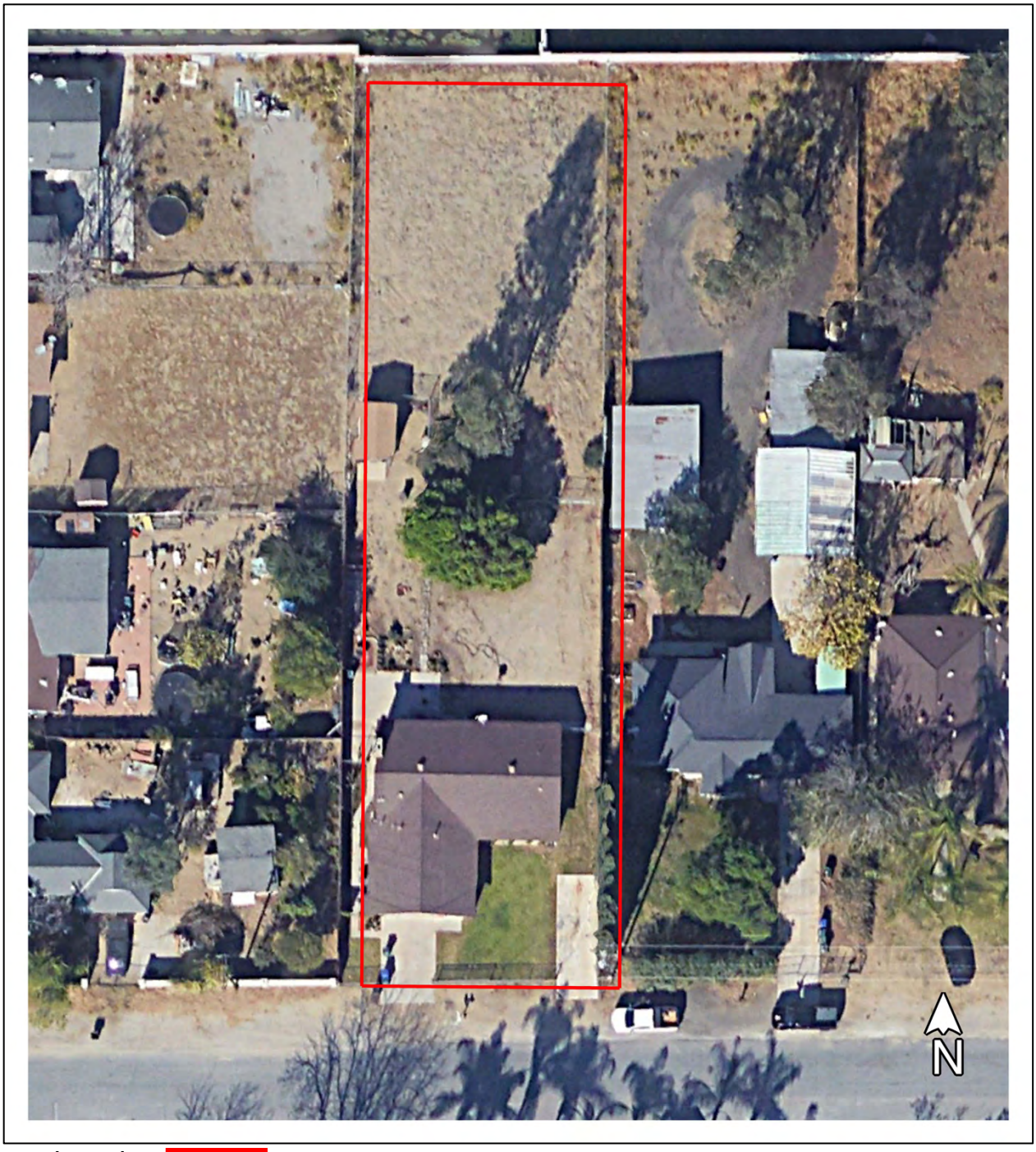
*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 11

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and L-shaped floor plan sited on a concrete foundation. The moderately pitched cross gable roof is topped with composite shingles and has a moderate eave overhang with two exposed rafter beams visible on the south elevation. The exterior is clad in stucco painted in coral with horizontal redwood siding along the length of the corners of the dwelling. The dwelling features vinyl sliding sash windows, a recessed entryway located below the main roofline that is supported by two wide square redwood columns, a screen door over a wood panel door located on the south elevation, and a front gable garage located on the south elevation. The garage features a wood panel overhead door. A small storage shed is located to the rear of the property.

Current views of the property are included below and in the following pages.


View north of the south elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History

Constructed in 1975, the property was improved with the construction of a single-family Ranch style residence. The property was initially acquired in 1973 by Wood Wilson Brister. The dwelling was constructed under his ownership. Mr. Brister was born in 1912 in Hood County, Texas to Charles F. and Francis Brister.[1] During his early life he served as a minister in Texas.[2] In 1932, he married Wayne R. Guinn, a teacher originally from Oklahoma.[3] Together they had three children: Mary Sue (b. 1936), Lou Ann (b.1938), and Morris Brister (b.1933). By the mid-1940s, Mr. Brister relocated the family to California where he worked as both a minister and English teacher.[4] In 1973, Mr. Brister acquired the subject property and in 1975, constructed the subject dwelling. In 1979, his wife, two daughters Lou Ann and Mary and her husband John L. Rogers were added as joint owners of the property. The property remained under their ownership 1983.

In 1983, the property was acquired by Richard John Kuhl and his wife Josephine. Mr. Kuhl was born in 1954 in Los Angeles, California to Rolland and Mary Jane Kuhl.[5] In 1978, he married Josephine R. Magana in Clark County, Nevada.[6] Following their marriage, they relocated to Fontana where they purchased the subject property in 1983. The couple owned the subject property until 2022 when it was sold to LIT Industrial Limited Partnership. The property continues under their ownership to this day.

See Table 1 below for property ownership.

[1] Year: *1920*; Census Place: *Justice Precinct 7, Upshur, Texas*; Roll: *T625_1853*; Page: *9B*; Enumeration District: *119.*
[2] *San Bernardino Sun,* December 12, 1967.; Year: *1940*; Census Place: *Moody, McLennan, Texas*; Roll: *m-t0627-04101*; Page: *6B*; Enumeration District: *155-78.*
[3] Year: *1940*; Census Place: *Moody, McLennan, Texas*; Roll: *m-t0627-04101*; Page: *6B*; Enumeration District: *155-78.*
[4] *The Fresno Bee,* December 11, 1947.
[5] Ancestry.com. *California Birth Index, 1905-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005.; *Statesman Journal,* April 19, 2002.
[6] Ancestry.com. *Nevada, U.S., Marriage Index, 1956-2005* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2007.

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1973-1979	Woodrow W. Brister	San Bernardino County Property Information Management System
1979-1983	Woodrow W. Brister, Wayne G. Brister, Mary Sue Rogers, John L. Rogers, Lou Ann Farrar	San Bernardino County Property Information Management System
1983-2022	Richard J. Kuhl and Josephine R. Kuhl	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1975, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1975, the dwelling is a modest one-story residence with an attached garage built in the Ranch architectural style. The dwelling features an asymmetrical façade, an L-shaped floorplan sited on a concrete foundation, a cross gable roof topped with composite shingles, a stucco façade with horizontal redwood siding along the length of the corners of the dwelling, vinyl sliding sash windows, a recessed entryway located below the main roofline that is supported by two wide square redwood columns, a screen door over a wood panel door located on the south elevation, and a front gable garage located on the south elevation. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, side gable roof, and stucco façade / redwood siding.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15732 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15732 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Primary Record Information Continued:

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15732 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

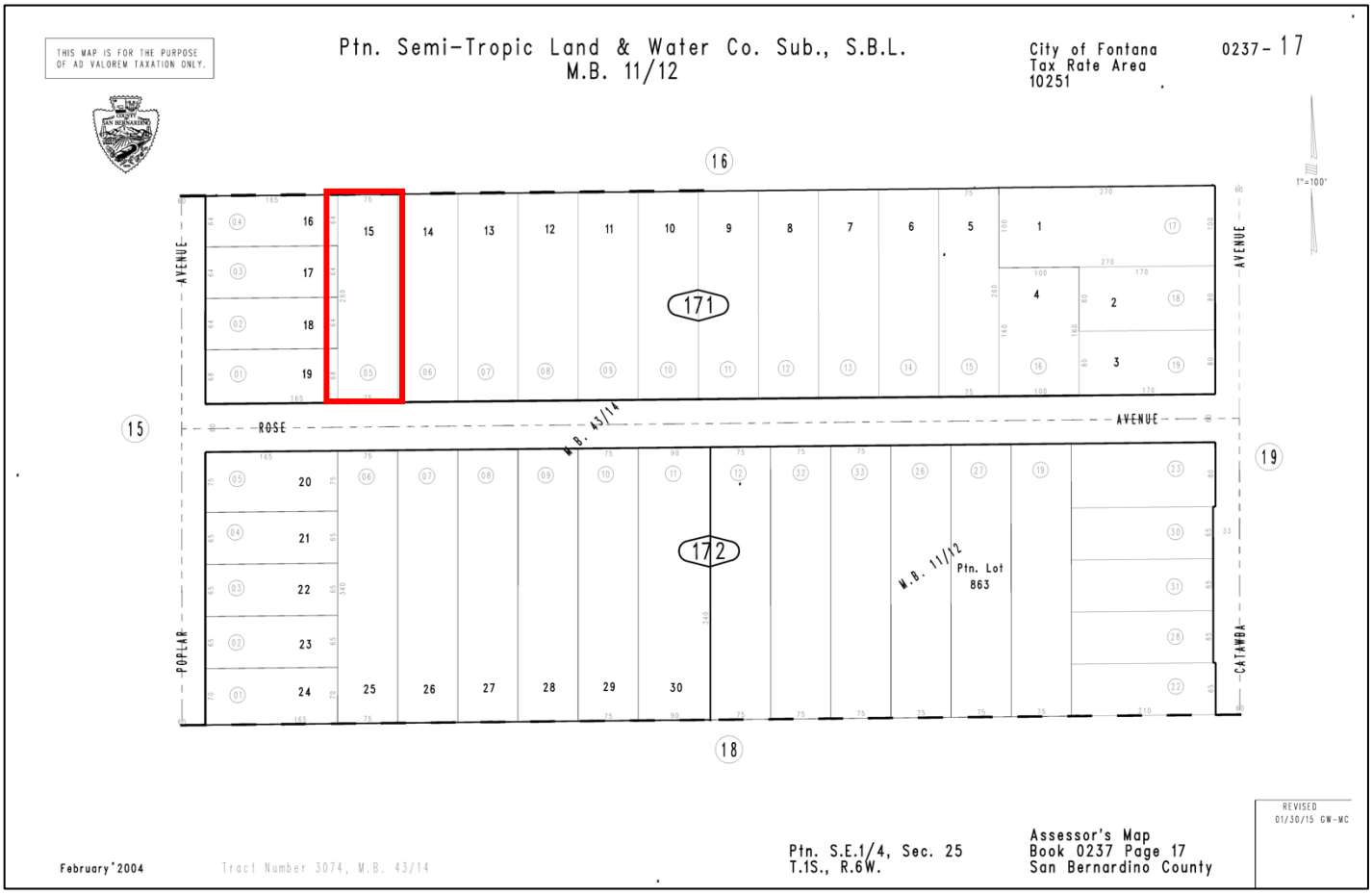
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

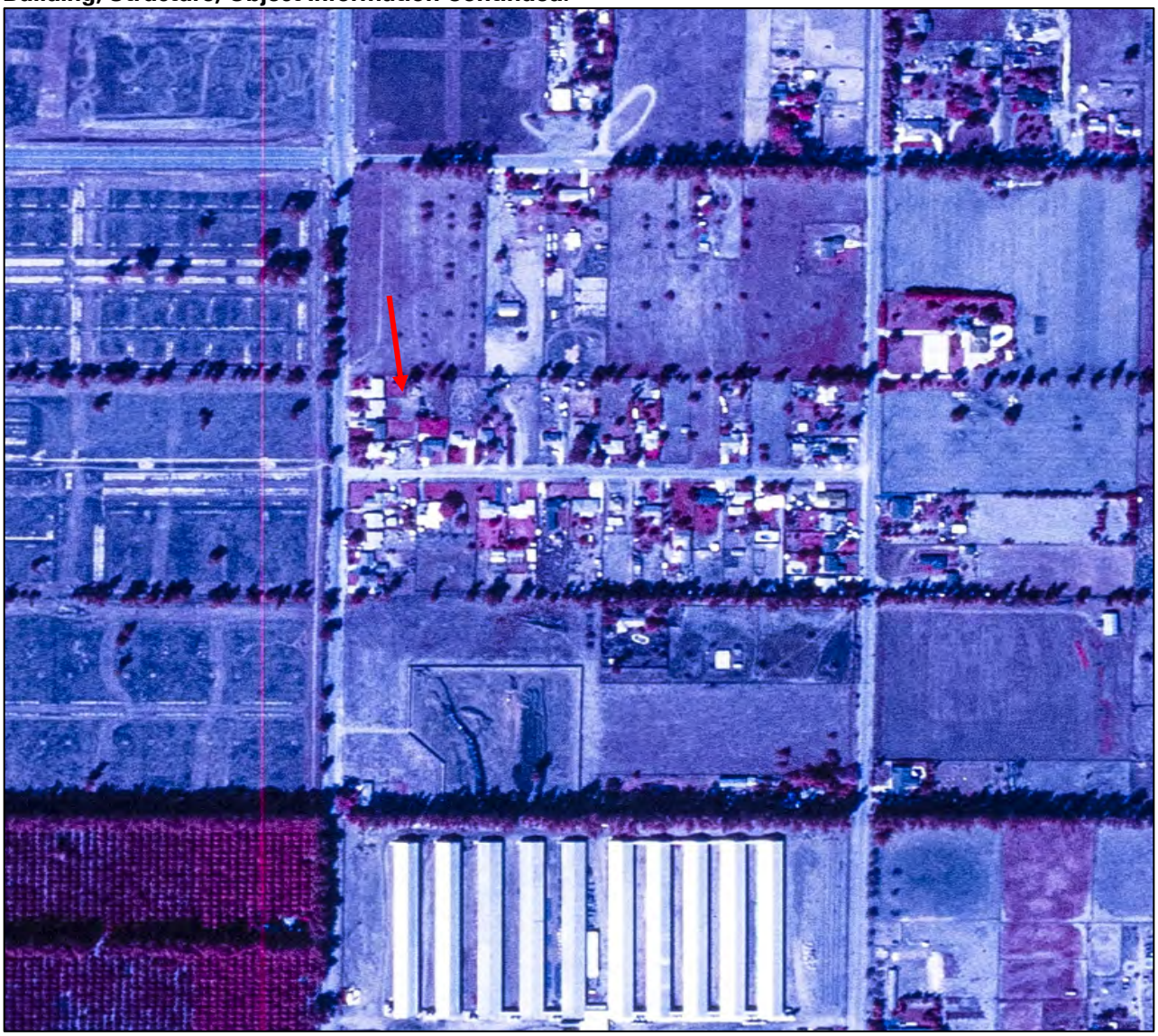
Building, Structure, Object Information Continued:

Historic Aerials



1966 aerial of the subject property and surrounding area. No structures are visible on the parcel.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area. The dwelling first appears in aerials.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



2003 aerial of the subject property and surrounding area. Between 1985 and 2003, several additions were made to the subject property including the addition of a patio and shed roof extension on the east elevation of the main dwelling, a pole structure and ADU towards the rear portion of the parcel, and the addition of an iron wrought fence in concrete with automatic gates.
Source: Google Earth.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 12

Review Code _____ Reviewer _____ Date _____
Resource Name: 15746 Rose Avenue
Page 1 of 20

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15746 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457405.05mE / 3768173.32mN
e. Other Locational Data: The subject property fronts Rose Avenue and is sited on Lot 14 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, east of Poplar Avenue. Identified as San Bernardino County Assessor's Parcel Number 023-717-106, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-106 and consists of a modest single-family residence with an attached carport, listed as 15746 Rose Avenue. The dwelling was constructed in ca.1975 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.45 acres in size, located north of Rose Avenue. The property is enclosed on all sides by a chain link fence. An off-centered concrete driveway extends from Rose Avenue providing access to the property. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View northwest of the south elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: ca.1975; HistoricAerials.com
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15746 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on building permits and historic and current aerials. Constructed ca.1975, the subject property was improved with the construction of a single-family residence with an attached carport built in the Ranch architectural style by an unidentified builder. The property is listed with a 1950 year built date; however, the property does not appear on 1950s and 1960s aerials. Based on historic aerials, the dwelling featured an irregular floor plan and a hip and valley roof. Between 1985 and 2003, a small gable addition was added to the rear (north) elevation. In 2016, a permit was submitted to the City of Fontana to replace an interior wall heater (Permit No. BLD16-001462). This was the only permit on file. No further alterations were identified.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15746 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



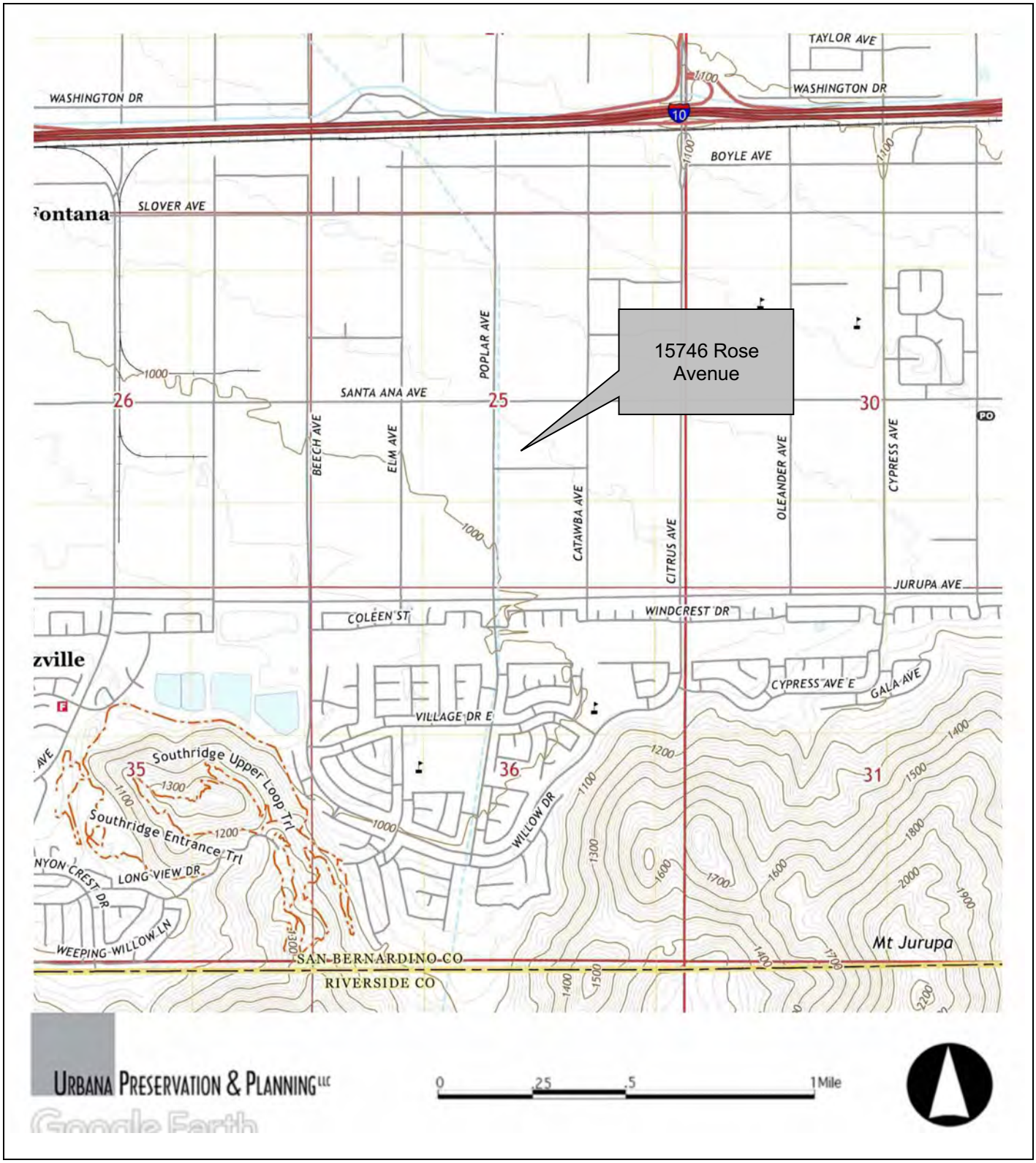
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 15746 Rose Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 12

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and an irregular floor plan sited on a concrete foundation. The moderately pitched hip and valley roof is topped with composite shingles and has a slight eave overhang and boxed eaves. The exterior is clad in stucco painted in gray with a stone veneer located along the lower span of the south elevation. The dwelling features multi-lite vinyl sliding sash windows, two bay windows on the south elevation, a small main entryway porch sheltered below a gable roof that is supported by two columns, and an attached carport located below the main roofline. Three additional shed structures are located towards the rear portion of the property.

Current views of the property are included below and in the following pages.



View northwest of the south elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style

The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:

- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History

Constructed ca.1975, the property was improved with the construction of a single-family Ranch style residence. The property was first identified under the ownership of Mary Anita Valdepena (Escobar) in 1975 and the dwelling was likely constructed under her ownership. Mrs. Valdepena was born in 1940 in Riverside County to William C. and Esther J. Escobar.[7] Her father was a Mexican immigrant, a frame maker by trade, and the former president of the Eagles Fontana Lodge.[8] During the 1950s, she married Tony O. Valdepena Sr of Fontana and together they had one son, Tony O. Valdepena Jr (b. 1956) and a daughter, Eileen Valdepena (b. 1959).[9] In 1967, the couple purchased the neighboring parcel located to the subject property, listed as 15754 Rose Avenue.[10] In 1975, they purchased the subject property. The property continued under their ownership until 1994 and was transferred to their daughter Eileen and her husband Robert Acuna.

Between 1994 and 1997, the property was under the ownership of Eileen and Robert Acuna. In 1997, the property was sold to Anthony Maricic and his wife Christine. Mr. Maricic was born in 1947 in Los Angeles, California and was a graduate of Mary Star of the Sea High School in San Pedro.[11] During the 1970s, he was a physical fitness instructor at the Ontario-Upland YMCA.[12] In 1972, Mr. Maricic married Christine R. Ayala of Los Angeles in San Bernardino County.[13] Following their marriage the couple relocated to San Bernardino County where they would later acquire the subject property in 1997. The property remained under their ownership until 1998.

In 1998, the property was under the ownership of Michael W. Mulford and his wife Cynthia. The Mulford family retained the subject property until 2022 when it was sold to LIT Industrial Limited Partnership.

See Table 1 below for property ownership.

[7] United States of America, Bureau of the Census; Washington, D.C.; *Seventeenth Census of the United States, 1950*; Record Group: *Records of the Bureau of the Census, 1790-2007*; Record Group Number: *29*; Residence Date: *1950*; Home in 1950: *Colton, San Bernardino, California*; Roll: *772*; Sheet Number: *72*; Enumeration District: *36-60.*

[8] "William C. Escobar: Picture Frame Maker," *San Bernardino Sun,* November 7, 1995.

[9] *San Bernardino Sun,* January 28, 1997.; Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.

[10] *Redlands Daily Facts,* June 8, 1967.

[11] "Mary Star-Lasuen Reunion Set," *News-Pilot,* March 22, 1975.

[12] *Progress-Bulletin,* September 11, 1972.

[13] Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1975-1994	Mary A. Valdepena	San Bernardino County Property Information Management System
1994-1997	Eileen Acuna and Robert Acuna	San Bernardino County Property Information Management System
1997-1998	Anthony Maricic and Christine Maricic	San Bernardino County Property Information Management System
1998-2022	Michael W. Mulford, Cynthia J. Mulford, Cynthia Mulford Living Trust, Michael Mulford Living Trust	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in ca.1975, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in ca.1975, the dwelling is a modest one-story residence with an attached carport built in the Ranch architectural style. The dwelling features an asymmetrical façade, an irregular shaped floorplan sited on a concrete foundation, a hip and valley roof topped with composite shingles, a stucco façade with a stone veneer, multi-lite vinyl sliding sash windows, two bay windows on the south elevation, a small main entryway porch sheltered below a gable that is supported by two columns, and an attached carport located below the main roofline. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, and stucco façade with a stone veneer.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15746 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15746Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15746 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

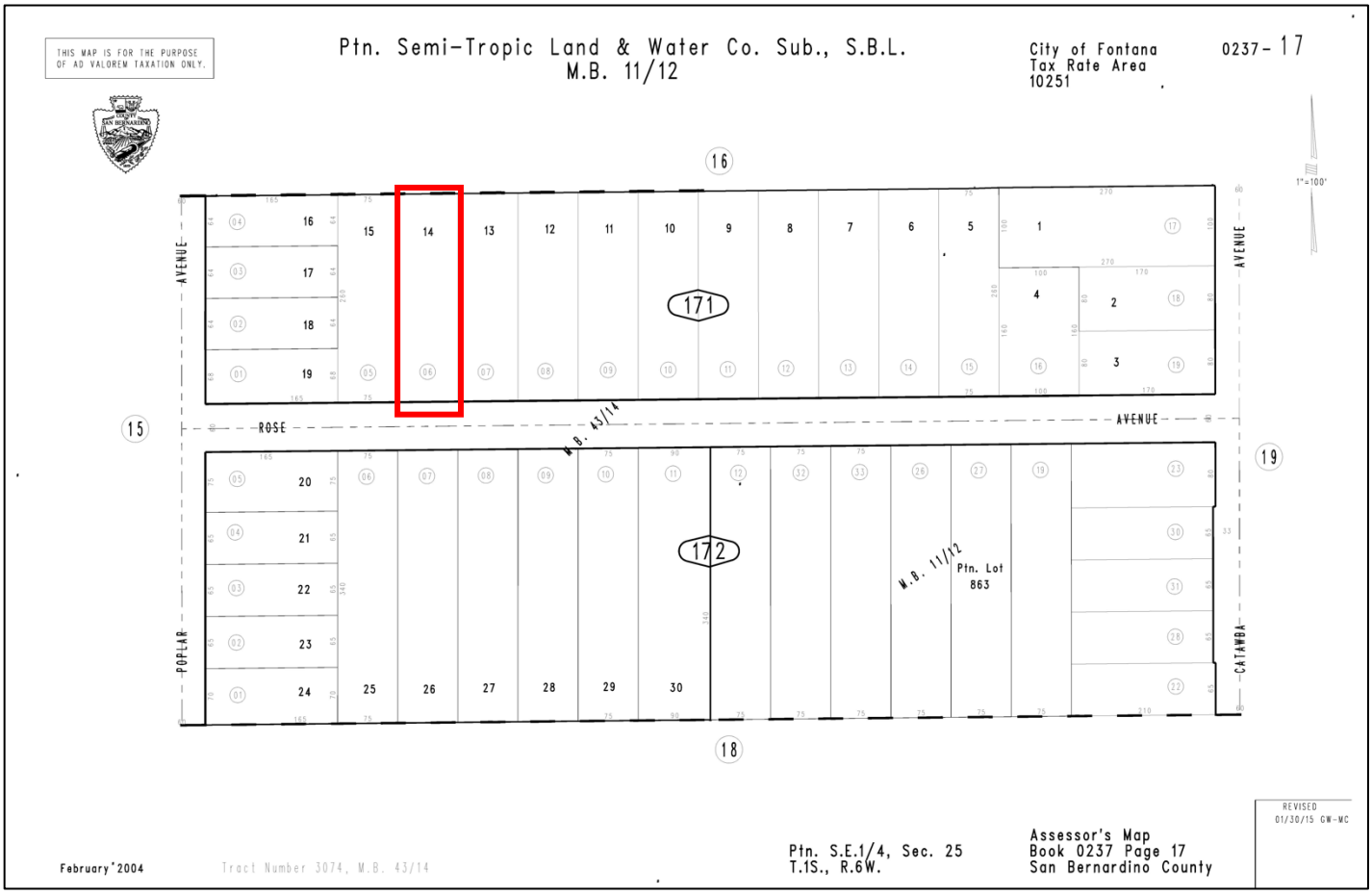
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

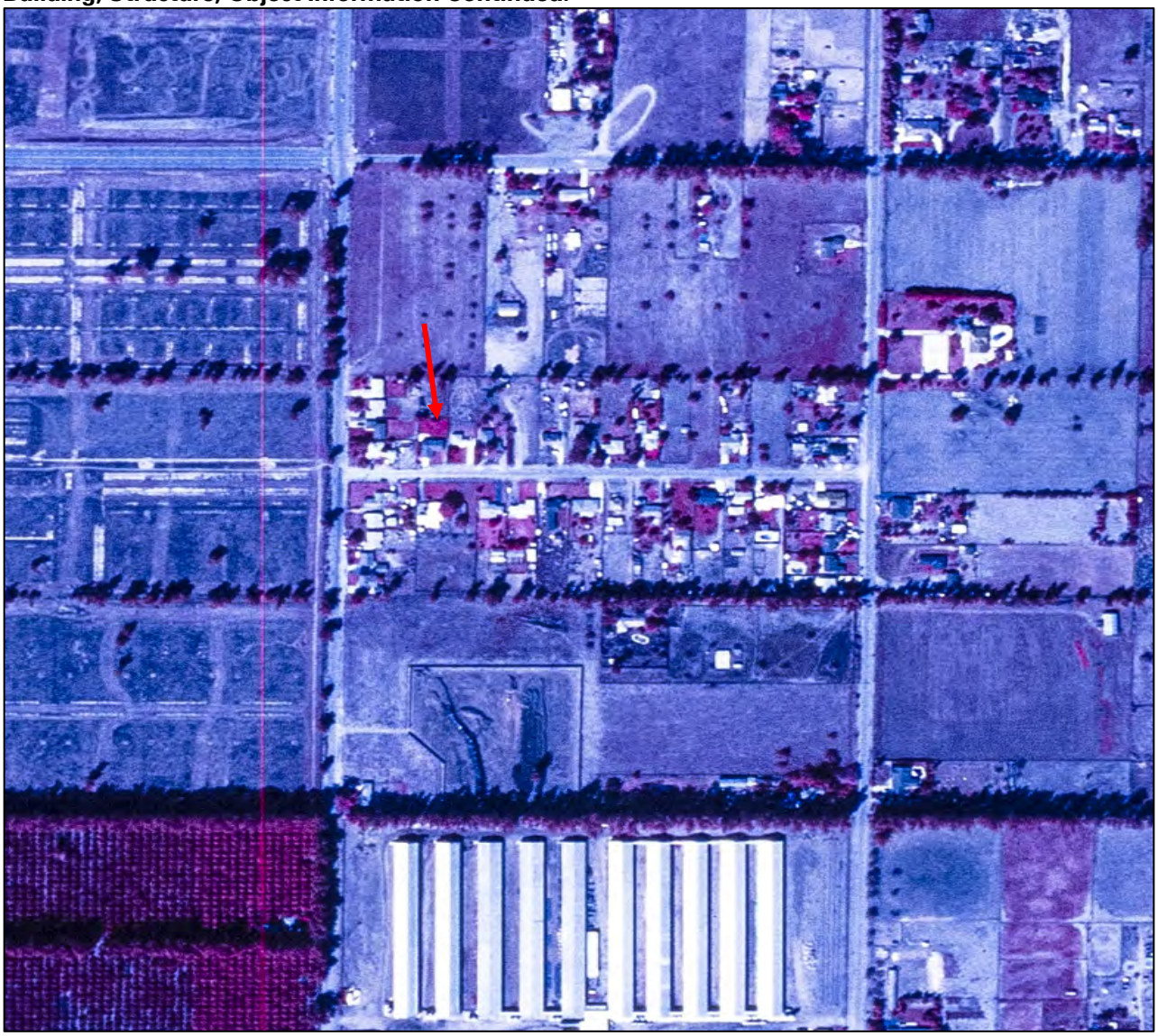
Building, Structure, Object Information Continued:

Historic Aerials



1966 aerial of the subject property and surrounding area. No structures are visible on the parcel.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area. The dwelling first appears in aerials.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 12

Building, Structure, Object Information Continued:



2003 aerial of the subject property and surrounding area. Between 1985 and 2003, several additions were made to the subject property including the addition of a patio and shed roof extension on the east elevation of the main dwelling, a pole structure and ADU towards the rear portion of the parcel, and the addition of an iron wrought fence in concrete with automatic gates.
Source: Google Earth.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 13

Review Code _____ Reviewer _____ Date _____
Resource Name: 15753 Rose Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15753 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457426.55mE / 3768111.05mN
e. Other Locational Data: The subject property fronts Rose Avenue and is sited on Lot 27 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, east of Poplar Avenue. Identified as San Bernardino County Assessor's Parcel Number 023-717-208, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-208 and consists of a modest single-family residence with an attached garage, listed as 15753 Rose Avenue. The dwelling was constructed in 1962 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.59 acres in size, located south of Rose Avenue. The property is enclosed on all sides by a chain link fence. An asphalt driveway extends from Rose Avenue along the far northeast end of the parcel providing access to the property. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View south of the north elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1962; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15753 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed in 1962, the subject property was improved with the construction of a single-family residence with an attached garage by an unidentified builder. Based on historic aerials, the dwelling featured an irregular floor plan and hipped roof. A small structure was constructed towards the rear portion of the property. The dwelling appears to retain the original aluminum fenestration. No further alterations were identified.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15753 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



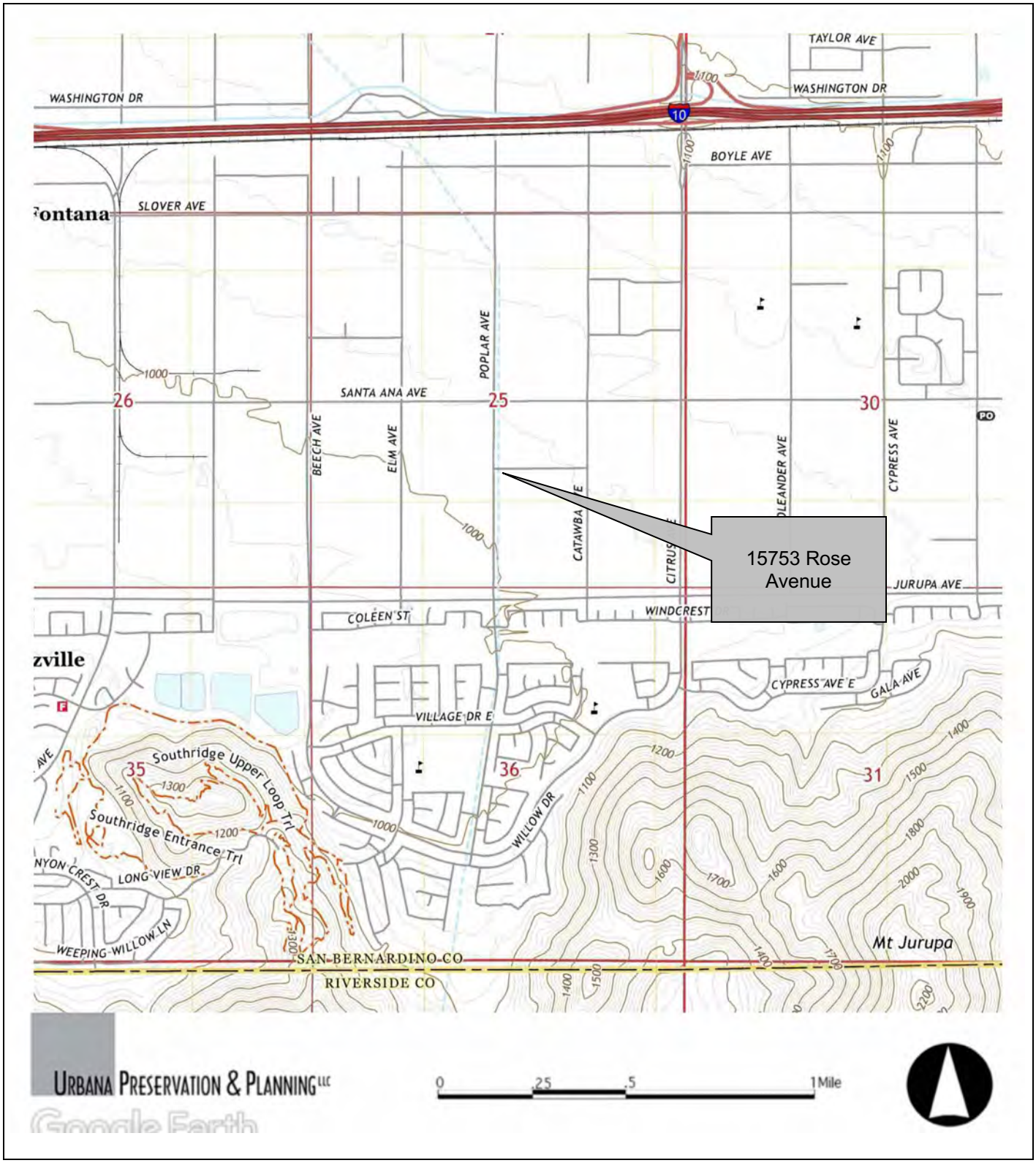
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 15753 Rose Avenue

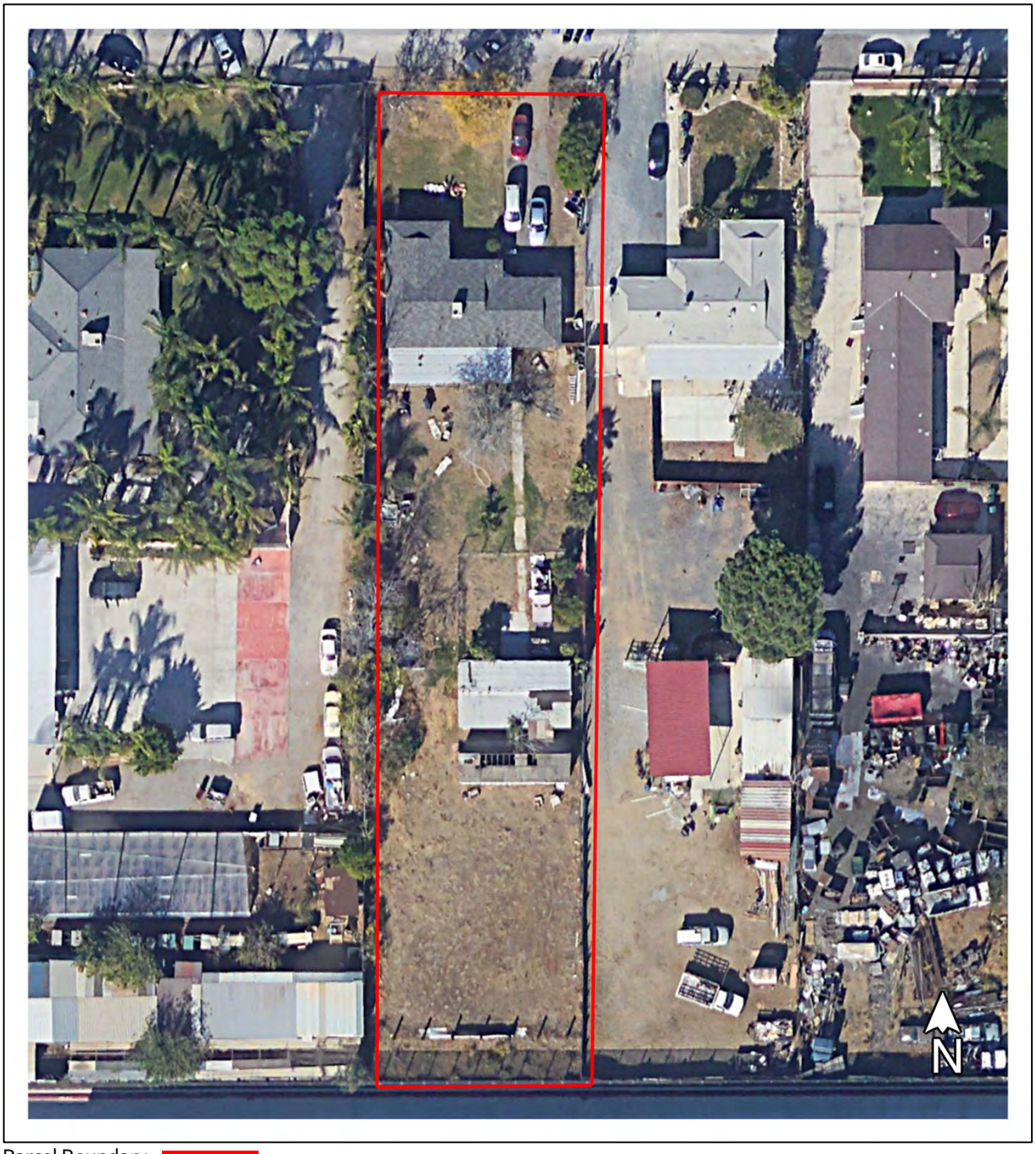
Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 13

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and an irregular floor plan sited on a concrete foundation. The low pitched hipped roof is topped with composite shingles and has a slight eave overhang, boxed eaves, and an eyebrow visible on the north elevation. The exterior is clad in stucco painted in off-white. The dwelling features aluminum sliding sash windows with decorative wood shutters painted in gray on the north elevation, a centered chimney along the roof ridge, and an attached garage with a gray wood panel overhead door. An additional structure is located towards the rear of the parcel.

Current view of the property is included below.



View south of the north elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style

The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History

Constructed in 1962, the property was improved with the construction of a single-family Ranch style residence. Between 1962 and 1965, ownership of the subject property was not identified. The property was first identified under the ownership of Samuel J. Spinuzzi in 1966. Mr. Spinuzzi was born in 1943 in Pueblo, Colorado. He was related to Joseph J. "Scotty" Spinuzzi, a notorious Mafia leader of a "Black Hand" crime syndicate in Pueblo, Colorado that has been linked with Al Capone in Chicago and Frank Costello in New York.[14] Mr. Spinuzzi grew up in San Bernardino County where he attended Chaffey College in Rancho Cucamonga and later worked as a shipping and receiving clerk at the Otis Elevator Company.[15] In 1964, he married Doylene Pipher in Fontana, California.[16] His wife was originally from Crawford, Nebraska, but grew up in Fontana where she attended Fontana High School and Chaffey College.[17] In 1966, the *San Bernardino Sun* mentions the couple residing at the subject property.[18] The following year the couple separated and divorced.[19]

Between 1967 and 1972, ownership of the subject property was not identified.

In 1973, the property was identified under the ownership of Jonathan L. Burton and his wife Lavada. Mr. Burton was born in 1922 in Lebanon, Ohio to James L. and Abbie E. Burton.[20] In 1940, Mr. Burton enlisted in the United States Navy and was stationed onboard the USS Tennessee (BB-43), a battleship commissioned in 1917.[21] On December 11, 1941, the USS Tennessee was moored in Pearl Harbor when the Japanese attacked. Based on the December 31, 1941, *United States Navy Muster Rolls*, Mr. Burton was still assigned to the ship when the attack took place and a Pearl Harbor survivor.[22] In 1946, Mr. Burton was honorably discharged from the military and relocated to Victorville, California.[23] In 1947, he married his first wife Edna May Tween. By the 1960s, Mr. Burton had separated from his wife and remarried to Lavada J. Stephens. In 1973, the couple acquired the subject property. In December of that year, Mr. Burton passed away at the age of 51 and was interred in Olivewood Cemetery in Riverside County.[24] Mrs. Burton continued to retain the property until 1992.

In 1992, the property was sold to Robert N. Hilton and his wife Glenna G. Hilton. Mr. Hilton was born in 1934 in Boston, Massachusetts to Almos C. Hilton and Hilda A. Hilton.[25] In 1973, Mr. Hilton married Glenna G. Proctor in Reno, Nevada. In 2002, Mr. Hilton's passed away in at the age of 68.[26] The property was passed down to his wife and William E. Hilton, presumably his son. The property remained under the Hilton family's ownership until 2022 when it was acquired by LIT Industrial Limited Partnership.

See Table 1 below for property ownership.

[14] Ex-Chiang Aide Believed Trying to Cash Hoard," *The San Francisco Examiner,* July 11, 1956.; http://www.crimemagazine.com/no-one-saw-bullet-leave-gun.
[15] *Crawford Tribune,* June 13, 1963.
[16] Ibid.
[17] Ibid.
[18] *San Bernardino Sun,* June 21, 1966.
[19] Ancestry.com. *California, U.S., Divorce Index, 1966-1984* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.
[20] Year: *1930*; Census Place: *Dayton, Montgomery, Ohio*; Page: *2B*; Enumeration District: *0129*; FHL microfilm: *2341589*.
[21] National Archives at College Park; College Park, Maryland, United States; *Muster Rolls of U.S. Navy Ships, Stations, and Other Naval Activities, 01/01/1939 - 01/01/1949*; Record Group: *24, Records of the Bureau of Naval Personnel, 1798 - 2007*; Series ARC ID: *594996*; Series MLR Number: *A1 135*.
[22] National Archives at College Park; College Park, Maryland, United States; Muster Rolls of U.S. Navy Ships, Stations, and Other Naval Activities, 01/01/1939 - 01/01/1949; Record Group: 24, Records of the Bureau of Naval Personnel, 1798 - 2007; Series ARC ID: 594996; Series MLR Number: A1 135.

[23] National Archives at St. Louis; St. Louis, Missouri; WWII Draft Registration Cards for California, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 247.
[24] Ancestry.com. *U.S., Find a Grave Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.
[25] United States of America, Bureau of the Census; Washington, D.C.; *Seventeenth Census of the United States, 1950*; Record Group: *Records of the Bureau of the Census, 1790-2007*; Record Group Number: *29*; Residence Date: *1950*; Home in 1950: *Danvers, Essex, Massachusetts*; Roll: *2177*; Sheet Number: *71*; Enumeration District: *5-82*.
[26] Ancestry.com. *U.S., Social Security Applications and Claims Index, 1936-2007* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1966	Mr. and Mrs. Sam J. Spinuzzi	*San Bernardino Sun*
1973	Lavada I Burton and Jonathan L. Burton	San Bernardino County Property Information Management System
1973-1992	Lavada I Burton	San Bernardino County Property Information Management System
1992-2001	Robert N. Hilton and Glenna G. Hilton	San Bernardino County Property Information Management System
2001-2022	William E. Hilton and Glenna G. Hilton	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1962, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1962, the dwelling is a modest one-story residence with an attached garage built in the Ranch architectural style. The dwelling features an asymmetrical façade, an irregular shaped floorplan sited on a concrete foundation, a hipped roof topped with composite shingles, a stucco façade, aluminum sliding sash windows with decorative wood shutters painted in gray on the north elevation, a centered chimney along the roof ridge, and an attached garage located with a gray wood panel overhead door. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, hipped roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15753 Rose Avenue property is not eligible under Criterion 3.

Primary Record Information Continued:

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15753 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15753 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

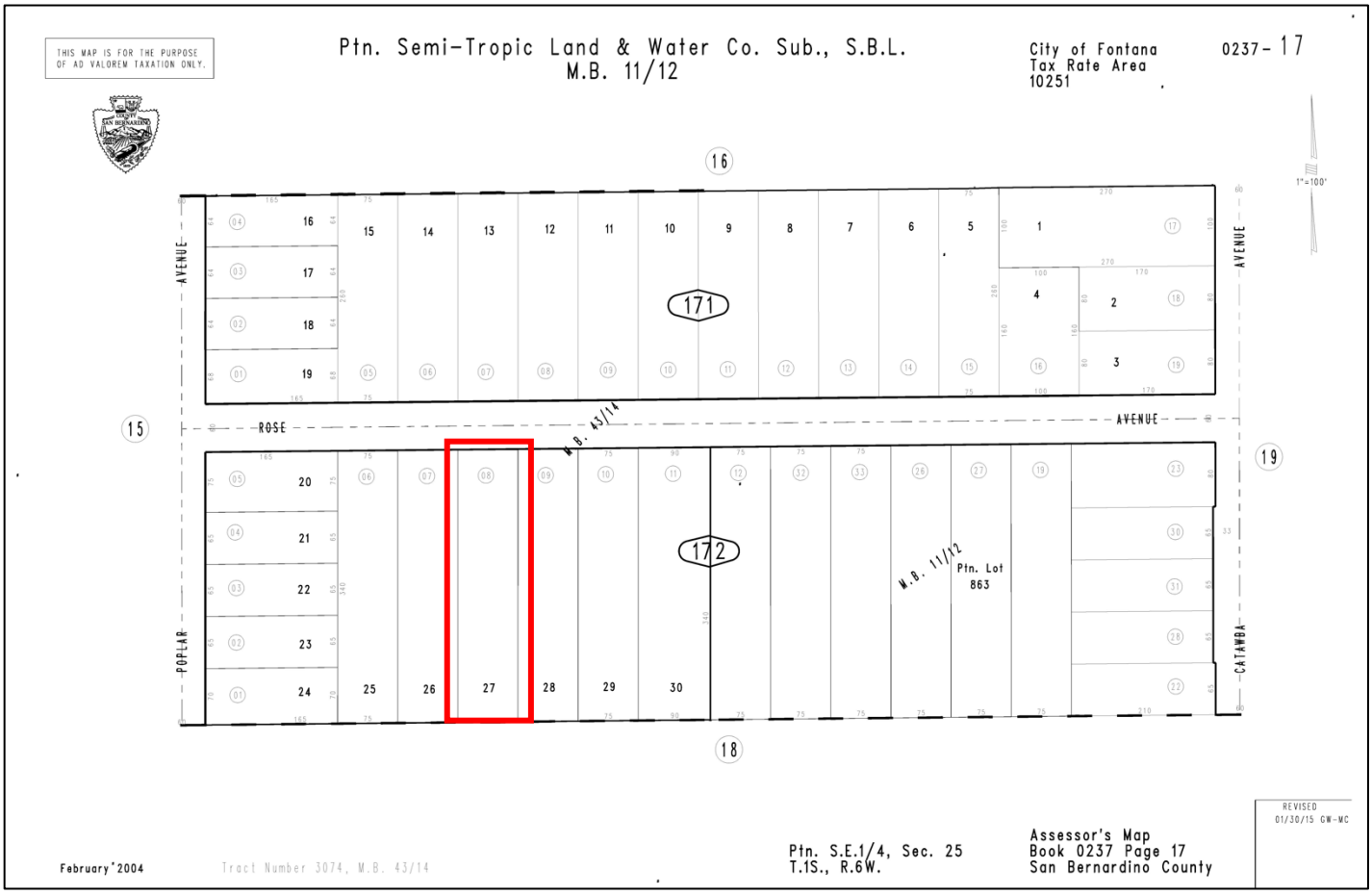
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 13

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area. No structures are visible on the parcel.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 13

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area. The dwelling first appears in aerials.
Source: Earth Explorer.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 14

Review Code _____ Reviewer _____ Date _____
Resource Name: 15754 Rose Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15754 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457425.02mE / 3768175.55mN
e. Other Locational Data: The subject property fronts Rose Avenue and is sited on Lot 13 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, east of Poplar Avenue. Identified as San Bernardino County Assessor's Parcel Number 023-717-107, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-107 and consists of a modest single-family residence, listed as 15754 Rose Avenue. The dwelling was constructed in 1965 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.45 acres in size, located south of Rose Avenue. An asphalt driveway extends from Rose Avenue along the far southeast end of the parcel providing access to the property. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View north of the south elevation
***P6. Date Constructed/Age and Source:**
☒Historic: 1965; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15754 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed in 1965, the subject property was improved with the construction of a single-family residence by an unidentified builder. Based on historic aerials, the dwelling featured an irregular floor plan and hipped roof. The original fenestration likely consisted of aluminum single-hung or sliding sash windows, which were later replaced with vinyl sliding sash units at an unidentified time. Between 1985 and 2003, an addition was appended to the northeast corner of the dwelling altering the original floor plan of the structure. Between 2003 and 2007, a small structure was constructed towards the rear portion of the property. No further alterations were identified.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15754 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



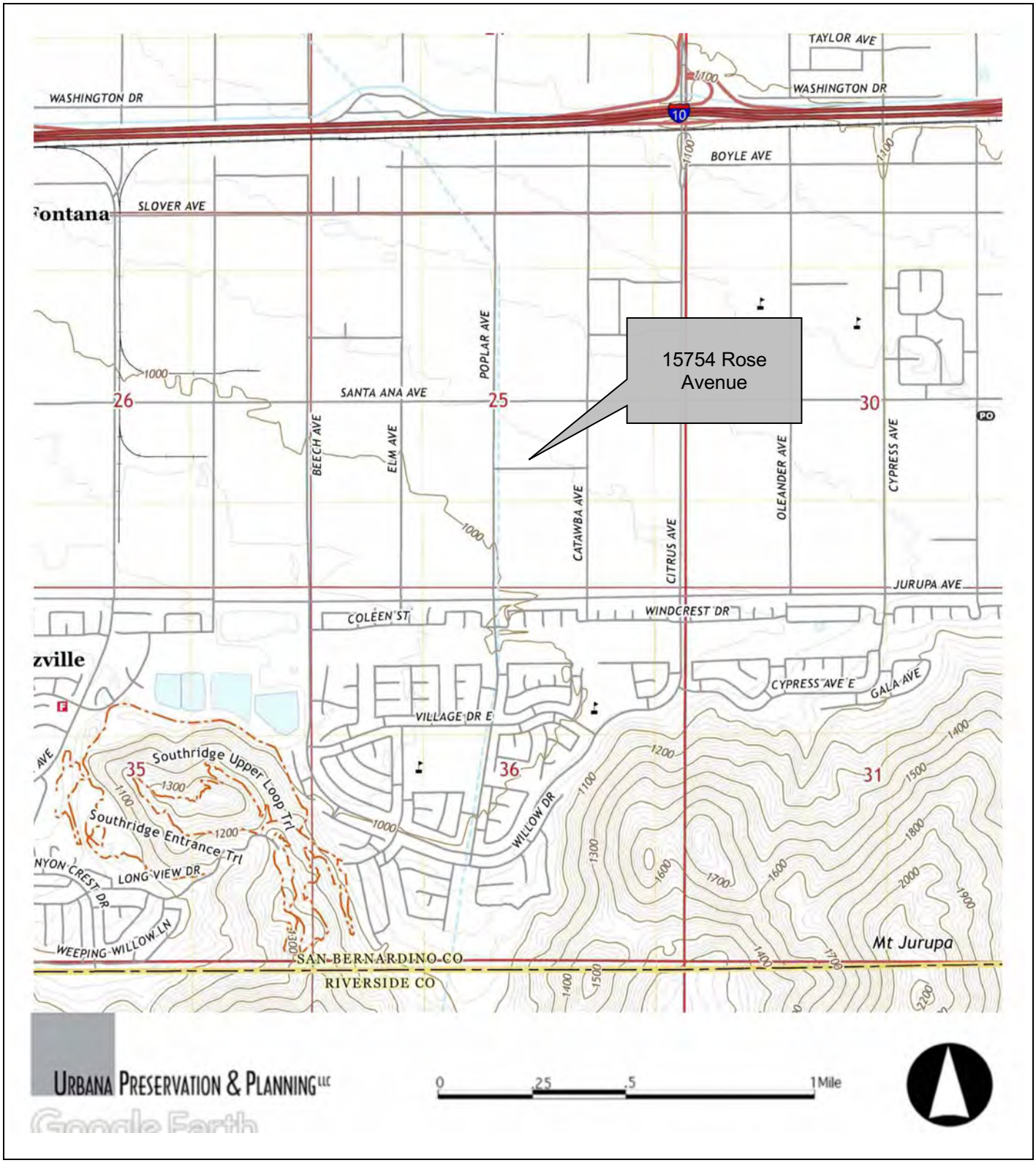
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 15754 Rose Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 14

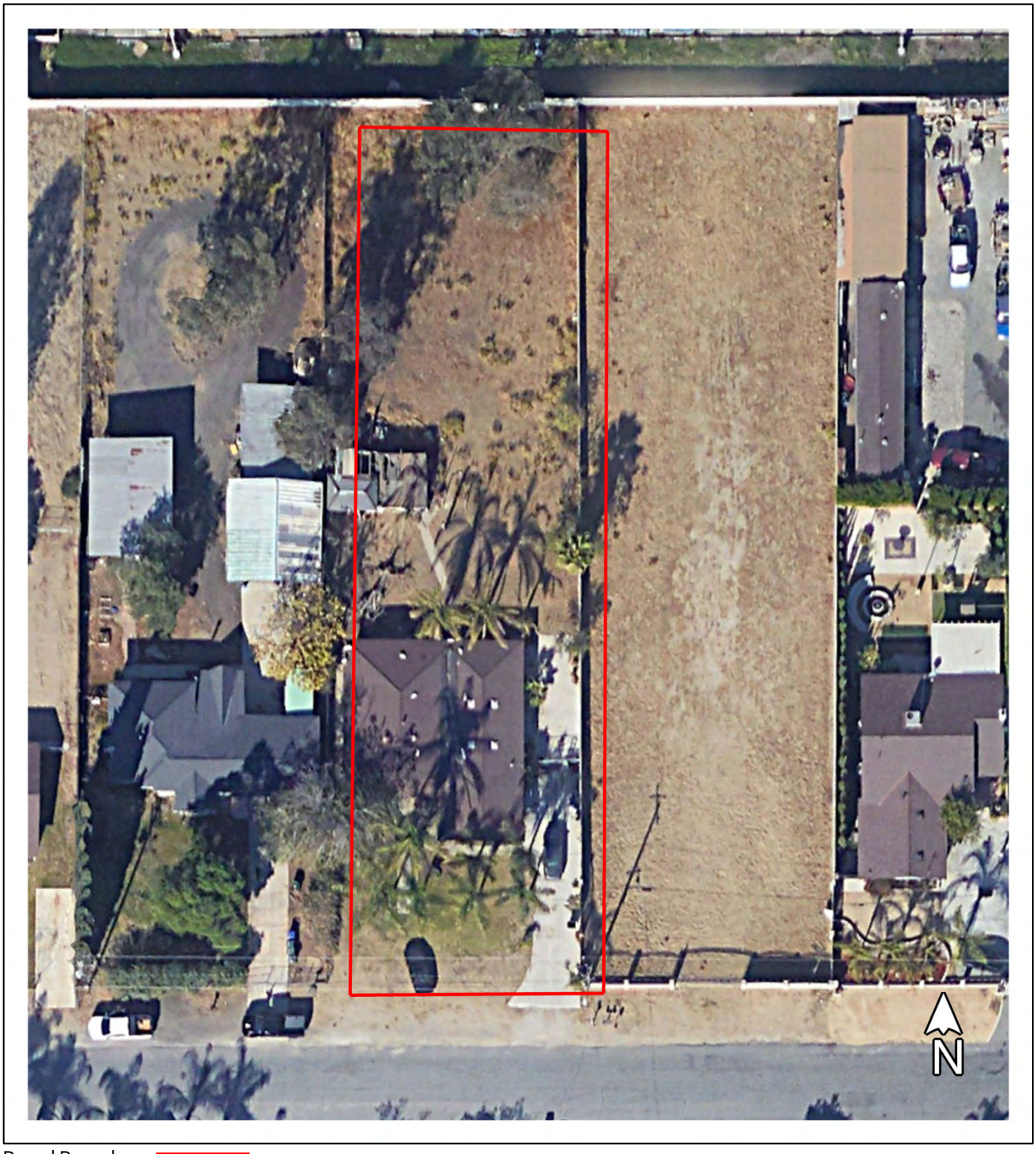
*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 14

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and an irregular floor plan sited on a concrete foundation. The moderately pitched hip and valley roof is topped with composite shingles and has a moderate eave overhang, open eaves, exposed rafters, and two eyebrows clad in board and batten siding. The exterior is clad in stucco painted in off-white with a brick veneer on the south elevation and features vinyl sliding sash windows throughout the property. An additional structure is located towards the rear of the parcel.

Current view of the property is included below.



View north of the south elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History
Constructed in 1965, the property was improved with the construction of a single-family Ranch style residence. Between 1965 and 1977, ownership of the subject property was not identified.

The property was first identified under the ownership of Tony O. Valdepena in 1978. Mr. Valdepena was born in 1939 in San Bernardino County.[1] He was the son of Antonio Jimenez and Elodia Valdepena and the husband of Mary Anita.[2] The property was under the Valdepena family's ownership until 2022 when it was acquired by LIT Industrial Limited Partnership.

Table 1. Partial Ownership History

Date	Owner	Source
1978-2022	Tony O. Valdepena and Mary A. Valdepena	*San Bernardino Sun* San Bernardino County Property Information Management System
1978-2011	Tony O. Valdepena and Mary A. Valdepena Trust	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

[1] Ancestry.com. *U.S., Find a Grave Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.
[2] Year: 1940; Census Place: Bloomington, San Bernardino, California; Roll: m-t0627-00288; Page: 14A; Enumeration District: 36-11.

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1965, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1965, the dwelling is a modest one-story residence built in the Ranch architectural style. The dwelling features an asymmetrical façade, an irregular shaped floorplan sited on a concrete foundation, a hip and valley roof topped with composite shingles, a stucco façade with a brick veneer, and vinyl sliding sash windows. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, and stucco façade with a brick veneer.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15754 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15754 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15754 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

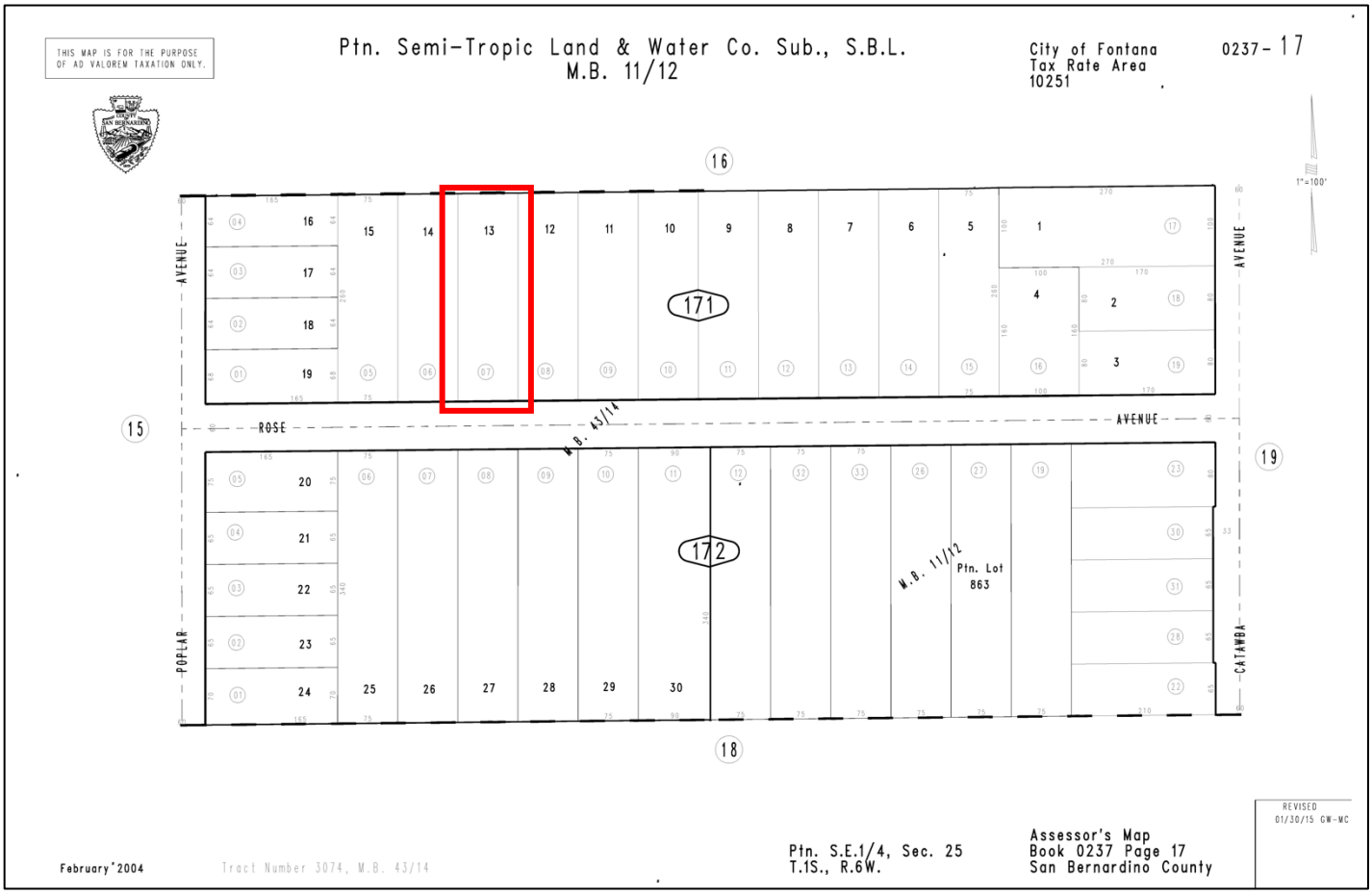
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area. No structures are visible on the parcel.
Source: Earth Explorer.

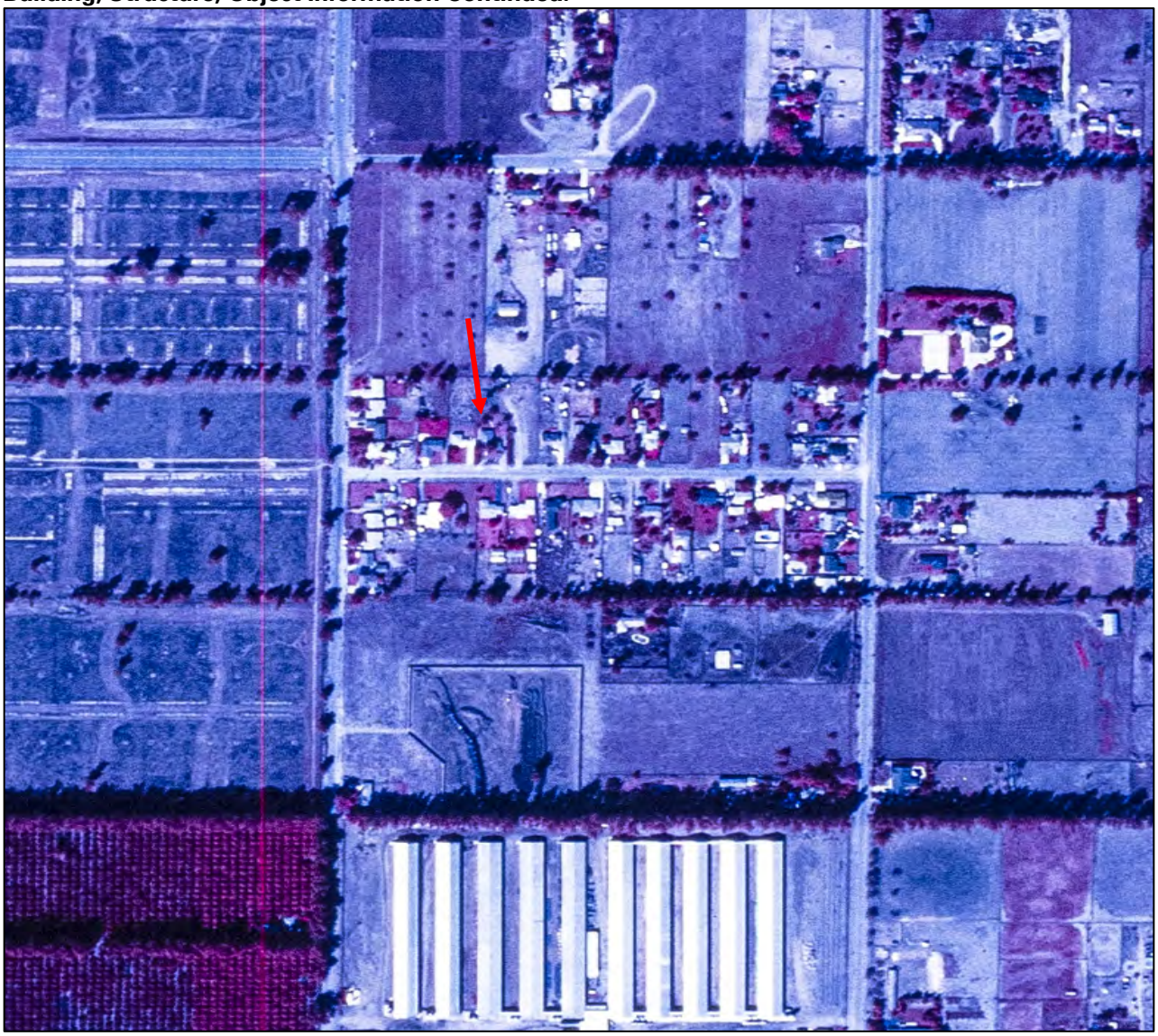
Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 14

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area. The dwelling first appears in aerials.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area. Between 1985 and 2003, an addition was appended to the northeast corner of the dwelling altering the original floor plan of the structure.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



2003 aerial of the subject property and surrounding area. The addition made to the northeast corner of the dwelling is visible. Source: Google Earth.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 14

Building, Structure, Object Information Continued:



2007 aerial of the subject property and surrounding area. Between 2003 and 2007, a small structure was constructed towards the rear portion of the property.
Source: Google Earth.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 15

Review Code _____ Reviewer _____ Date _____
Resource Name: 15765 Rose Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15765 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457451.93mE / 3768108.61mN
e. Other Locational Data: The subject property fronts Rose Avenue and is sited on Lot 28 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, east of Poplar Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-209, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-209 and consists of a modest single-family residence with an attached garage, listed as 15765 Rose Avenue. The dwelling was constructed in 1962 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.59 acres in size, located south of Rose Avenue. An asphalt driveway extends from Rose Avenue along the far northwest end of the parcel providing access to the property. The property is enclosed on all sides by an iron wrought fence and additional storage structures are located towards the rear. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View south of the north elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1962; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15765 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Constructed in 1962, the subject property was improved with the construction of a single-family residence with an attached garage by an unidentified builder. Based on historic aerials, the dwelling featured an irregular floor plan and hipped roof. The original fenestration likely consisted of aluminum single-hung or sliding sash windows, which were later replaced with vinyl sliding sash units at an unidentified time. A small shed roof was installed on the rear (south) elevation and appears in a 1966 aerial. Between 2003 and 2007, the shed roof was extended to the east. Between 2010 and 2012, the aluminum sliding sash units along the main (north) elevation were replaced with vinyl units. In 2019, a permit was filed to the City of Fontana to replace the existing water heater (Permit No. BLD19-005815). No further alterations were identified.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15765 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



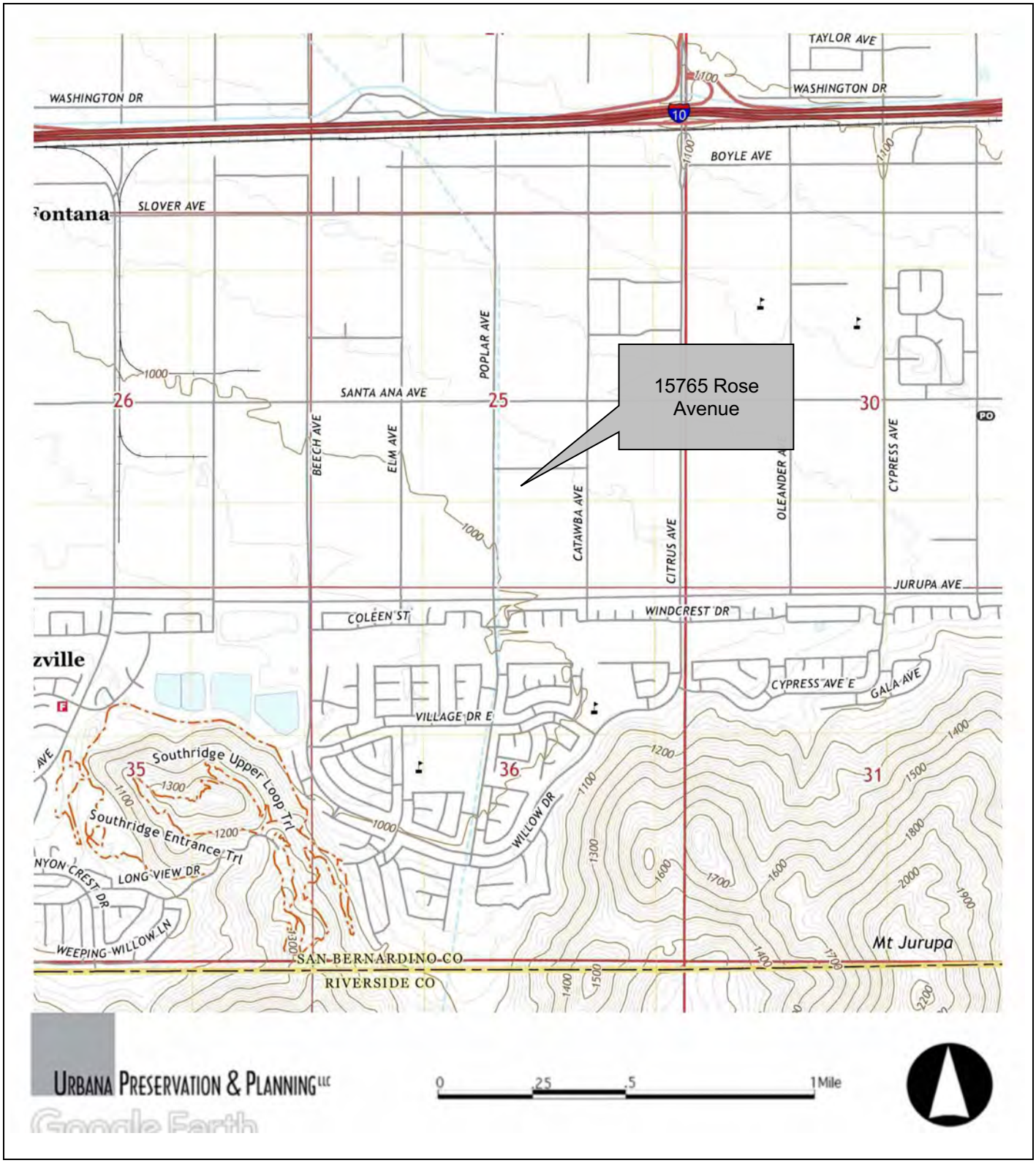
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 15765 Rose Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 15

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 15

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and an irregular floor plan sited on a concrete foundation. The low pitched hipped roof topped with composite shingles and has a slight eave overhang, boxed eaves, and an eyebrow visible on the north elevation. The exterior is clad in stucco painted in tan and features vinyl sliding sash windows throughout the property, an enclosed rear patio sheltered below a shed roof extension, and an attached garage with a wood panel overhead door. Additional storage structures are located towards the rear of the parcel.

Current view of the property is included below.



View south of the north elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 15

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History

Constructed in 1962, the property was improved with the construction of a single-family Ranch style residence. Between 1962 and 1963, ownership of the subject property was not identified.

The property was first identified under the ownership of Angelo P. and Frieda Cilluffo in 1964. Mr. Cilluffo was a born in 1922 in Detroit, Michigan to Anthony and Jennie Cilluffo.[3] During the 1940s, he was employed as a tire builder at the Ford Motor Company in Detroit.[4] In 1948, he married Frieda R. Karbowski in Wayne Michigan and together they had a son, Farol Cilluffo.[5] In 1951, the couple relocated to California where they settled in San Bernardino County. In 1962, the couple resided at 8726 Calabash Avenue in Fontana.[6] By 1964, the couple are listed living at the subject property on the 1964 California Voters Registration.[7] The property remained under their ownership until 1974 when the property was sold to Lee R. Attaway and his wife Suzanne K.

Between 1974 and 2003, the property was under the ownership of Lee R. and Suzanne K. Attaway. Born in 1946 in Texas, Mr. Attaway was a mechanical helper at the Kaiser Steel Company in Fontana.[8] In 1966, he married to Suzanne Kay Baker of California.[9] In 1974, the couple acquired the subject property. The property remained under the Attaway family's ownership until 2009 when the property was acquired by Andres L. Gomez.

Between 2009 and 2022, the property was acquired by Andres Lomeli Gomez. Mr. Gomez was born in 1954 in the state of Texas. In 2022, the property was acquired by LIT Industrial Limited Partnership and remains under their ownership to this day.

See Table 1 below for property ownership.

Table 1. Partial Ownership History

Date	Owner	Source
1964-1974	Fieda Cilluffo and Angelo P. Ciluffo	San Bernardino County Property Information Management System
1974-2003	Lee R. Attaway and Suzanne K. Attaway	San Bernardino County Property Information Management System
2003-2009	Lee R. Attaway and Barabara G. Attaway	San Bernardino County Property Information Management System
2009-2022	Andres Lomeli Gomez	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

[3] Year: *1940*; Census Place: *Detroit, Wayne, Michigan*; Roll: *m-to627-01858*; Page: *2A*; Enumeration District: *84-567.*
[4] National Archives at St. Louis; St. Louis, Missouri; *WWII Draft Registration Cards for Michigan, 10/16/1940-03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: *207.*
[5] National Archives at St. Louis; St. Louis, Missouri; *WWII Draft Registration Cards for Michigan, 10/16/1940-03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: *207.; San Bernardino Sun, August 20, 1976.*
[6] California State Library; Sacramento, California; *Great Register of Voters, 1900-1968.*
[7] California State Library; Sacramento, California; *Great Register of Voters, 1900-1968*
[8] *San Bernardino Sun,* February 24, 1977.
[9] Ancestry.com. *Texas, U.S., Marriage Index, 1824-2017* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2005.

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1962, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1962, the dwelling is a modest one-story residence with an attached garage built in the Ranch architectural style. The dwelling features an asymmetrical façade, an irregular shaped floorplan sited on a concrete foundation, a hipped roof topped with composite shingles, a stucco façade, vinyl sliding sash windows throughout the property, an enclosed rear patio sheltered below a shed roof extension, and an attached garage with a wood panel overhead door. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, hipped roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15765 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15765 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15765 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Primary Record Information Continued:

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

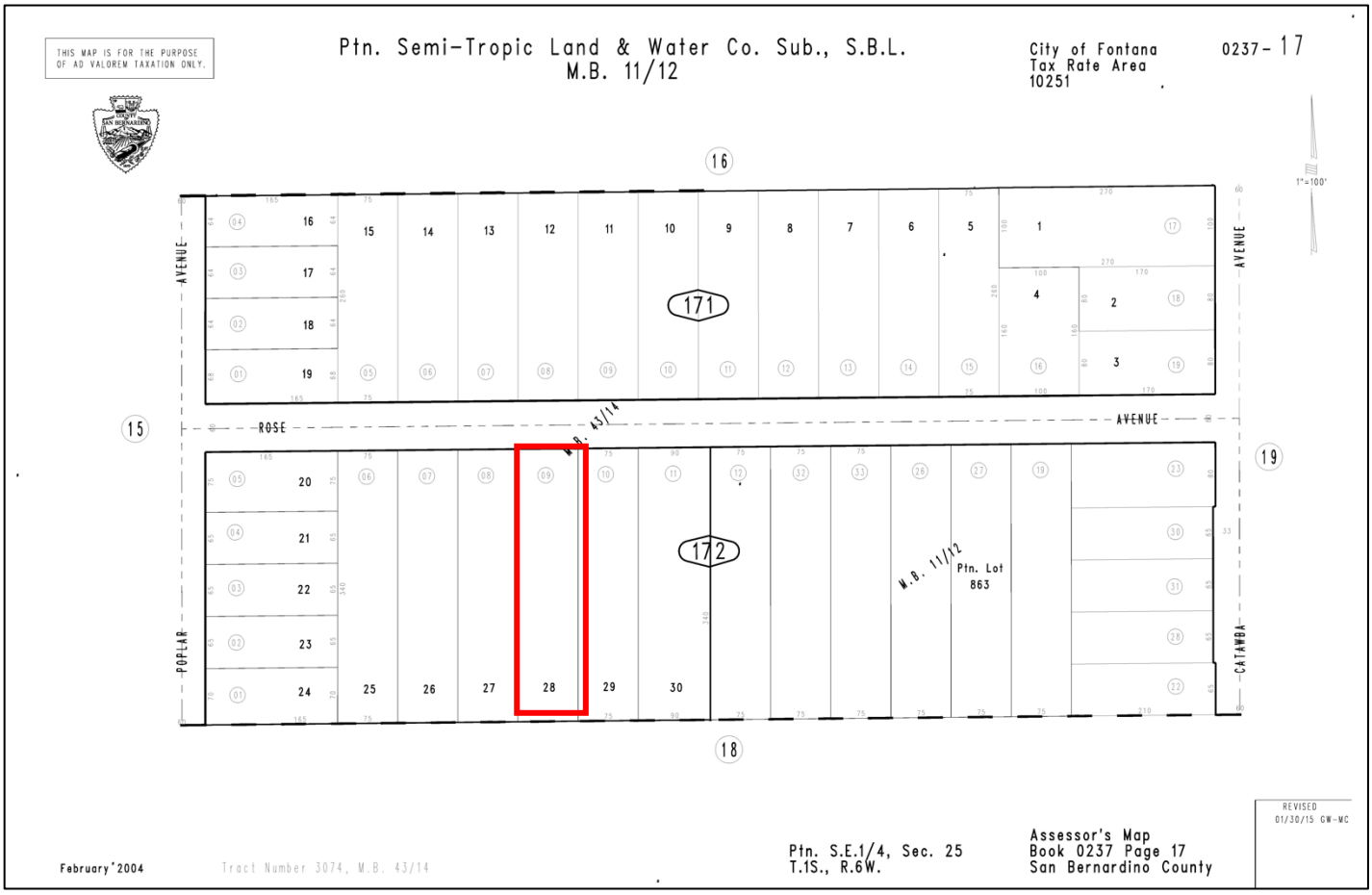
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area. No structures are visible on the parcel.
Source: Earth Explorer.

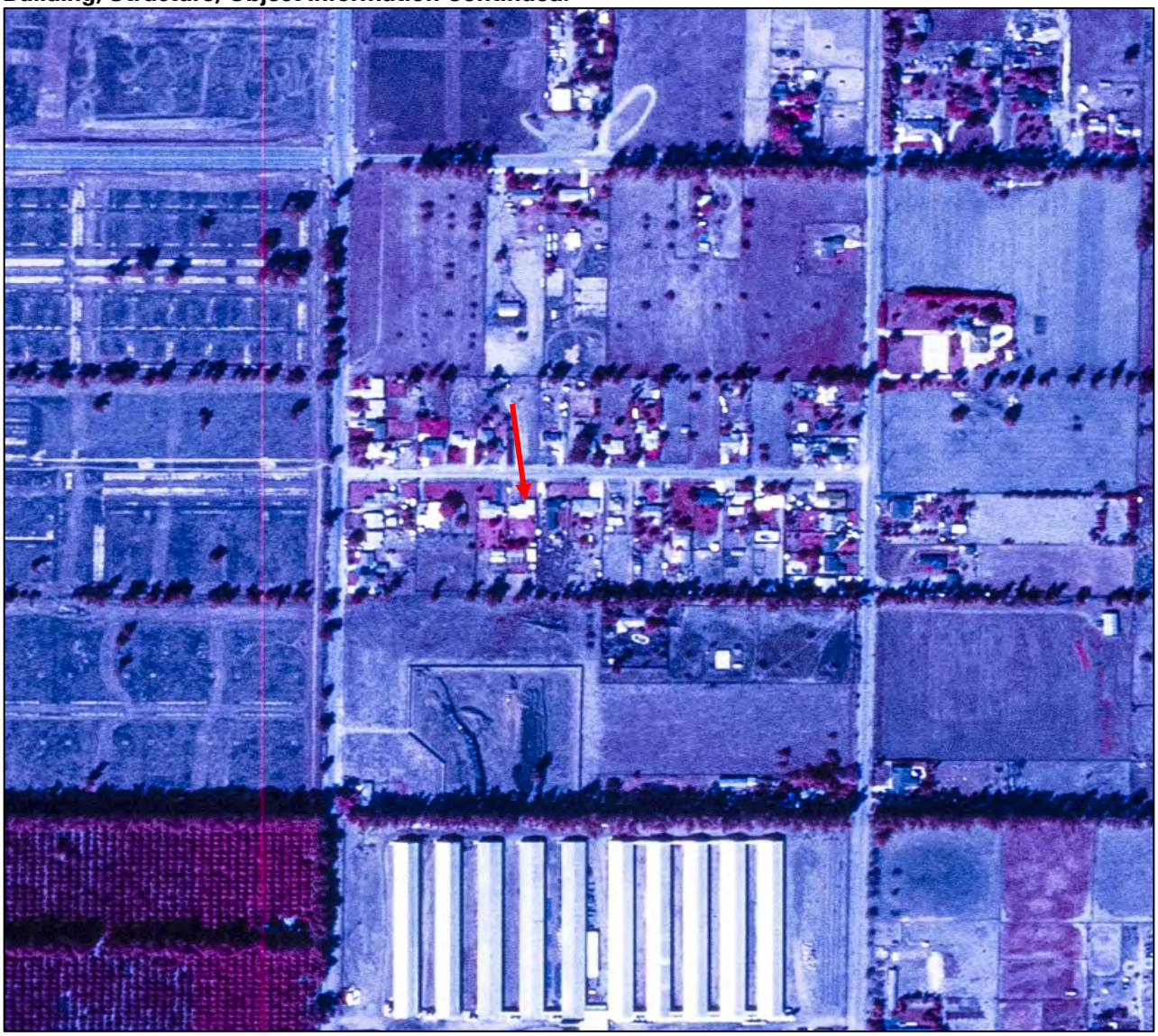
Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 15

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area. The dwelling first appears in aerials. A small shed roof was installed on the rear (south) elevation and appears in the aerial.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area. Between 1985 and 2003, an addition was appended to the northeast corner of the dwelling altering the original floor plan of the structure.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



2003 aerial of the subject property and surrounding area.
Source: Google Earth.

Building, Structure, Object Information Continued:



2007 aerial of the subject property and surrounding area. Between 2003 and 2007, the shed roof was extended to the east
Source: Google Earth.

Building, Structure, Object Information Continued:

Vintage Photographs



2010 view of the main (north) elevation.
Source: Redfin.



2010 view northeast of the south elevation.
Source: Redfin.

Building, Structure, Object Information Continued:



2012 view of the north elevation. Between 2010 and 2012, the aluminum sliding sash units along the main (north) elevation were replaced with vinyl units.
Source: Google Street View.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 16

Review Code _____ Reviewer _____ Date _____
Resource Name: 15773 Rose Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15773 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457499.10mE / 3768107.36mN
e. Other Locational Data: The subject property fronts Rose Avenue and is sited on Lot 29 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, east of Poplar Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-210, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-210 and consists of a modest single-family residence with an attached garage, listed as 15773 Rose Avenue. The dwelling was constructed ca.1980 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.59 acres in size, located south of Rose Avenue. A concrete driveway extends from Rose Avenue along the far northwest end of the parcel providing access to the property. The property is enclosed on the north end by an iron wrought fence. A detached structure is located south of the dwelling. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View south of the north elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: ca.1980; HistoricAerials.com
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15773 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on building permits and historic and current aerials. Constructed ca.1980, the subject property was improved with the construction of a single-family residence and a detached structure by an unidentified builder. Based on historic aerials, the dwelling featured a mostly L-shaped floor plan and cross gable roof. In 2020, a permit was submitted to the City of Fontana to replace the existing FAU (Permit No. BLD20-005974). No further alterations were identified.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15773 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



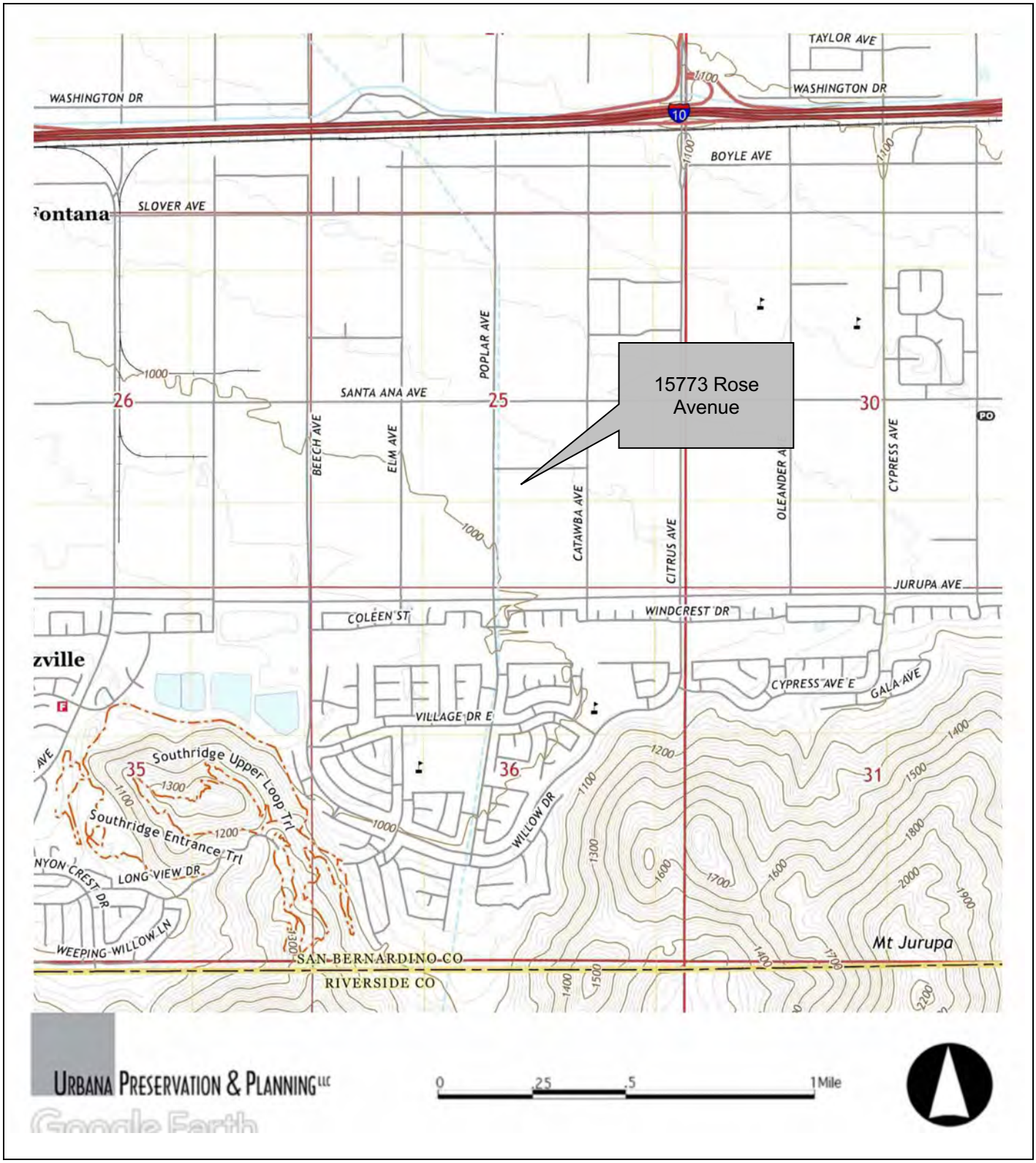
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 15773 Rose Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 16

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 16

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and a mostly rectangular floor plan sited on a concrete foundation. The low pitched cross gable roof is topped with composite shingles and has a slight eave overhang, and boxed eaves. The exterior is clad in stucco painted in tan and features multi-lite vinyl sliding sash windows, a three-sided chimney located on the east elevation, and a small concrete stoop that provides access to a recessed main entryway. A detached structure with a hipped roof is located south the main dwelling.

Current view of the property is included below.



View south of the north elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History

Constructed ca.1980, the property was improved with the construction of a single-family Ranch style residence. In 1980, the property was under the ownership of Victor C. Martinez and his ex-wife Ofelia. The couple were divorced in 1971.[10] The property remained under their ownership until 1981 when it was acquired by Albert and Teresa I. Urquizu.

Between 1981 and 1988, the property was under the ownership of Albert and Teresa Urquizu. Mr. Urquizu was born in 1928 in Fontana, California to Mexican parents who immigrated to the United States during the Mexican Revolution.[11] During the 1940s and 1970s, he was an employee of the Southern Pacific Railroad.[12] In 1974, he married his second wife Teresa I. Martinez in San Bernardino, California.[13] In 1981, the couple purchased the subject property after Mr. Urquizu was awarded over $440,000 by the U.S. District Court for injuries he sustained while working with the Southern Pacific Railroad.[14] The property remained under the couples ownership until 1988 when it was acquired by Michael G. Mitchell and his wife Leslie.

Between 1988 and 1989, the property was under the ownership of Michael G. and Leslie D. Mitchell. Mr. Mitchell was born in 1969 in San Bernardino, County.[15] During the course of historical research, little information was identified on the Mitchells. The property remained under their ownership until 1989 when it was acquired by Albert C. Ramirez

Between 1989 and 1996, the property was under the ownership of Albert C. Ramirez. During the course of historical research, little information was identified on Mr. Ramirez.

In 1996, the property was acquired by Jose Vargas, Crisanto L. Vargas, and Jose L. Castillo. The property remained under their ownership until 2002 when it was acquired by Felix Alvarado.

In 2002, the property was under Felix Alvarado's ownership. Mr. Alvarado was born in 1970 in Los Angeles County.[16] In 2006, Salvador Vargas and Maria Ester Alvarado were added as joint ownership. The property remained under their ownership until 2010.

In 2010, the property was acquired by Marisol Chaidez. Mrs. Chaidez was born in 1983 in California. In 2020, Ricardo Saldana was added as a joint owner of the property. The property remained under their ownership until 2022 when the property was acquired by LIT Industrial Limited Partnership.

See Table 1 below for partial property ownership.

[10] Ancestry.com. *California, U.S., Divorce Index, 1966-1984* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.
[11] Year: *1930*; Census Place: *Fontana, San Bernardino, California*; Page: *3A*; Enumeration District: *0134*; FHL microfilm: *2339923*.
[12] *San Bernardino Sun,* April 9, 1980.
[13] Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.
[14] *San Bernardino Sun,* April 9, 1980.
[15] Birthdate: *12 Sep 1969*; Birth County: *San Bernardino.*
[16] Birthdate: *16 Jul 1970*; Birth County: *Los Angeles.*

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1980-1981	Victor C. Martinez and Ofelia G. Martinez	San Bernardino County Property Information Management System
1981-1988	Teresa I. Urquizu and Albert Urquizu	San Bernardino County Property Information Management System
1988-1989	Michael G. Mitchell and Leslie D. Mitchell	San Bernardino County Property Information Management System
1989-1996	Albert C. Ramirez	San Bernardino County Property Information Management System
1996-2002	Jose Vargas, Crisanto L. Vargas, Jose L. Castillo	San Bernardino County Property Information Management System
2002-2006	Felix Alvarado	San Bernardino County Property Information Management System
2006-2010	Felix Alvarado, Salvador Vargas, Maria Ester Alvarado	San Bernardino County Property Information Management System
2010-2020	Marisol Chaidez	San Bernardino County Property Information Management System
2020-2022	Ricardo Saldana and Marisol Chaidez	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed ca.1980, the residence is a modest contemporary-era one-story dwelling built in the Ranch architectural style. No specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed ca.1980, the dwelling is a modest one-story contemporary-era residence with an attached garage built in the Ranch architectural style. The dwelling features an asymmetrical façade, a mostly rectangular floorplan sited on a concrete foundation, a cross gable roof topped with composite shingles, a stucco façade, multi-lite vinyl sliding sash windows, a three-sided chimney located on the east elevation, and a small concrete stoop that provides access to a recessed main entryway. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, cross gable roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15773 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15773 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15773 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

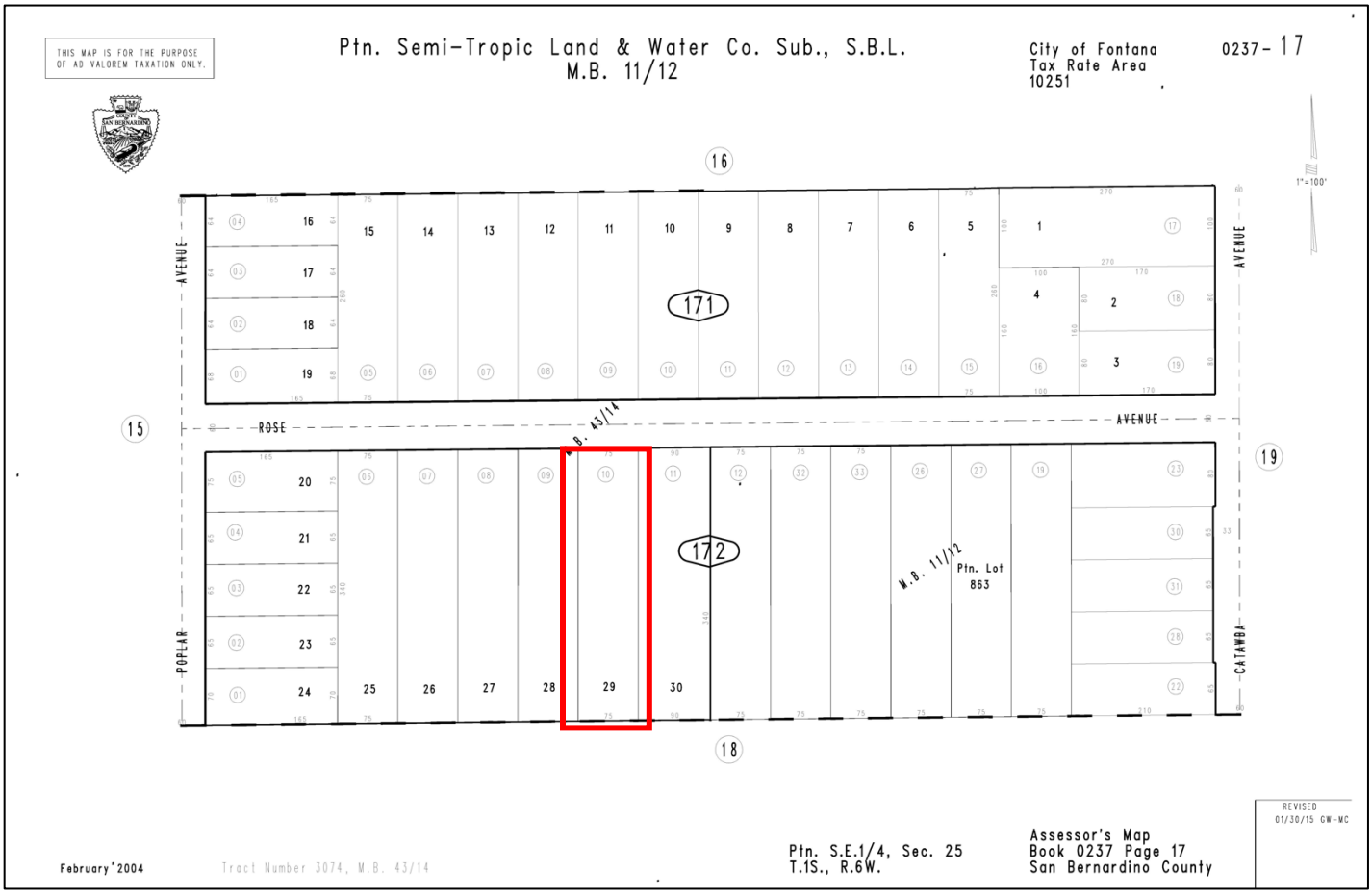
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U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov /.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 16

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area. No structures are visible on the parcel.
Source: Earth Explorer.

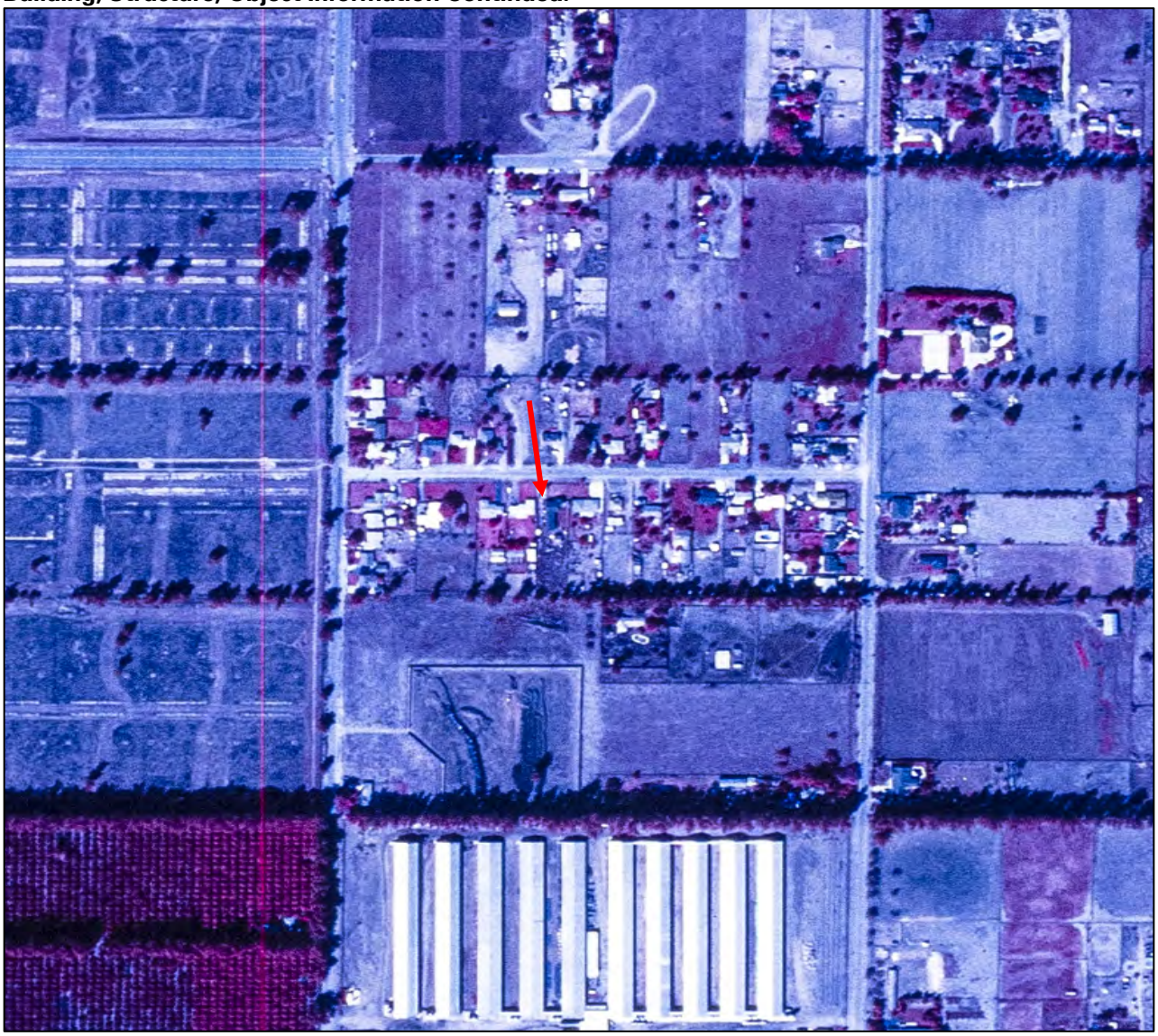
Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 16

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area. No structures are visible on the subject property.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area. The dwelling first appears in aerials.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



2003 aerial of the subject property and surrounding area.
Source: Google Earth.

Building, Structure, Object Information Continued:

Vintage Photographs



2010 view of the main (north) elevation.
Source: Redfin.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 17

Review Code _____ Reviewer _____ Date _____
Resource Name: 15776 Rose Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15776 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457471.41mE / 3768173.79mN
e. Other Locational Data: The subject property fronts Rose Avenue and is sited on Lot 11 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, east of Poplar Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-109, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-109 and consists of a modest single-family residence with an attached garage, listed as 15776 Rose Avenue. The dwelling was constructed ca.1976 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.45 acres in size, located north of Rose Avenue. A concrete driveway extends from Rose Avenue along the far southeast end of the parcel providing access to the property. The property is enclosed on all sides by an iron wrought and concrete masonry unit fence. A detached structure is located south of the dwelling. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View northwest of the south elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: ca.1976; San Bernardino County Assessors
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15776 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed ca.1976, the subject property was improved with the construction of a single-family residence with an attached garage by an unidentified builder. Based on historic aerials, the dwelling originally featured a rectangular floor plan and a side gable roof. Between 1985 and 2003, an addition was appended to the southwest end of the existing dwelling altering the original floor plan from rectangular to L-shaped. Between 2013 and 2018, two multi-lite vinyl windows located on the main (south) elevation were replaced with one-over-one single-hung windows. No further alterations were identified.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15776 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



(This space reserved for official comments.)

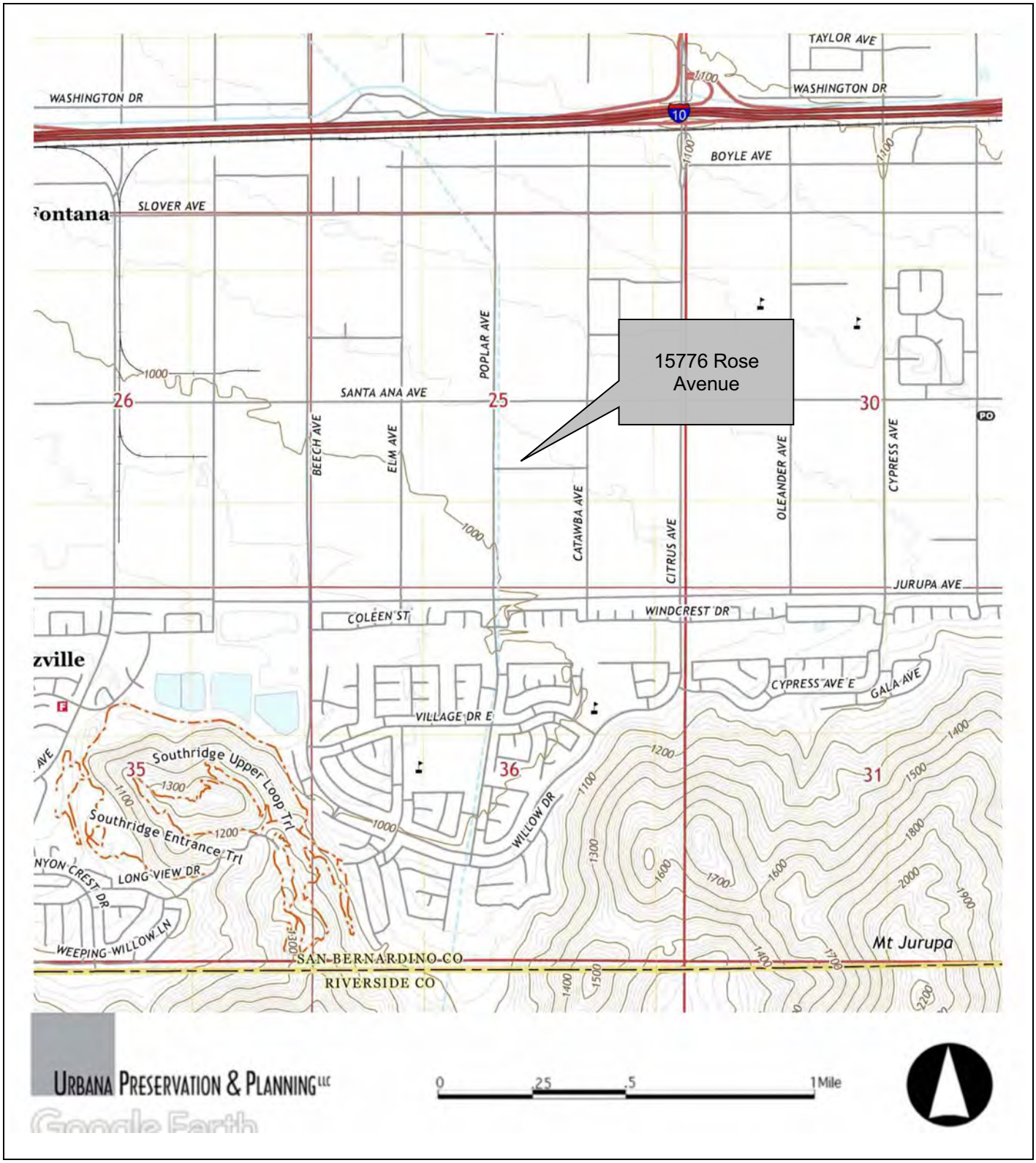
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 15776 Rose Avenue
Page 3 of 22

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 17

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 17

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and a mostly L-shaped floor plan sited on a concrete foundation. The low pitched cross gable roof is topped with composite shingles and has a slight eave overhang, and boxed eaves. The exterior is clad in stucco painted in gray and features vinyl sliding sash and single hung windows, a three-sided stucco chimney located on the east elevation, and a recessed main entryway. The attached garage faces east and features a white overhead door and a vinyl single-hung window. A detached structure with a front gable roof is located north the main dwelling.

Current view of the property is included below.


View north of the south elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History

Constructed ca.1976, the property was improved with the construction of a single-family Ranch style residence. In 1976, the property was under the ownership of Franciska Rodvosky. Born in 1901, Mrs. Rodvosky was an immigrant from the Czech Republic who moved to the United States in 1955.[1] The property was under her ownership until 1976 when it was sold to Ferdinand and Jeanne Fabre.

Between 1976 and 1981, the property was under the ownership of Ferdinand Fabre and his wife Jeanne. Mr. Fabre was a born in 1918 in Sante-Croix, France to Charles and Margaret Fabre.[2] His parents immigrated to the United States during the early 1900s, where they settled in Los Angeles, California.[3] During World War II, Mr. Fabre enlisted in the United States Army where he rose to the ranks of Staff Sergeant.[4] Following the war, he married Jeanne Fabre of Missouri. By 1976, the couple settled in Fontana, California where they purchased the subject property.

In 1976, the property was acquired by James F. Stites and Erma L. Stites. Mr. Stites was born in 1925 in Los Angeles, California. He was a graduate of Pomona High and of the California Institute of Technology where he studied mining engineering. During World War II, he served as a radar controlman in the United States Navy. In 1948, Mr. Stites married Erma L. Miller at the Temple Baptist Church in Ontario, California.[5] In 1976, the couple acquired the subject property and remained under their ownership until 1984.

In 1984, the property was acquired by George L. Liddle and his wife Ardis. Born in 1924, Mr. Liddle was a native of Iowa and the son of Arthur and Elmira Liddle.[6] He was a commissioned officer in the United States Air Force who served during World War II and the Korean War as a pilot.[7] Following his service in the military, he worked as a COBOL programmer and Chief Systems Analyst for for NASA. In 1950, Mr. Liddle married Ardie Reimers of Minnesota.[8] Together they had two children: Layne L. and George L. Liddle Jr. In 1984, the Liddle's moved to Fontana where they acquired the subject property following his retirement from Nasa. The property remained under their ownership until 1985 when it was sold to Theodore B. Lund.

Between 1985 and 1999, the property was under the ownership of Theodore B. Lund. Born in 1932, Mr. Lund was a native of Lancaster, New Hampshire.[9] He was a commissioned officer in the United States Army and a Korean War veteran.[10] In 1983, he married Jo An Collins in Los Angeles, California.[11] In 1985, the couple relocated to Fontana where they purchased the subject property. In 1997, Mr. Lund passed away at the age of 65 and was interred at the Riverside National Cemetery. Following his death, Mrs. Lund retained the subject property until 2001.

In 2001, the property was acquired by Jake H. Serrano and his wife Wendy. Mr. Serrano was born in Los Angeles in 1972.[12] In 1996, he married Wendy P. Herrate in Clark County, Nevada. The couple owned the subject property until 2006 when it as acquired by Jesus R. Diaz and his wife Candelaria.

Between 2006 and 2012, the property was under the ownership of Jesus R. and Candelaria Diaz. In 2012, the property was acquired by Moises Delgado and remained under his ownership until 2022 when the property was acquired by LIT Industrial Limited Partnership.

See Table 1 below for property ownership.

---

[1] National Archives at Kansas City; Kansas City, Missouri; *Records of the U.s. Citizenship and Immigration Service (Uscis)*; Record Group: *Records of the U.S. Citizenship and Immigration Service (USCIS)*; Record Group Number: *566.;* Ancestry.com. *Free Access: Africa, Asia and Europe, Passenger Lists of Displaced Persons, 1946-1971* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2019.
[2] Institut National de la Statistique et des Etudes Economiques (Insee); Paris, France; *Fichier des personnes décédées*; Roll #: *deces-1999.txt.*
[33] Year: *1940*; Census Place: *El Monte, Los Angeles, California*; Roll: *m-to627-00228*; Page: *11B*; Enumeration District: *19-164.*
[4] National Archives at College Park; College Park, Maryland, USA; *Electronic Army Serial Number Merged File, 1938-1946*; NAID: *1263923*; Record Group Title: *Records of the National Archives and Records Administration, 1789-ca. 2007*; Record Group: *64*; Box Number: *14176*; Reel: *183.*
[5] *Pomona Progress Bulletin,* July 21, 1948.
[6] Ancestry.com. *U.S., Find a Grave Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.
[7] *Los Angeles Times,* November 22, 2011.
[8] South Dakota Department of Health; Pierre, South Dakota; *South Dakota Marriage Records, 1905-2016.*
[9] Ancestry.com. *U.S., Find a Grave Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.
[10] National Cemetery Administration. *U.S., Veterans' Gravesites, ca.1775-2019* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2006.
[11] Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.
[12] Ancestry.com. *California Birth Index, 1905-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005.

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1976	Francisca Rodovsky	San Bernardino County Property Information Management System
1976-1981	Jeanne Fabre and Ferdinand Fabre	San Bernardino County Property Information Management System
1981-1984	James F. Stites and Erma L. Stites Trust	San Bernardino County Property Information Management System
1984-1985	George L. Liddle and Ardis E. Liddle	San Bernardino County Property Information Management System
1985-1999	Theodore B. Lund and Jo An Collins-Lund	San Bernardino County Property Information Management System
1999-2001	Jo An Collins-Lund Trust	San Bernardino County Property Information Management System
2001-2006	Wendy P. Serrano and Jake H. Serrano	San Bernardino County Property Information Management System
2006-2012	Jesus R. Diaz and Candelaria Diaz	San Bernardino County Property Information Management System
2012-2022	Moises Delgado	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed ca.1976, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed ca.1976, the dwelling is a modest one-story residence with an attached garage built in the Ranch architectural style. The dwelling features an asymmetrical façade and a mostly L-shaped floorplan sited on a concrete foundation, a cross gable roof topped with composite shingles, a stucco facade, vinyl sliding sash and single hung windows, a three-sided stucco chimney located on the east elevation, and a recessed main entryway. The attached garage faces east and features a white overhead door and a vinyl single-hung window. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, cross gable roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15776 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15776 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15776 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

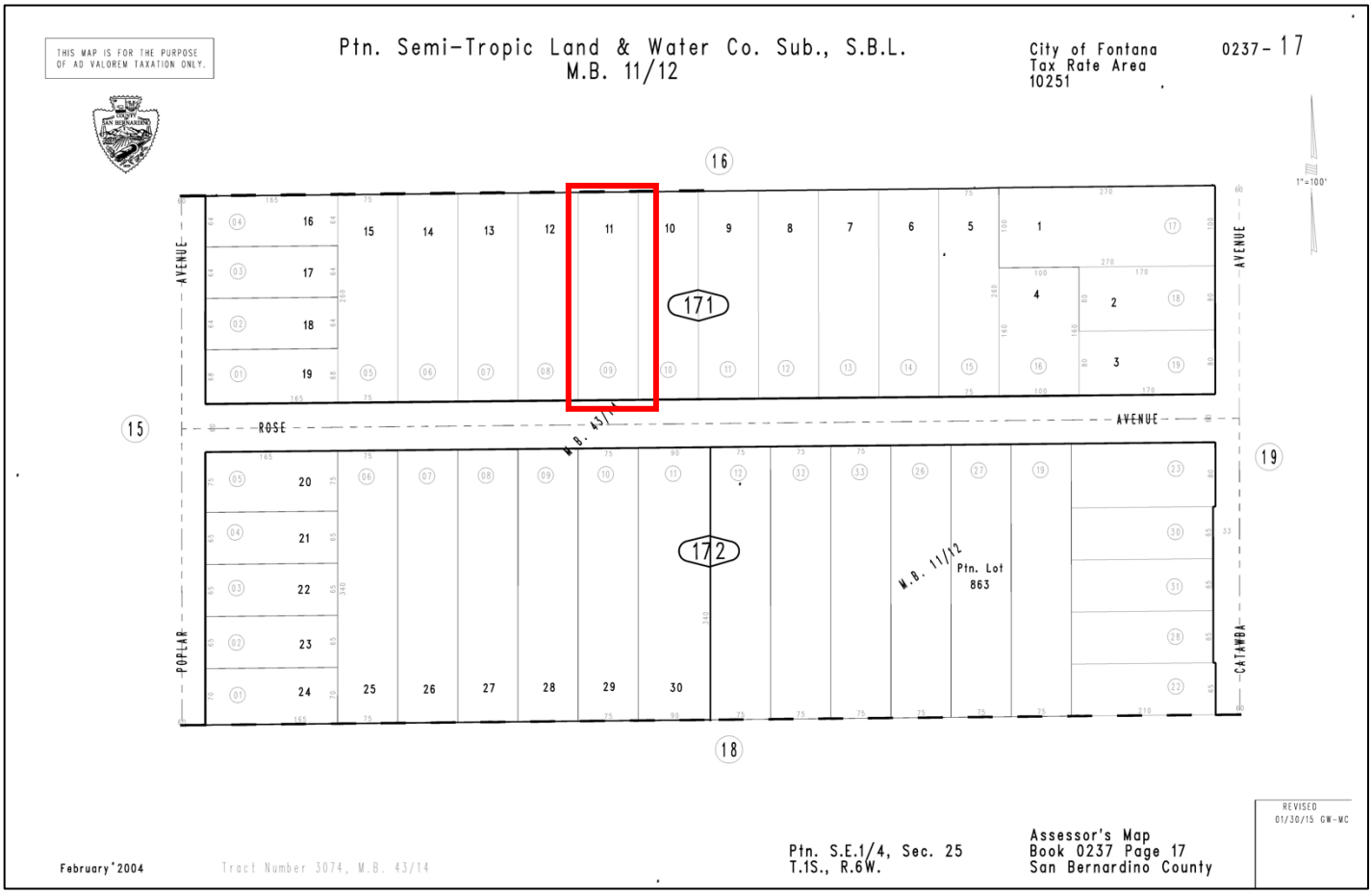
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 17

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area. No structures are visible on the parcel.
Source: Earth Explorer.

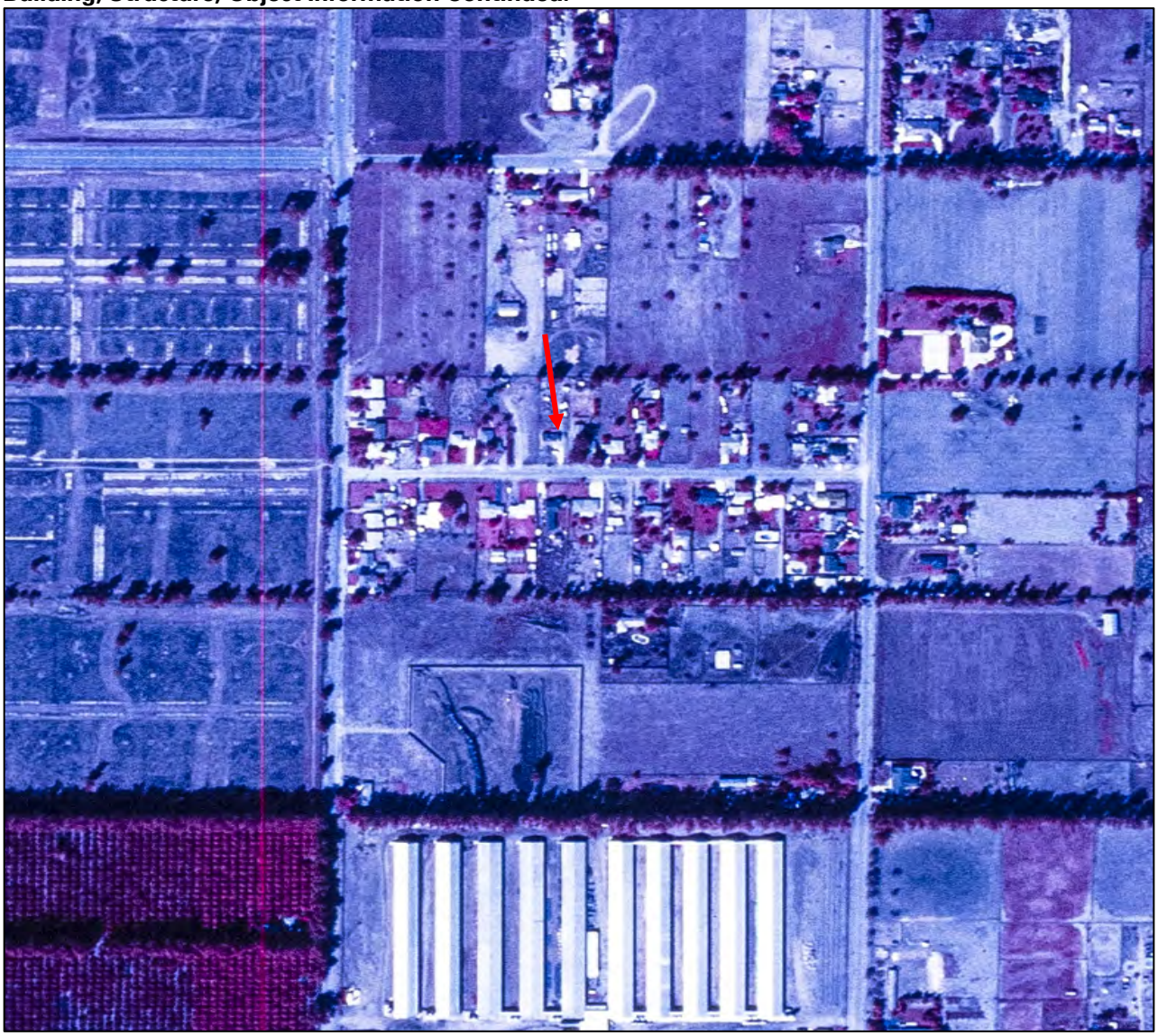
Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 17

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area. No structures are visible on the subject property.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area. The dwelling first appears in aerials.
Source: Earth Explorer.

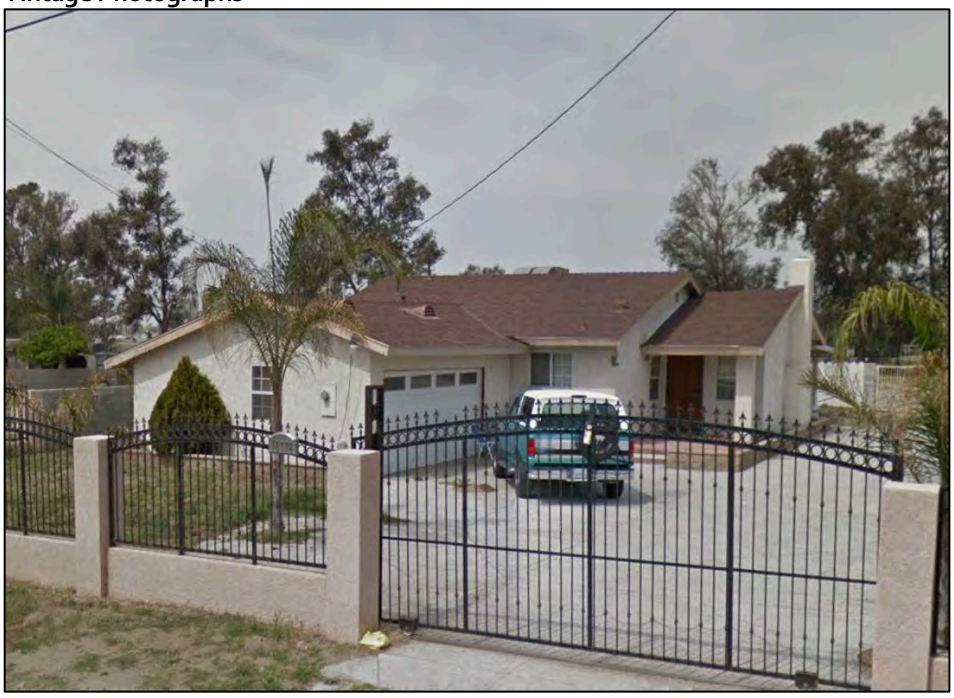
Building, Structure, Object Information Continued:



2003 aerial of the subject property and surrounding area. Between 1985 and 2003, an addition was appended to the southwest end of the existing dwelling altering the original floor plan from rectangular to L-shaped.
Source: Google Earth.

Building, Structure, Object Information Continued:

Vintage Photographs



2012 view of the main (south) elevation. Between 2013 and 2018, two multi-lite vinyl windows located on the main (south) elevation were replaced with one-over-one single-hung windows.
Source: Redfin.



2018 view of the main (south) elevation.
Source: Google Street View.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 18

Review Code _____ Reviewer _____ Date _____
Resource Name: 15787 Rose Avenue
Page 1 of 20

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15787 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457498.10mE / 3768114.59mN
e. Other Locational Data: The subject property fronts Rose Avenue and is sited on Lot 30 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, between Poplar and Catawba Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-211, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-211 and consists of a modest single-family residence with an attached garage, listed as 15787 Rose Avenue. The dwelling was constructed in 1962 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.70 acres in size, located south of Rose Avenue. A concrete driveway extends from Rose Avenue along the far northeast end of the parcel providing access to the property. The property is enclosed on all sides by a chain link fence. A detached structure is located south of the dwelling. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View south of the north elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1962; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15787 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on building permits and historic and current aerials. Constructed in 1962, the subject property was improved with the construction of a single-family residence with an attached garage by an unidentified builder. Based on historic aerials, the dwelling originally featured a rectangular floor plan and a hip and valley roof. The original fenestration likely consisted of aluminum sliding sash or single-hung units, that were replaced an an unidentified date. In 2011, a permit was submitted to the City of Fontana to reroof the existing dwelling (Permit No. PMT 11-00428). No further alterations were identified.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15787 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



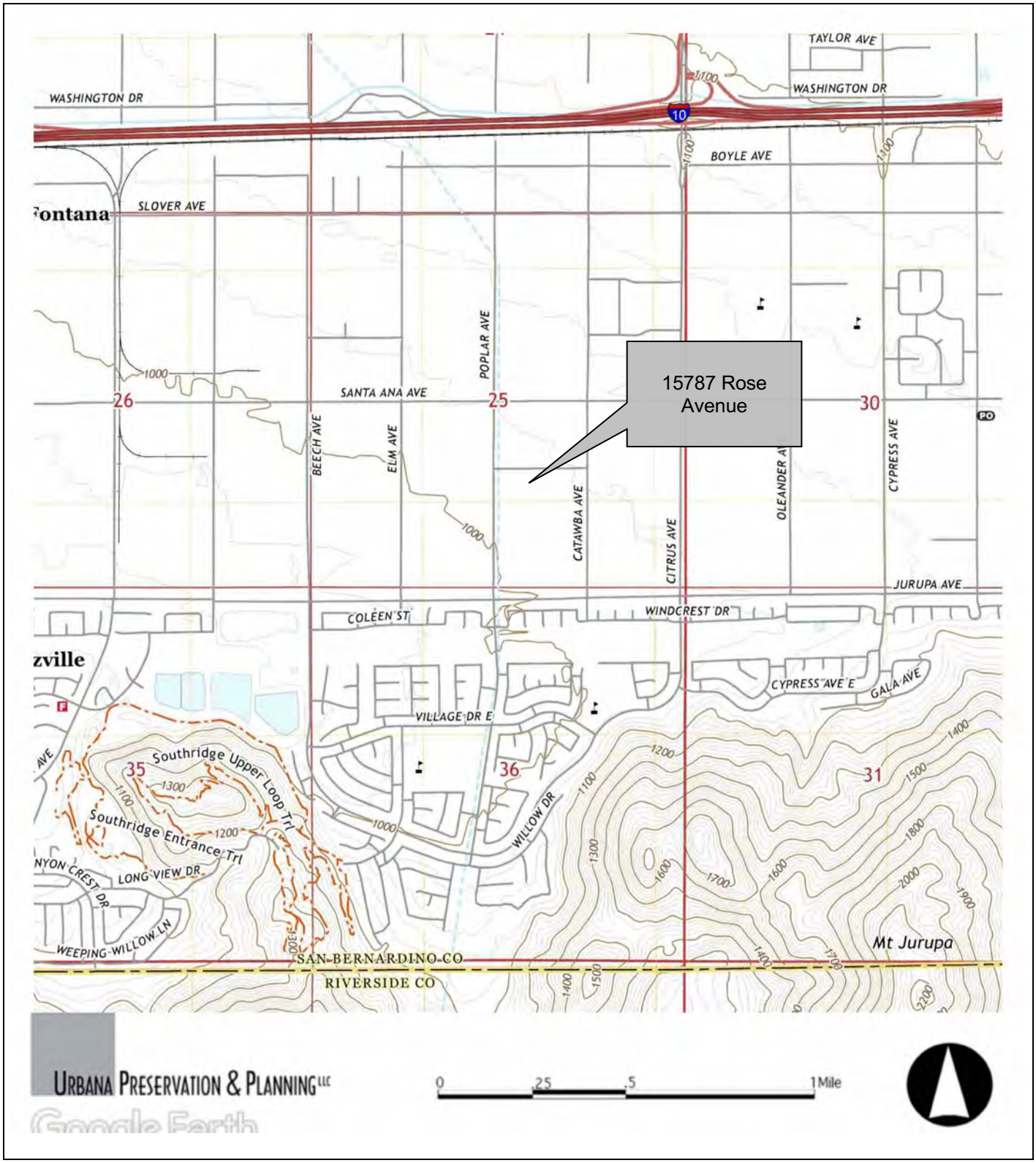
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 15787 Rose Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 18

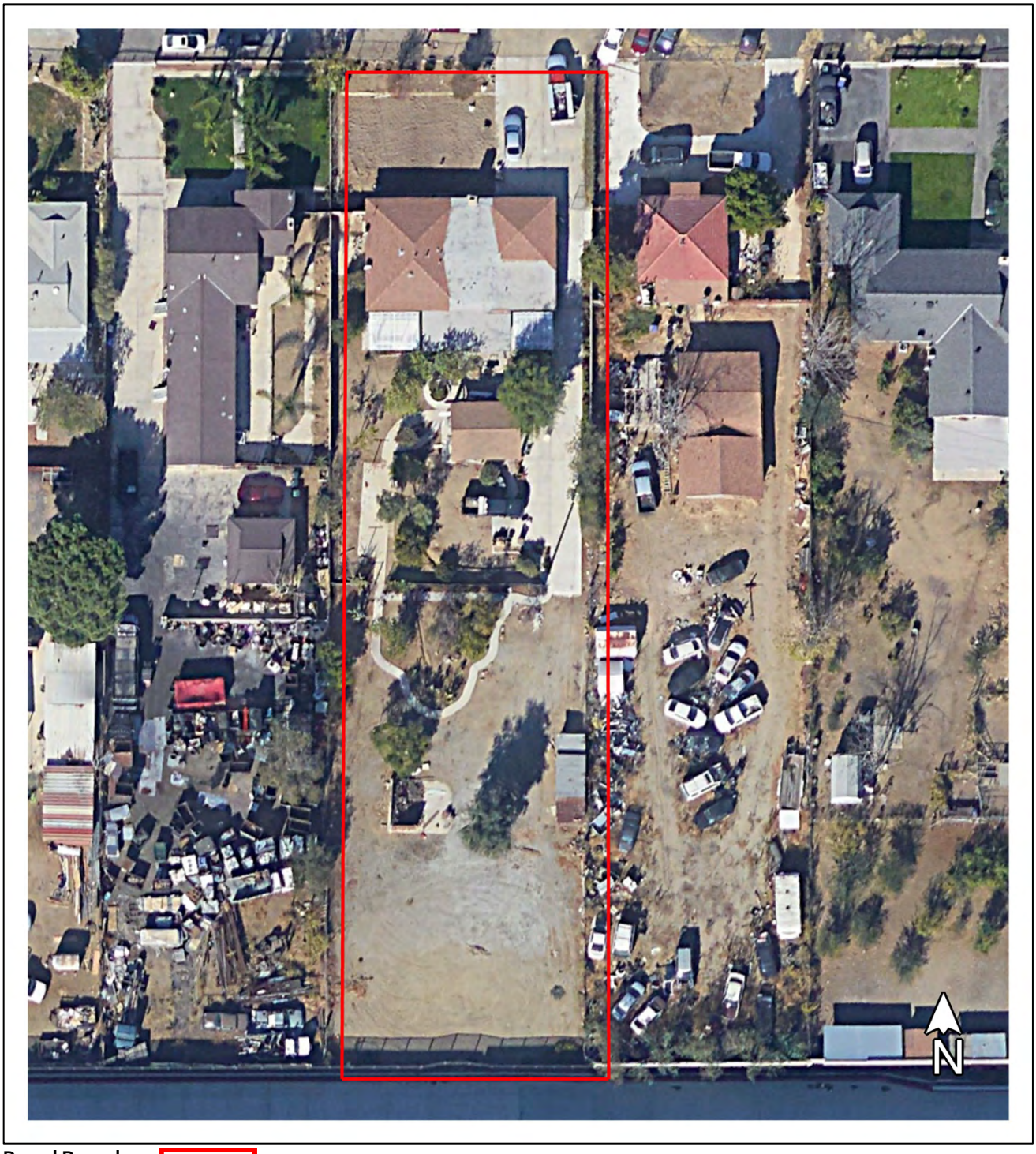
*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 18

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and a mostly rectangular shaped floor plan sited on a concrete foundation. The low pitched hip and valley roof is topped with composite shingles and has a slight eave overhang, and boxed eaves. The exterior is clad in stucco painted in tan with a brick veneer visible on the main (north) elevation. The dwelling features multi-lite vinyl sliding sash windows, a three-sided brick chimney located on the north elevation, and a recessed main entryway below the roofline. The attached garage faces north and features a white overhead door. A detached ancillary is located south of the main dwelling.

Current views of the property are included below and in the following pages.


View south of the north elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History
Constructed in 1962, the property was improved with the construction of a single-family Ranch style residence. Between 1962 and 1974, property ownership was not identified. In 1975, Joe E. Davignon was identified as the owner of the property. During the course of historical research, little information was identified on Mr. Davignon.

Between 1975 and 1985, the property was under the ownership of Donald W. and Evelyn J. Alexander. Born in 1932, Mr. Alexander was a native of De Witt, Iowa.[13] In 1972, He married Evelyn J. Newman in Riverside, California.[14] In 1975, the couple acquired the subject property and remained under their ownership until 1985.

In 1985, the property was acquired by Maria Dolores C. and Noe C. Dorado. Born in 1926, Mrs. Dorado was a native of California. During the course of historical research, little information was identified on Maria D. C. Dorado and Noe C. Dorado. In 2008, the property was placed under the Maria Dolores C. Dorado Family Trust. In 2013, Mrs. Dorado passed away.[15] The property remained under the Dorado family trust until 2018.

Between 2018 and 2022, the property was under the ownership of Yadira and Marcelino Pelayo. In 2022, the property was acquired by LIT Industrial Limited Partnership and continues under their ownership to this day.

See Table 1 below for partial property ownership.

[13] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
[14] Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.
[15] Publication Date: *13/ Oct/ 2014*; Publication Place: *Florida, USA*; URL: *http://www.tributes.com/obituary/print_selections/101563698?type=1.*

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1975	Joe E. Davignon	San Bernardino County Property Information Management System
1975-1985	Evelyn J. Alexander and Donald W. Alexander	San Bernardino County Property Information Management System
1985-2007	Noe C. Dorado and Maria Dolores C. Dorado	San Bernardino County Property Information Management System
2008-2018	Maria Dolores C. Dorado Family Trust	San Bernardino County Property Information Management System
2018-2022	Yadira Pelayo and Marcelino Pelayo	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1962, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1962, the dwelling is a modest one-story residence with an attached garage built in the Ranch architectural style. The dwelling features an asymmetrical façade, a mostly rectangular shaped floorplan sited on a concrete foundation, a hip and valley roof topped with composite shingles, a stucco façade with a brick veneer, multi-lite vinyl sliding sash windows, a three-sided brick chimney located on the north elevation, and a recessed main entryway below the roofline. The attached garage faces north and features a white overhead door. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, and stucco / brick façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15787 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15787 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15787 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

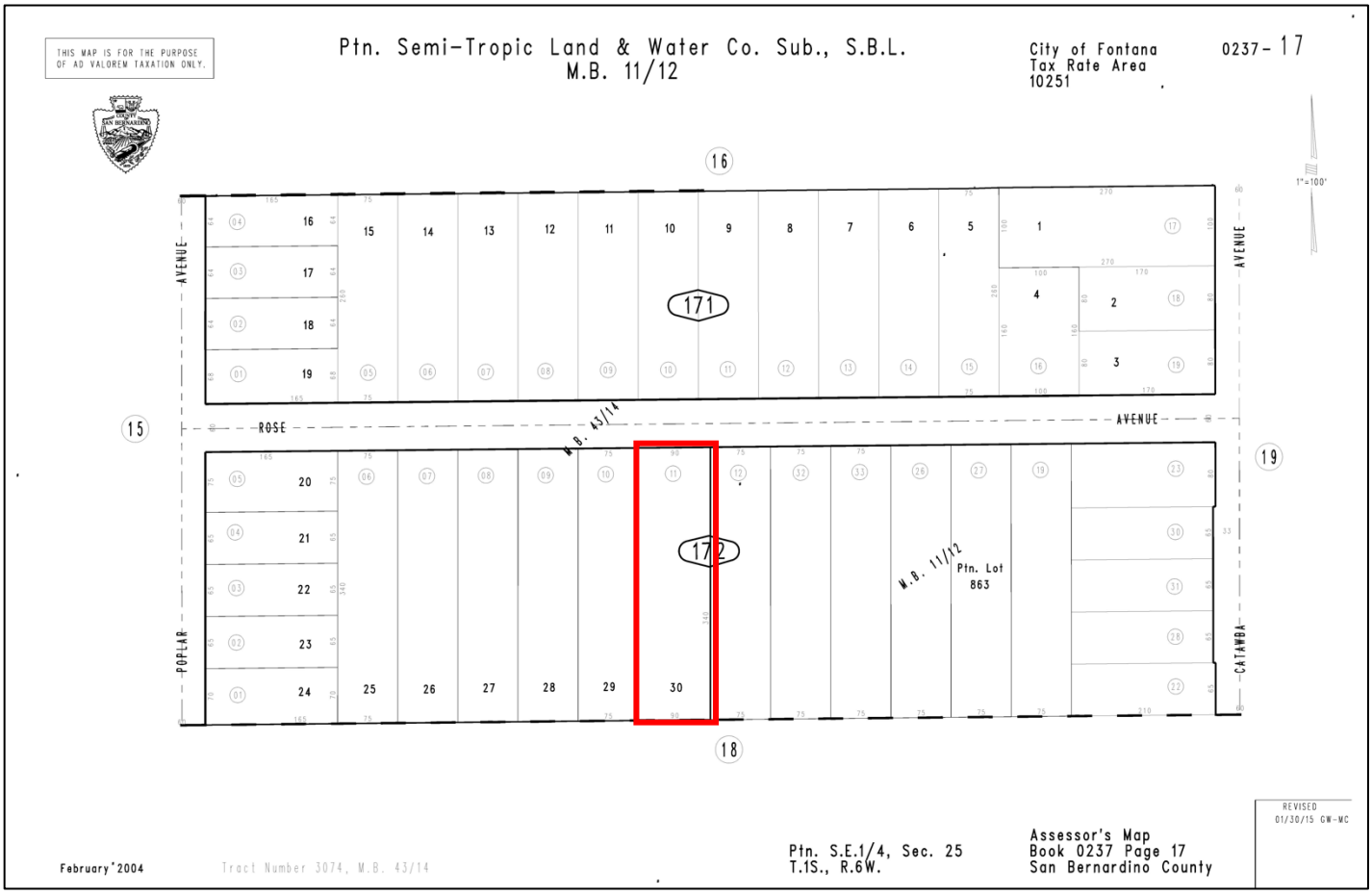
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 18

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area. No structures are visible on the parcel.
Source: Earth Explorer.

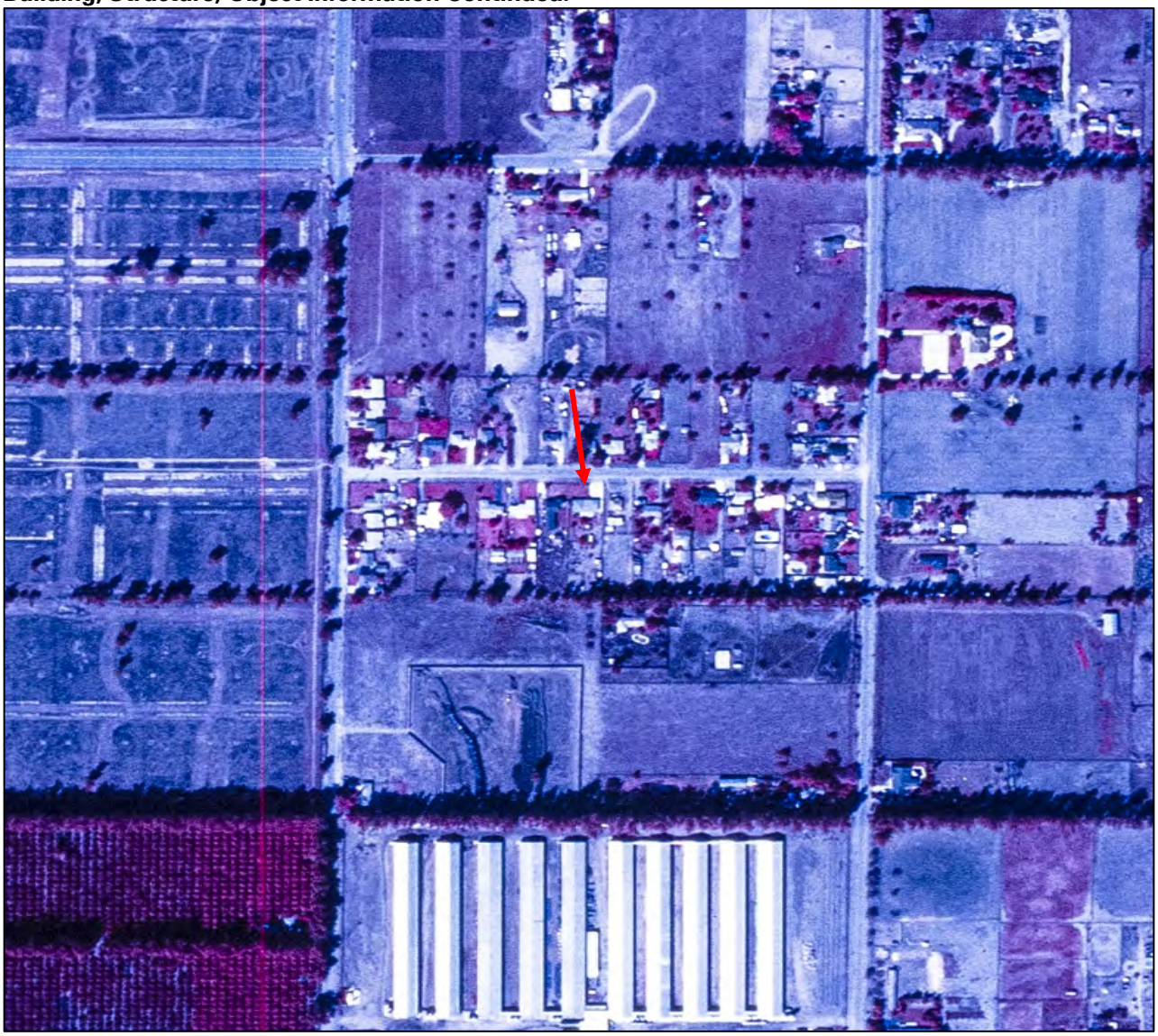
Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 18

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area. The dwelling first appears in aerials.
Source: Earth Explorer.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 19

Review Code _____ Reviewer _____ Date _____
Resource Name: 15788 Rose Avenue
Page 1 of 22

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15788 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457499.12mE / 3768169.54mN
e. Other Locational Data: The subject property fronts Rose Avenue and is sited on Lot 10 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, between Poplar and Catawba Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-110, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-110 and consists of a modest single-family residence and attached garage, listed as 15788 Rose Avenue. The dwelling was constructed in 1964 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.45 acres in size, located north of Rose Avenue. A concrete driveway extends from Rose Avenue along the far southwest end of the parcel providing access to the property. The property is enclosed on all sides by an iron wrought and concrete masonry unit fence. Two detached structures are located north of the dwelling. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View north of the south elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1964; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15788 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed in 1964, the subject property was improved with the construction of a single-family residence with a detached garage by an unidentified builder. Based on historic aerials, the dwelling originally featured a rectangular floor plan and a side gable roof. The original fenestration likely consisted of aluminum sliding sash or single-hung units, that were replaced an unidentified date with vinyl units. The detached garage was located directly south of the existing dwelling. By 1985, an ancillary structure with a front gable roof was added to the property. In November of 2013, a second ancillary structure with a hipped roof was added to the property. In October of 2016, the garage was attached to the main dwelling by a covered breezeway. No further alterations were identified.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15788 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



(This space reserved for official comments.)

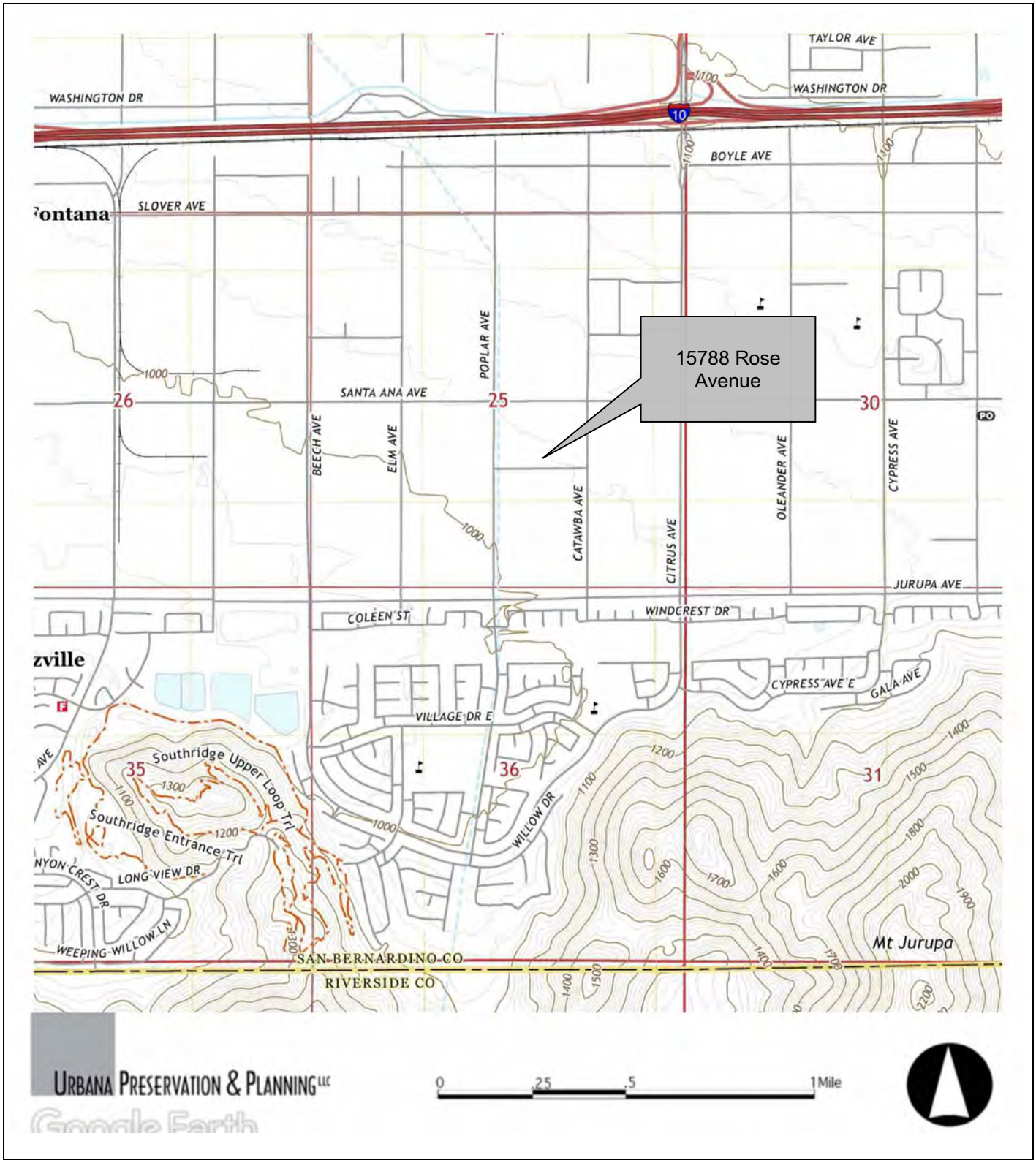
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 15788 Rose Avenue
Page 3 of 22

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 19

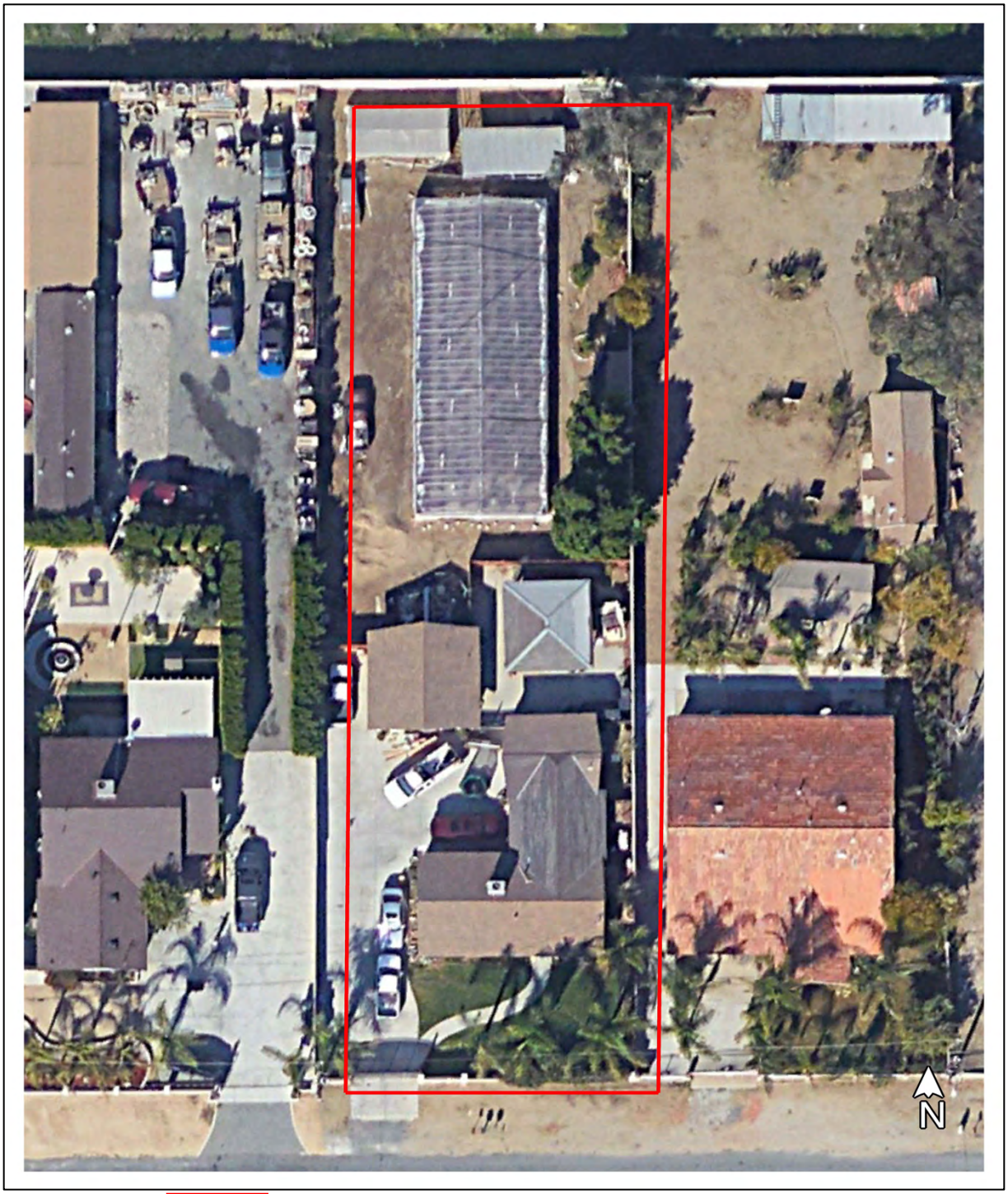
*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 19

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and an L-shaped floor plan sited on a concrete foundation. The low pitched cross-gable roof is topped with composite shingles and has a slight eave overhang, and boxed eaves. The exterior is clad in stucco painted in peach and features multi-lite vinyl sliding sash windows, and an off-centered main entryway with a wood panel fan-lite door. The attached garage is located towards the far northeast corner of the dwelling and is attached by a covered breezeway. Two detached ancillary structures are located north of the dwelling: one features a front gable roof and the second features a pyramid hipped roof.

Current view of the property is included below.



View north of the south elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style

The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:

- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History
Constructed in 1964, the property was improved with the construction of a single-family Ranch style residence and detached garage. Between 1964 and 1979, property ownership was not identified.

In 1980, Fernand and Jeanne Fabre were identified as the owners of the property. Mr. Fabre was a born in 1918 in Sante-Croix, France to Charles and Margaret Fabre.[16] His parents immigrated to the United States during the early 1900s, where they settled in Los Angeles, California.[17] During World War II, Mr. Fabre enlisted in the United States Army where he rose to the ranks of Staff Sergeant.[18] Following the war, he married Jeanne Fabre of Missouri. By 1976, the couple settled in Fontana, California and later purchased the subject property by 1980. The property remained under the Fabre's ownership until 1981.

Between 1981 and 1984, the property was under the ownership of Clara J. Ruddell. Born in 1934, Mrs. Ruddell was registered nurse in the City of Montclair, San Bernardino County. Little information was identified on Mrs. Ruddell. In 1984, the property was sold by Mrs. Ruddell to Roland E. and Marnee Ballay.

Between 1984 and 1990, the property was under the ownership of Roland E. Ballay and his wife Marnee. During the course of historical research, little information was identified on Mr. and Mrs. Ballay.

In 1990, the property was acquired by Lori I. and Gary P. Williams. Born in 1954, Mr. Williams was a native of San Bernardino, California.[19] In 1977, he married Lori Ilene Water in San Luis Obispo.[20] During the 1970s and 1980s, the couple lived in San Bernardino County, where Mr. Williams served as the President of the Fontana Teachers Association.[21] In 1990, the property was acquired by the couple and continued under their ownership until 1993 when the property was sold.

In 1993, the property was under the ownership of Jacqueline Pacheco (b. 1949), Robert E. Carroll (b.1913), Ruby Y. Pacheco (b.1975), and Monique M. Pacheco (b.1968). In 2009, the property was under the ownership of Jacqueline and Ruby Y. Pacheco and remained under their ownership until 2006.

Between 2006 and 2022, the property was under the ownership of Jesus and Candelaria Diaz and the Diaz Family Trust. In 2022, the property was acquired by LIT Industrial Limited Partnership and continues under their ownership to this day.

See Table 1 below for property ownership.

[16] Institut National de la Statistique et des Etudes Economiques (Insee); Paris, France; *Fichier des personnes décédées*; Roll #: *deces-1999.txt.*
[17][17] Year: *1940*; Census Place: *El Monte, Los Angeles, California*; Roll: *m-t0627-00228*; Page: *11B*; Enumeration District: *19-164*.
[18] National Archives at College Park; College Park, Maryland, USA; *Electronic Army Serial Number Merged File, 1938-1946*; NAID: *1263923*; Record Group Title: *Records of the National Archives and Records Administration, 1789-ca. 2007*; Record Group: *64*; Box Number: *14176*; Reel: *183.*
[19] Ancestry.com. *California Birth Index, 1905-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005.
[20] *The Tribune,* July 22, 1977.
[21] *San Bernardino Sun,* January 29, 1985.

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1980-1981	Jeanne Fabre and Fernand Fabre	San Bernardino County Property Information Management System
1981-1984	Clara J. Ruddell	San Bernardino County Property Information Management System
1984-1990	Ronald E. Ballay and Marnee Ballay	San Bernardino County Property Information Management System
1990-1993	Lori I. and Gary P. Williams Trust	San Bernardino County Property Information Management System
1993-1999	Jacqueline Pacheco, Robert E. Carroll, Ruby Y. Pacheco, Monique M. Pacheco	San Bernardino County Property Information Management System
1999-2006	Jacqueline Pacheco and Ruby Y. Pacheco	San Bernardino County Property Information Management System
2006-2022	Jesus Diaz, Candelaria Diaz, Diaz Family Trust	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1964, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1964, the dwelling is a modest one-story residence with an attached garage built in the Ranch architectural style. The dwelling features an asymmetrical façade, a L-shaped floorplan sited on a concrete foundation, a cross-gable roof topped with composite shingles, a stucco façade with a stone veneer, multi-lite vinyl sliding sash windows, and an off-centered main entryway with a wood panel fan-lite door. The attached garage is located towards the far northeast corner of the dwelling and is attached by a covered breezeway. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, cross gable roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15788 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15788 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15788 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

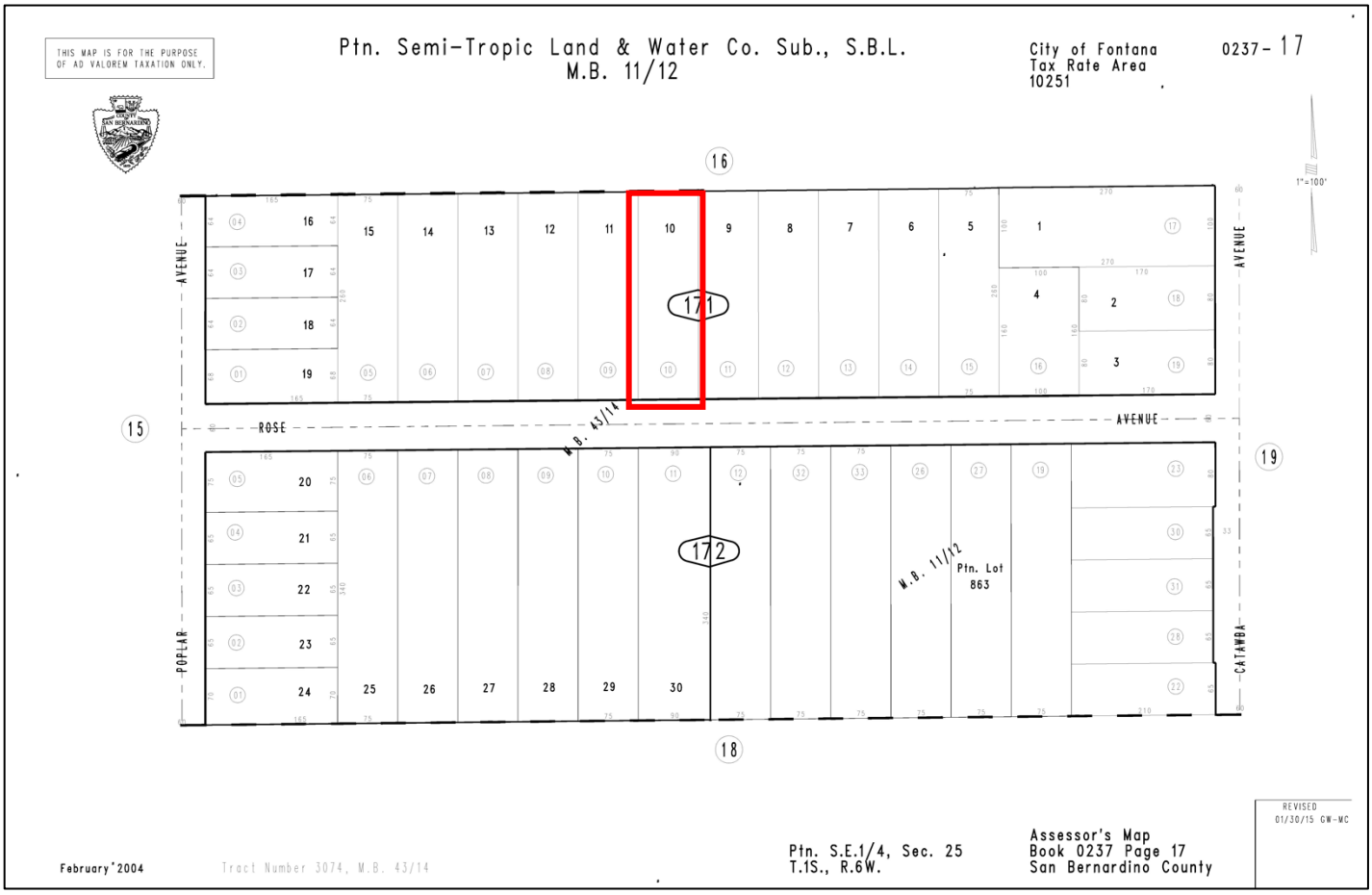
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area. No structures are visible on the parcel.
Source: Earth Explorer.

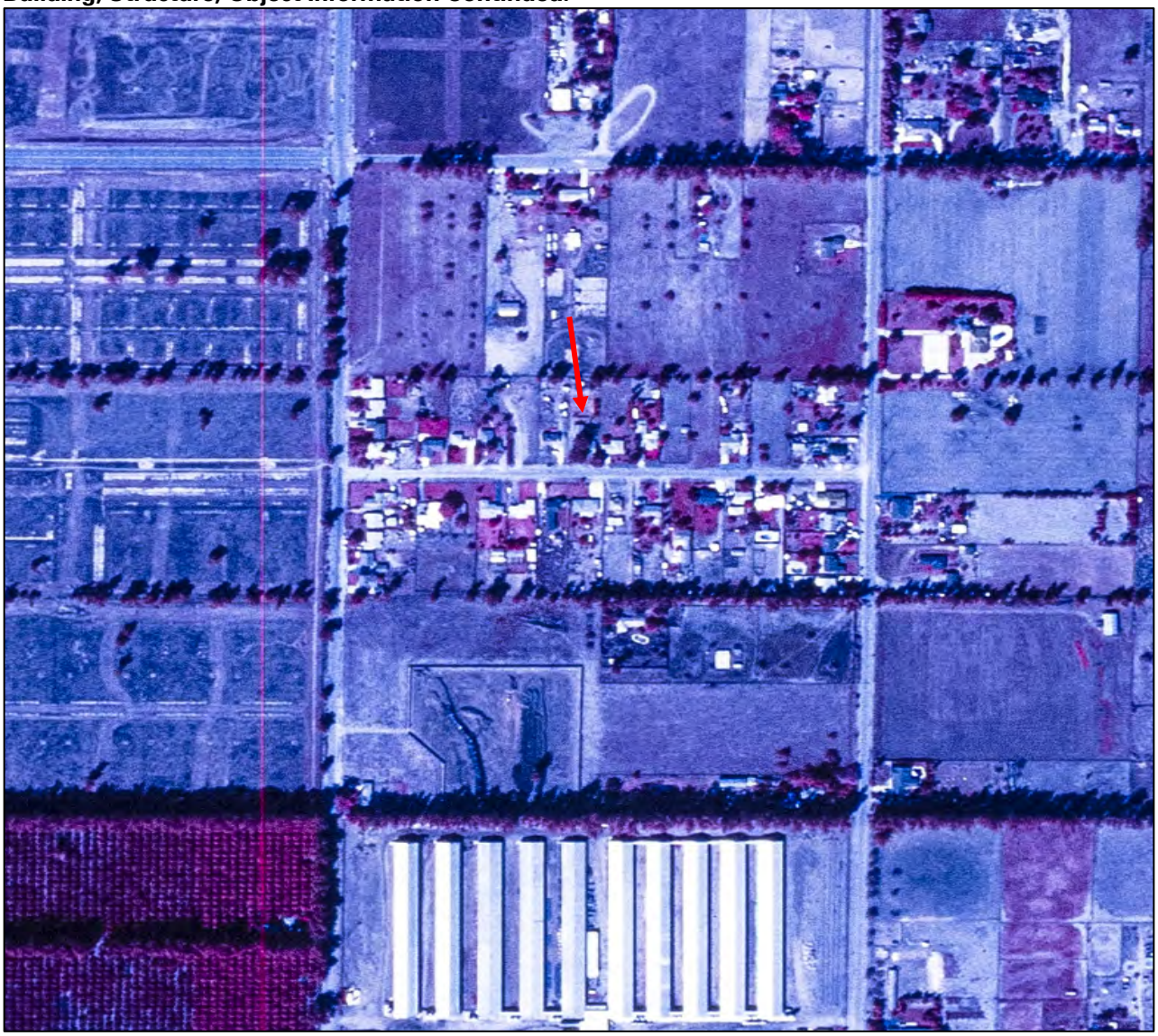
Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 19

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area. The dwelling first appears in aerials.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area. By 1985, an ancillary structure with a front gable roof was added to the property.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



2013 aerial of the subject property and surrounding area. In November of 2013, a second ancillary structure with a hipped roof was added to the property.
Source: Google Earth.

Building, Structure, Object Information Continued:



2016 aerial of the subject property and surrounding area. In November of 2013, a second ancillary structure with a hipped roof was added to the property. In October of 2016, the garage was attached to the main dwelling by a covered breezeway.
Source: Google Earth.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 20

Review Code _____ Reviewer _____ Date _____
Resource Name: 15795 Rose Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15795 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457524.43mE / 3768091.00mN
e. Other Locational Data: The subject property fronts Rose Avenue and is located on the Semi-Tropic Land & Water Co. Subdivision, between Poplar and Catawba Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-212, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-212 and consists of a modest single-family residence, listed as 15795 Rose Avenue. The dwelling was constructed in 1948 in the Minimal Traditional architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.59 acres in size, located south of Rose Avenue. A U-shaped concrete driveway extends from Rose Avenue providing access to the property. The property is enclosed on all sides by a chain link fence. An ADU is located directly south of the main dwelling. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View south of the north elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1948; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15795 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Minimal Traditional

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed in 1948, the subject property was improved with the construction of a single-family residence by an unidentified builder. Based on historic aerials, the dwelling featured a rectangular floor plan and a pyramid hipped roof. The original fenestration likely consisted of wood-framed sliding sash or single-hung units, that were replaced an unidentified date with vinyl units. By 1959, a portico entryway was added to the existing dwelling and an ADU was added to the property. Between 2012 and 2018, a multi-lite window located on the main elevation was replaced with a sliding sash window. In 2016, the ADU was demolished and replaced in 2018. In 2019, an addition was made to the ADU appended to the south elevation. No further alterations were identified.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15795 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



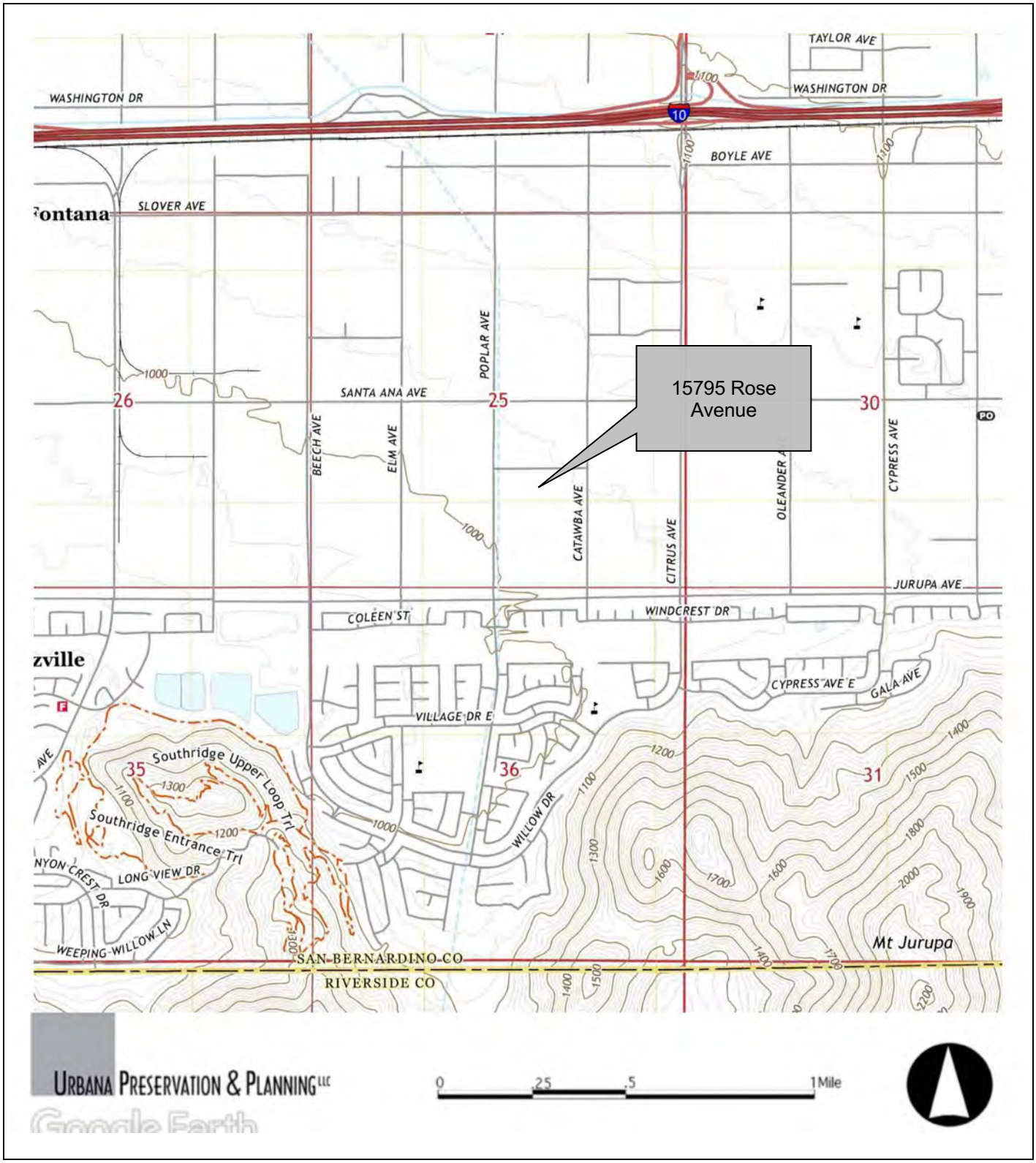
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 15795 Rose Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 20

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and a square floor plan sited on a concrete foundation. The moderately pitched pyramid hipped roof is topped with terracotta tiles and has a slight eave overhang, and boxed eaves. The exterior is clad in stucco painted in peach and features vinyl sliding sash windows, and a centered portico main entryway supported by two wood beams. The ADU located south of the main dwelling features a mixed gable roof topped with composite shingles and vinyl sliding sash and single-hung windows.

Current view of the property is included below.



View south of the north elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Minimal Traditional
Into the 1930s and through the 1940s, as a result of the Great Depression and an interest in adapting a more affordable and simple aesthetic at working class dwellings, the exterior of homes was stripped to only the most minimal detailing and form. This design direction was substantially influenced by the federal government's New Deal programming, through the United States Commerce Department led by future President Herbert Hoover, in particular via the 1931 President's Conference for the Design of Residential Neighborhoods (President's Conference) and the Federal Housing Administration, established in 1934.

The 1931 President's Conference convened experts in architecture, planning, residential design, home building, and lending to establish recommendations on reforming the nation's housing system. Primary goals of the conference included: creating a home financing program, improving the quality of moderate and low-income housing and residential districts, and stimulating the building industry. The conference culminated in the creation of a new national priority to lower the cost of American homes while improving their design and efficiency. Financing goals and enforcing quality construction practices were implemented by the Federal Housing Administration (FHA) established in 1934, which, through its approval of properties for mortgage insurance and publication of housing and subdivision standards, instituted a national program that would guide home building practices for decades to come.

Published in 1936 and revised in 1940, the FHA's Technical Bulletin No. 4 Principles of Planning Small Houses detailed a series of floor plans and features for small houses between one and four bedrooms that offered a "maximum amount of usable space, with as much comfort, convenience, and privacy as possible" all obtained "for a minimum amount of money." This publication affirmed the professional opinions and experience of architects, espousing that the planning of well-designed, livable houses could be achieved through adherence to a few fundamental principles. The simplest FHA design, known as the "FHA minimum house", was designed for a family of three adults or two adults and two children, and measured 534-624 square feet, with a kitchen, living room, two bedrooms, and one bathroom. With an emphasis on enlarging the home to meet user needs, the one-story minimum house could be expanded to accommodate growing families, with aesthetic features and stylistic details similarly tailored to respond to an owner's aesthetic interests via the inclusion of gable or hipped roofs, porches at different facades, exterior wall and roof materials, window types and corresponding adornments including shutters, awnings, etc. The stylistic classification assigned to these 'minimum' houses built in the 1930s-1940s period is Minimal Traditional.

Loosely based on the Tudor Revival and Colonial Revival style and occasionally designed to feature Modernistic details, Minimal Traditional homes were built in large numbers throughout the country immediately preceding and following World War II. The style reached its peak in popularity by the late 1940s. Typically compact in size and single-story, relative to plan and form, the building type represents a transition between the deep-set bungalows and cottages of the 1910s and 1920s and the horizontally oriented Ranch homes built in the 1950s and 1960s. Minimal Traditional homes were typically built as part of comprehensively constructed residential subdivisions.

Minimal Traditional style homes are typically single-story and offer minimal articulations or stylistic enhancement. Character-defining features of the Minimal Traditional style are listed below.
- Roof – low-pitched gable roof or hipped roof with clipped / boxed eaves and rake, usually there is one front facing gable.
- Exterior Walls – clad in horizontal board siding, stucco, brick veneer, or stone veneer.
- Windows – wood frame with wide one-over-one or multi-lite divide sash pattern, often decorated with fixed wood shutters.
- Porches – small area recessed into the front facade and roofline or formed by addition of a small overhang / roof line extension above a small concrete slab, with or without wood posts and supports.
- Moderne articulations – porthole windows, glass block, and curvilinear corners.
- Colonial articulations – horizontal board siding, scalloped edge details, and brick at porches, door frames, and base or ground floor walls.
- Tudor articulations – gable roofs, secondary dormers or lower gables, stone at feature facades, door frames, and base or ground floor walls.
- Garages – detached units set back at the rear of the lot or attached single-car units with tilt-up wood door

Building, Structure, Object Information Continued:

Property Ownership History
Constructed in 1948, the property was improved with the construction of a single-family Minimal Traditional style residence. Between 1948 and 1959, property ownership was not identified. The property is first identified under the ownership of Leo Hargis and his wife Beatrice in 1960. Born in 1912, Mr. Hargis was a native of Oklahoma and a graduate of Madill High School. In 1935, he married Beatrice Wagner in Carter, Oklahoma. During the late 1940s, the couple relocated to California where he was employed as an assistant manager of the local Safeway store in Fontana. By 1960, the couple acquired the subject property. In 1976, Mr. Hargis passed away at the age of 65. Mr. Hargis continued to own the property until 1979 when it was sold to Thomas E. Sanders and his wife Joyce.

Between 1979 and 1983, the property was under the ownership of Thomas E. and Joyce Sanders. During the course of historical research, little information was identified on the Sanders.

In 1983, the property was acquired by Sherry F. Lacy and Ruby Anders. Born in 1960, Mrs. Lacy was a native of Los Angeles. She was a local equestrian award winner and a graduate of Fontana High School. Mrs. Anders was born in 1940. The property was under their ownership until 1993.

Between 1993 and 2001, the property was under the ownership of Helen Munro, Richard J. Gambill and David L. Cone. During the course of historical research, little information was identified on the owners. In 2001, the property was under the Richard J. Gambill and Candace A. Gambill. In 2009, Candance A. Gambill is listed as the sole owner of the property. By 2012, the property was sold to Regal Endeavors Inc. They retained the property until 2014.

Between 2014 and 2022, the property was under the ownership of Armando Paz Torres and Tomas Sanchez. In 2022, the property was acquired by LIT Industrial Limited Partnership and continues under their ownership to this day.

See Table 1 below for property ownership.

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1960-1976	Leo Hargis and Beatrice F. Hargis	*San Bernardino Sun* 1960 California Voters Registration
1976-1979	Beatrice F. Hargis	San Bernardino County Property Information Management System *San Bernardino Sun*
1979-1983	Thomas E. Sanders and Joyce Sanders	San Bernardino County Property Information Management System
1983-1993	Sherry F. Lacy and Ruby Anders	San Bernardino County Property Information Management System
1993-2001	Helen Munro, Richard J. Gambill, and David L. Cone	San Bernardino County Property Information Management System
2001-2009	Richard J. Gambill and Candace A. Gambill	San Bernardino County Property Information Management System
2009-2012	Candace A. Gambill	San Bernardino County Property Information Management System
2012-2014	Regal Endeavors Inc.	San Bernardino County Property Information Management System
2014-2022	Armando Paz Torres and Tomas Sanchez	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1948, the residence is a modest one-story dwelling built in the Minimal Traditional architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1948, the dwelling is a modest one-story residence with an attached garage built in the Minimal Traditional style. The dwelling features an asymmetrical façade and a square floorplan sited on a concrete foundation, a pyramid hipped roof topped with terracotta tiles, a stucco façade, vinyl sliding sash windows, and a centered portico main entryway supported by two wood beams. Visible characteristics of the Minimal Traditional style include: compact, one-story in height, hipped roof, and stucco façade.

Although the house continues to reflect characteristics in the Minimal Traditional style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Minimal Traditional style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15795 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of several Minimal Traditional style dwellings constructed in the area following WWII. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15795 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Minimal Traditional architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15795 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

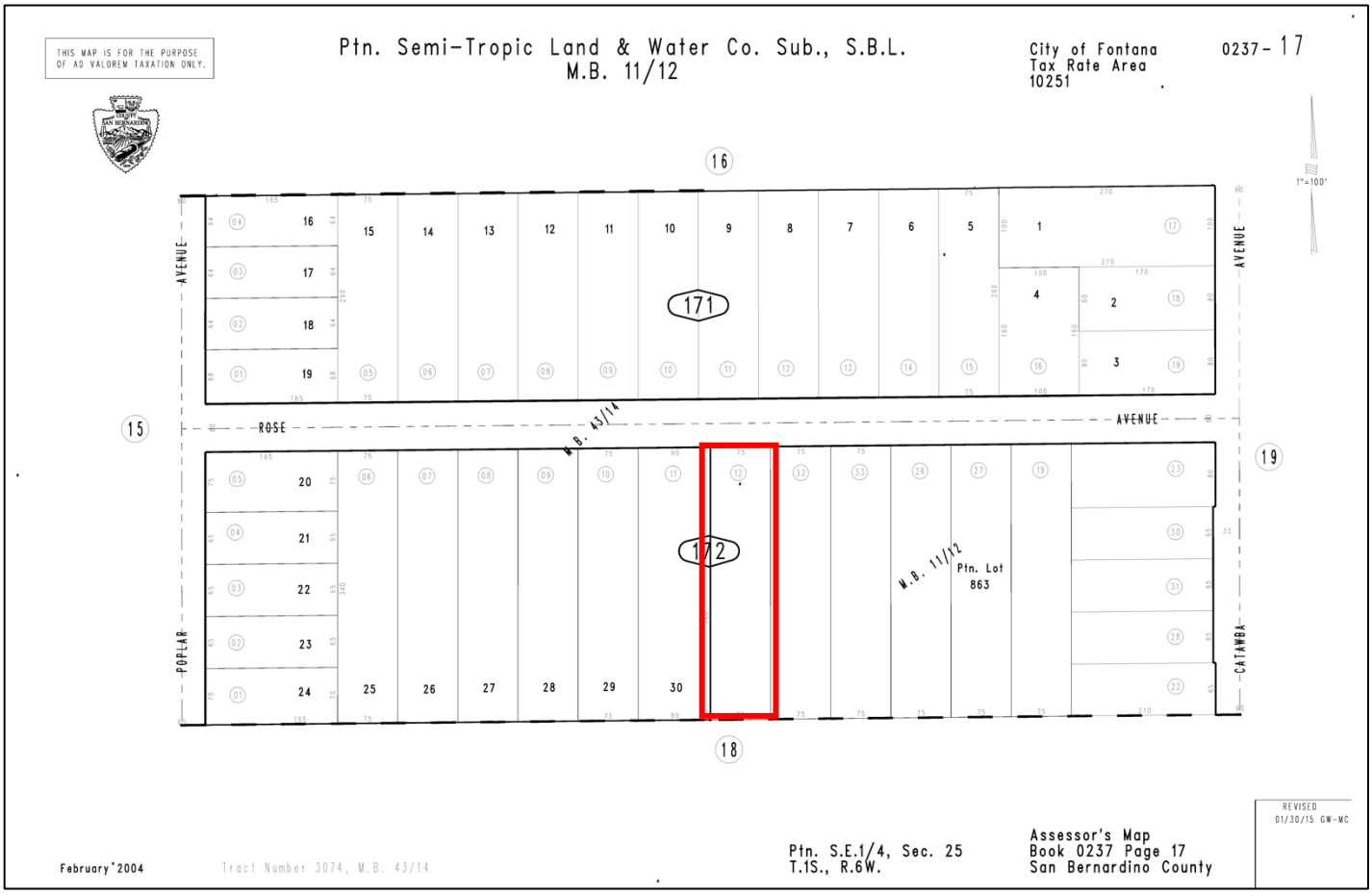
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

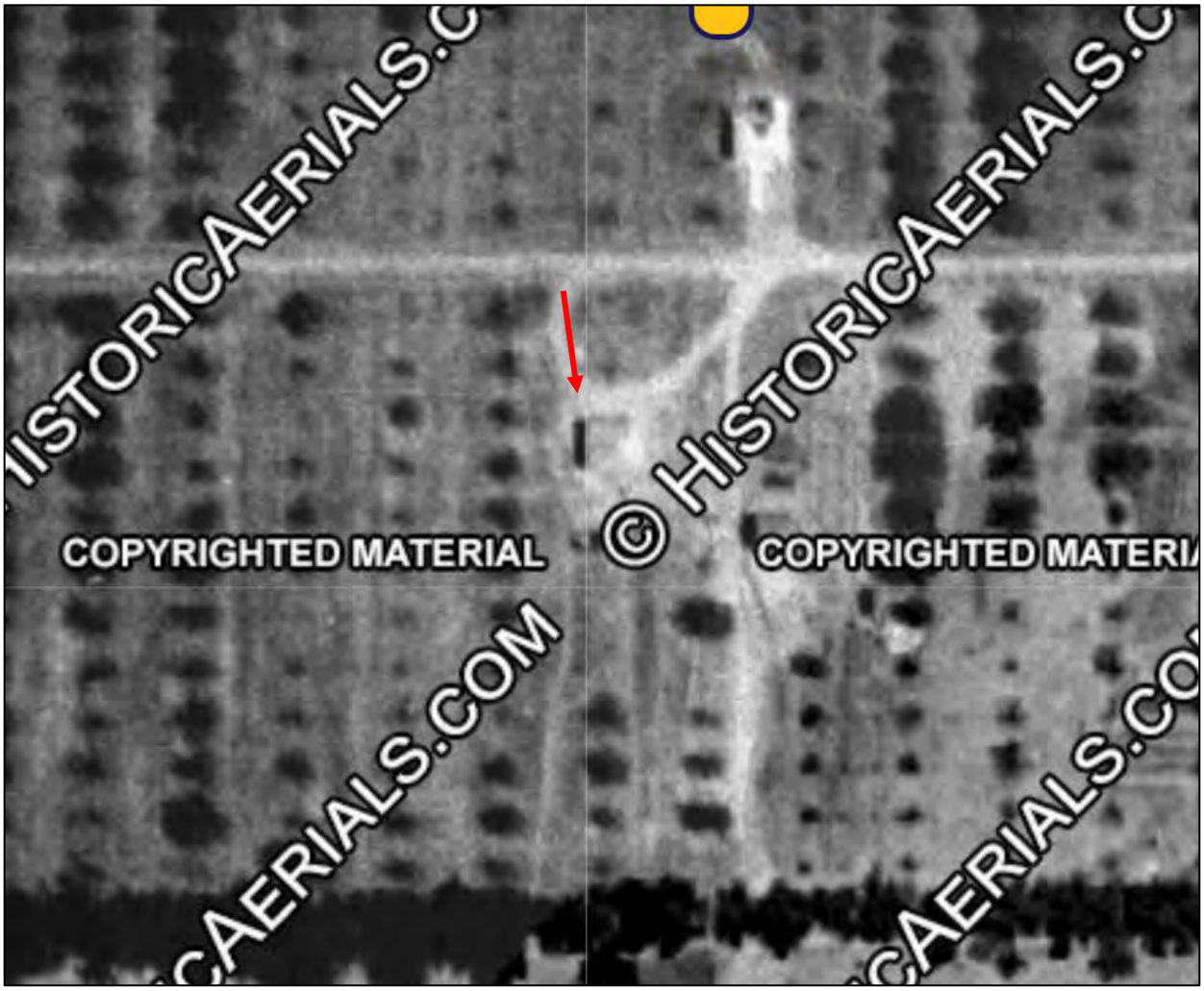
Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



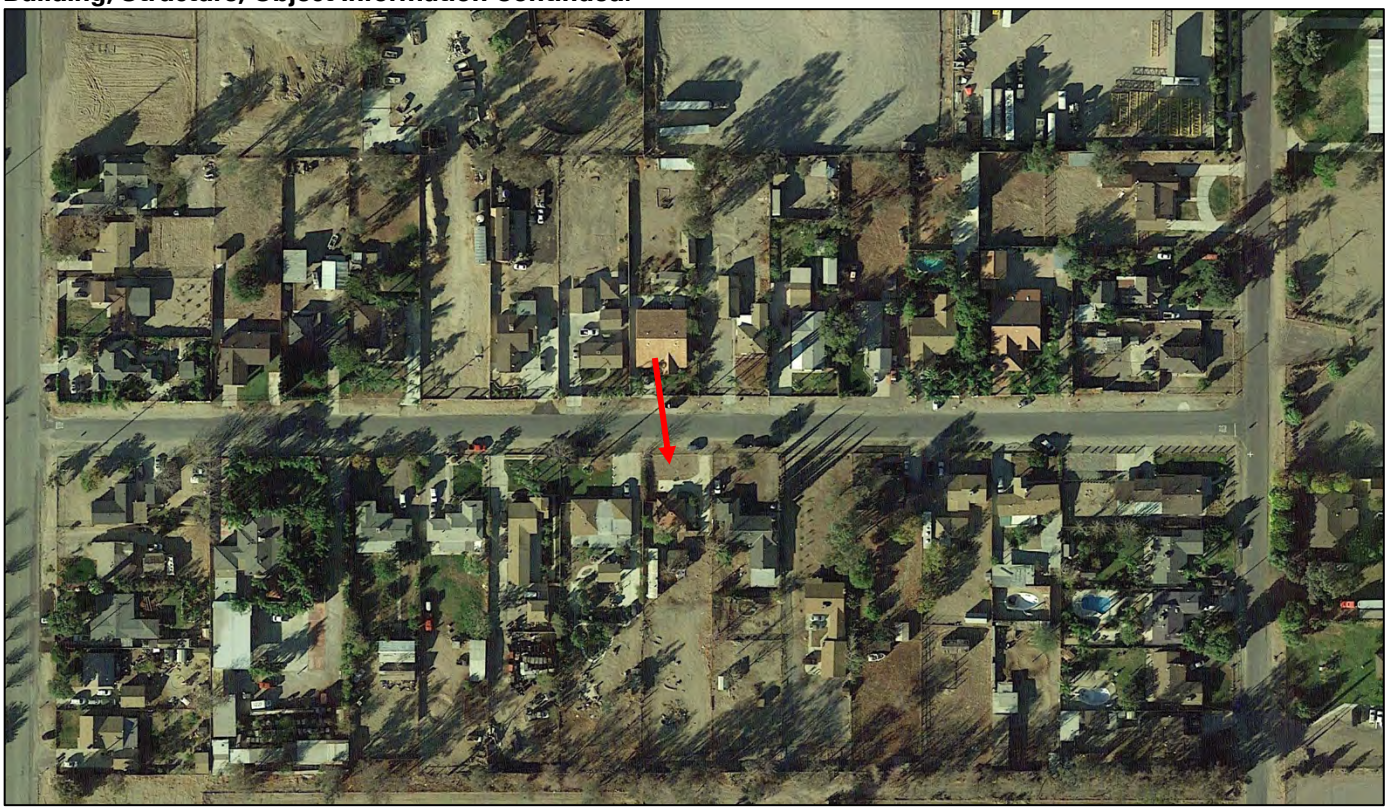
1948 aerial of the subject property and surrounding area. The dwelling appears in the aerial and featured a rectangular floor plan and a pyramid hipped roof
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1959 aerial of the subject property and surrounding area. By 1959, a portico entryway was added to the existing dwelling and an ADU was added to the property.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



2013 aerial of the subject property and surrounding area.
Source: Google Earth.

Building, Structure, Object Information Continued:



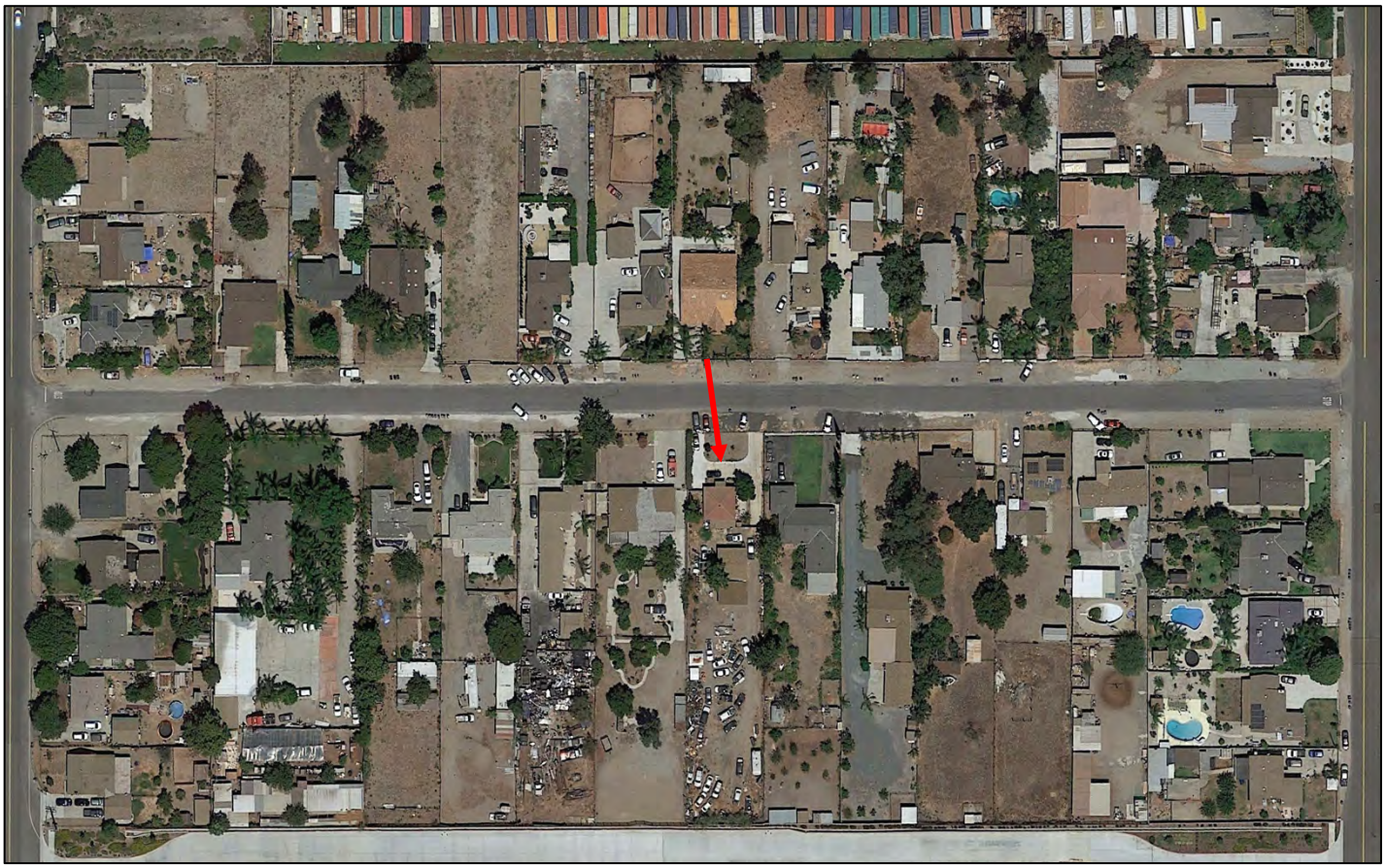
2016 aerial of the subject property and surrounding area. In 2016, the ADU was demolished and replaced in 2018.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



2018 aerial of the subject property and surrounding area. The new ADU is visible in the aerial.
Source: Google Earth.

Building, Structure, Object Information Continued:



2019 aerial of the subject property and surrounding area. In 2019, an addition was made to the ADU appended to the south elevation.
Source: Google Earth.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 21

Review Code _____ Reviewer _____ Date _____
Resource Name: 15806 Rose Avenue
Page 1 of 22

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15806 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457543.47 mE / 3768175.28mN
e. Other Locational Data: The subject property fronts Rose Avenue and is sited on Lot 9 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, between Poplar and Catawba Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-111, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-111 and consists of a modest single-family residence with attached garage, listed as 15806 Rose Avenue. The dwelling was constructed in 1963 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.45 acres in size, located north of Rose Avenue. A concrete driveway extends from Rose Avenue along the far southwest end of the parcel providing access to the property. The property is enclosed on all sides by a decorative iron wrought and concrete masonry unit fence. Additionally ancillary structures are located south of the main dwelling. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View north of the south elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1963; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

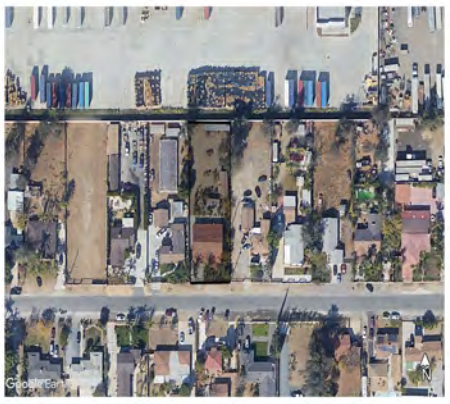
B1. Historic Name: Not Identified
B2. Common Name: 15806 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based property building permits and historic and current aerials. Constructed in 1963, the subject property was improved with the construction of a single-family residence with an attached garage by an unidentified builder. Based on historic aerials, the dwelling originally featured an L-shaped floor plan and a hipped roof. The original fenestration likely consisted of aluminum sliding sash or single-hung units, that were replaced at an unidentified date with vinyl units. In 2007, a permit was submitted to the City of Fontana for the addition of a master bedroom, family room, porch, and the remodel of the existing bath and kitchen (Permit No. PMT07-01585). Additions approved by the City of Fontana and were to be made to the rear (north) elevation, however, the entire footprint and style was altered. A front gable porch addition supported by Doric columns was added to the main elevation, the fenestration along the main elevation was changed, an addition was appended to the far northwest corner of the rear elevation, and the entire roof line was altered from a hipped roof to a side gable with terracotta tiles. By 2009, two ancillary structures were constructed to the rear of the main dwelling. In 2015, a second permit was submitted to install a roof mount PV (Permit No. BLD15-000513). No further alterations were identified.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15806 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



(This space reserved for official comments.)

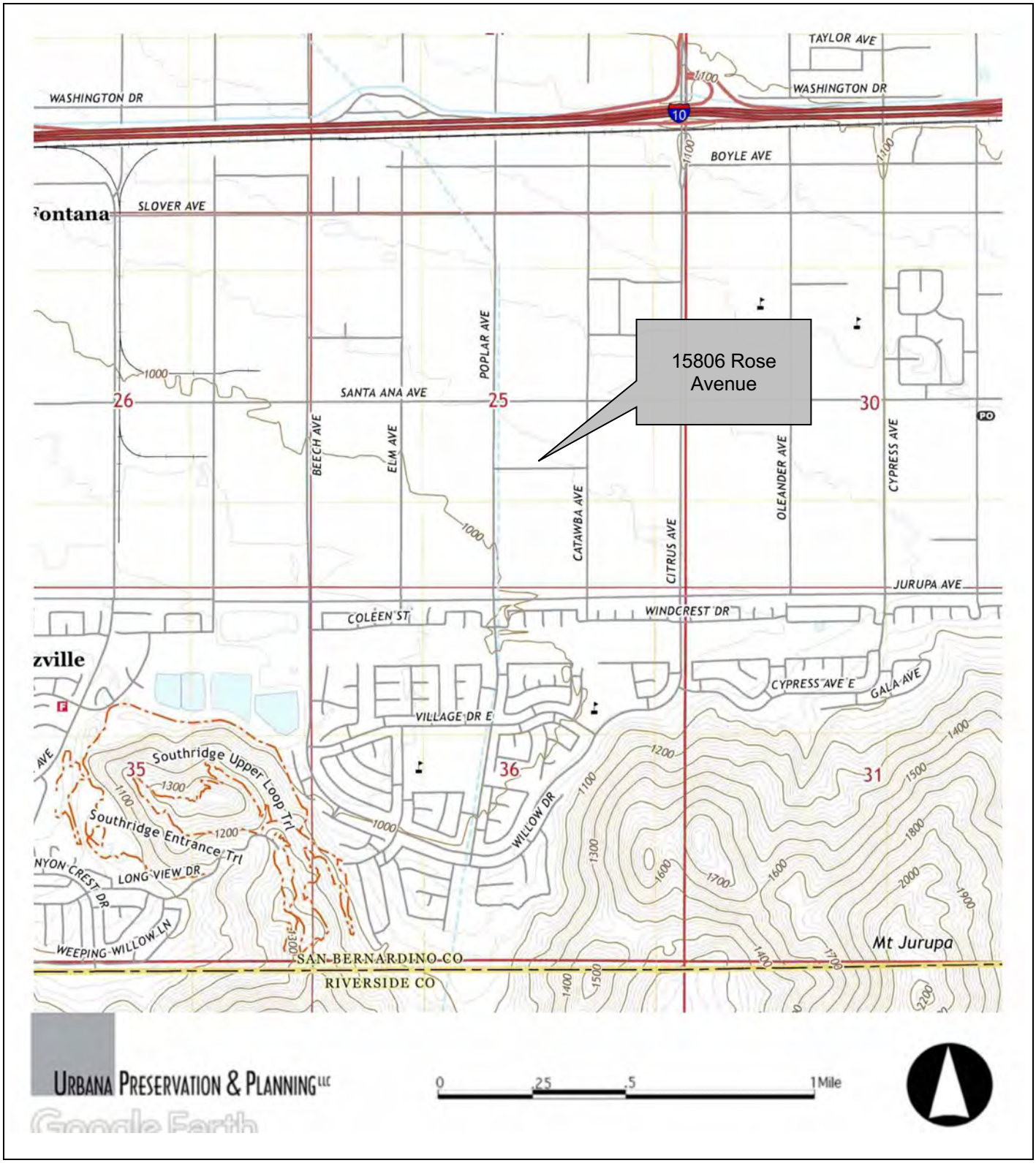
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 15806 Rose Avenue
Page 3 of 22

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 21

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 21

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.

The single-family residence is one-story with an asymmetrical façade and a square floor plan sited on a concrete foundation. The moderately pitched side gable roof is topped with terracotta tiles and has a slight eave overhang, and boxed eaves. The exterior is clad in stucco painted in tan and features vinyl sliding sash windows, a gable front porch supported by Doric columns, and a decorative wood / glass double door. The attached garage is located to the far southwest end of the dwelling and features a white wood panel overhead door.

Current views of the property are included below and in the following pages.



View north of the south elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History
Constructed in 1963, the property was improved with the construction of a single-family Ranch style residence. Between 1963 and 1975, property ownership was not identified. In 1976, the property was identified under the ownership of the Franciska Rodvosky Trust. The property was under the Rodvosky trust until 1994 when it was sold to Frank and Susan Bodnariuk.

In 1994, the property was acquired by Frank Bodnariuk and his wife Susan. During the course of historical research, little information was identified on Mr. and Mrs. Bodnariuk. The property remained under their ownership until 1995.

Between 1995 and 2022, the property was under the ownership of Angelica M. Jimenez and Luis Pineda. The property remained under their ownership until 2022 when the property was acquired by LIT Industrial Limited Partnership.

See Table 1 below for property ownership.

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1973-1994	Franziska G. Rodovsky Trust	*San Bernardino Sun* 1960 California Voters Registration
1994-1995	Susan Bodnariuk and Frank Bodnariuk	San Bernardino County Property Information Management System *San Bernardino Sun*
1995-2022	Angelica M. Jimenez and Luis Pineda	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1963, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1963, the dwelling is a modest one-story residence with an attached garage built in the Ranch architectural style. The dwelling features an asymmetrical façade and a square floorplan sited on a concrete foundation, a side gable roof topped with terracotta tiles, a stucco facade, vinyl sliding sash windows, a gable front porch supported by Doric columns, and a decorative wood / glass double door. The attached garage is located to the far southwest end of the dwelling and features a white wood panel overhead door. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, side gable roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15806 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15806 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15806 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

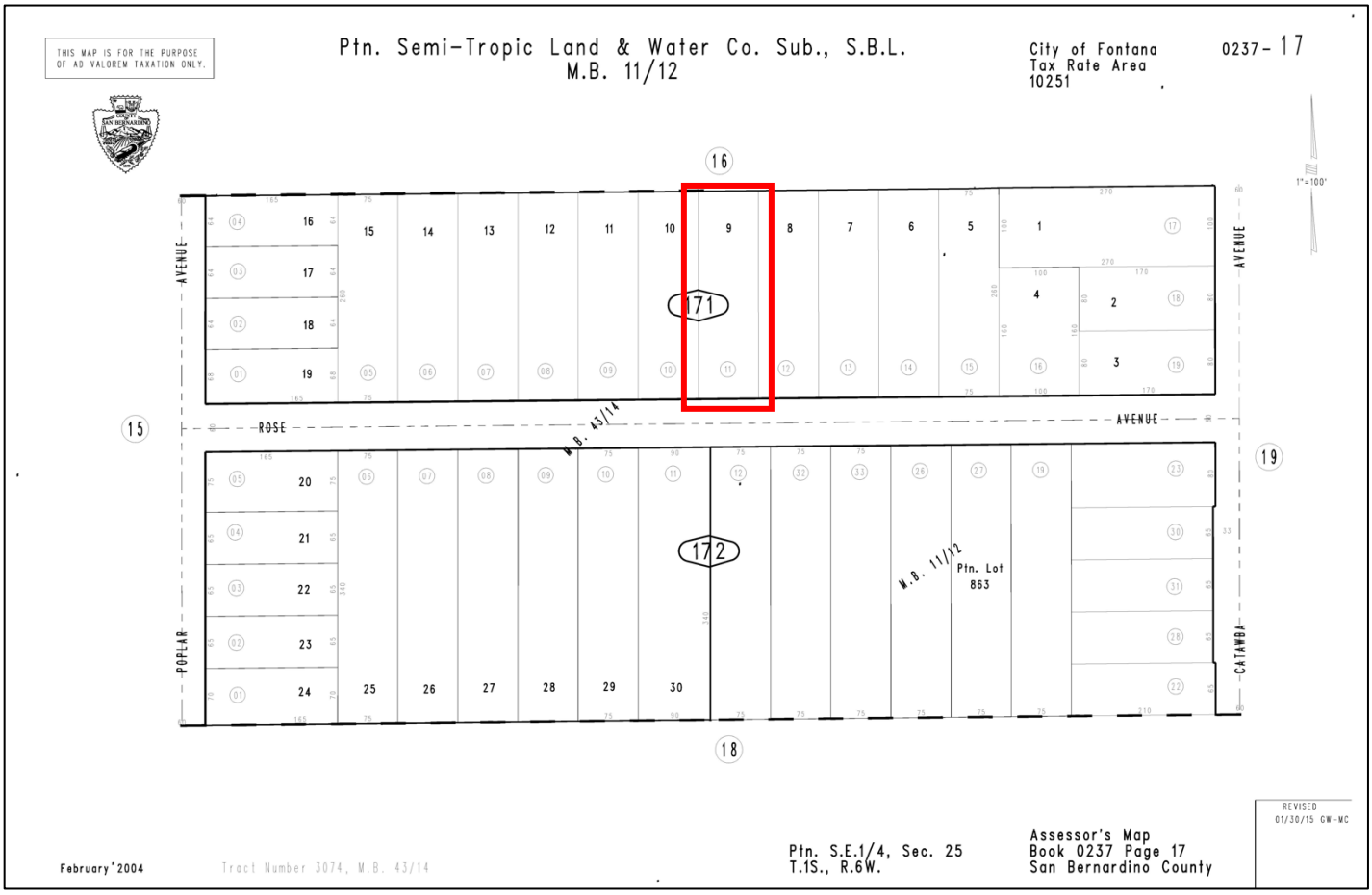
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area. No structures appear on the parcel.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 21

Building, Structure, Object Information Continued:



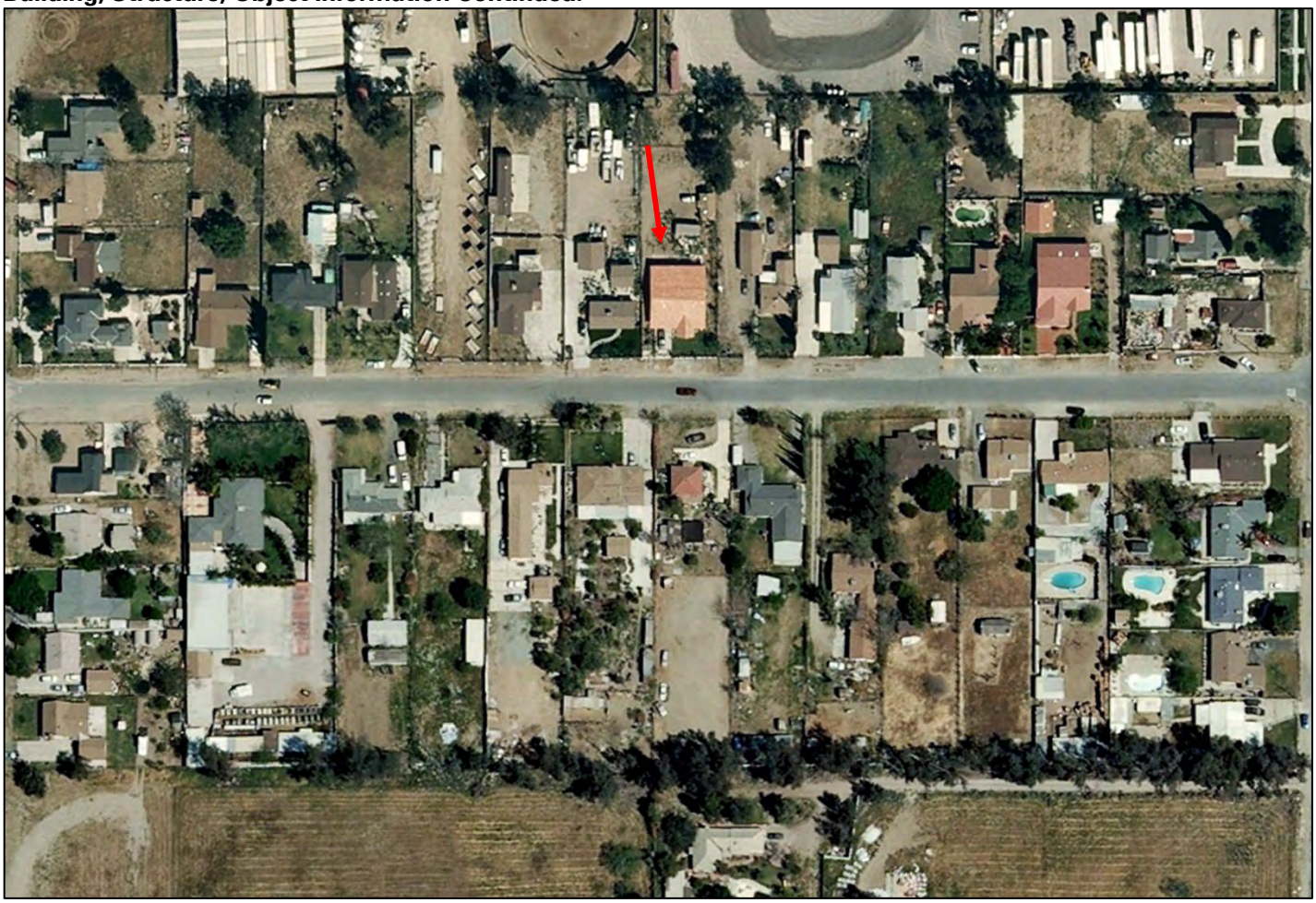
1966 aerial of the subject property and surrounding area. The dwelling originally featured an L-shaped floor plan and a hipped roof. Source: Earth Explorer.

Building, Structure, Object Information Continued:



2007 aerial of the subject property and surrounding area. In 2007, a permit was submitted to the City of Fontana for the addition of a master bedroom, family room, porch, and the remodel of the existing bath and kitchen (Permit No. PMT07-01585). Additions approved by the City of Fontana and were to be made to the rear (north) elevation, however, the entire footprint and style was altered. A front gable porch addition supported by Doric columns was added to the main elevation, the fenestration along the main elevation was changed, an addition was appended to the far northwest corner of the rear elevation, and the entire roof line was altered from a hipped roof to a side gable with terracotta tiles.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



2009 aerial of the subject property and surrounding area.
Source: Google Earth.

Building, Structure, Object Information Continued:

Vintage Photographs



2007 view of the main (south) elevation.
Source: Google Street View.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 22

Review Code _____ Reviewer _____ Date _____
Resource Name: 15816 Rose Avenue
Page 1 of 20

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15816 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457543.45mE / 3768171.41mN
e. Other Locational Data: The subject property fronts Rose Avenue and is sited on Lot 8 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, between Poplar and Catawba Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-112, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-112 and consists of a modest single-family residence with a detached garage, listed as 15816 Rose Avenue. The dwelling was constructed in 1948 in the Minimal Traditional architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.45 acres in size, located north of Rose Avenue. A concrete driveway extends from Rose Avenue along the far southwest end of the parcel providing access to the property. The property is enclosed on all sides by a decorative iron wrought and concrete masonry unit fence. The detached garage is located directly northwest of the main dwelling. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View north of the south elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1948; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

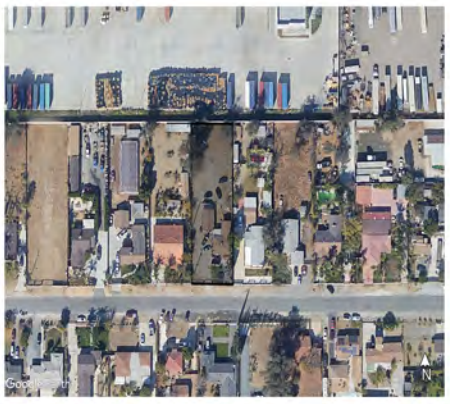
B1. Historic Name: Not Identified
B2. Common Name: 15816 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Minimal Traditional

***B6. Construction History:** Construction history is based property building permits and historic and current aerials. Constructed in 1948, the subject property was improved with the construction of a single-family residence with a detached garage by an unidentified builder. Based on historic aerials, the dwelling originally featured a mostly square floor plan and a hipped roof. The original fenestration likely consisted of wood-framed sliding sash or single-hung units, that were replaced at an unidentified date with vinyl units. Between 1959 and 1966, an addition was appended to the far northeast end of the existing dwelling. The addition featured a gable roof and changed to original floor plan from a square to L-shaped floor plan. In 2015, a mechanical permit was submitted to the City of Fontana (Permit No. BLD15-002668). No further alterations were identified.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15816 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



(This space reserved for official comments.)

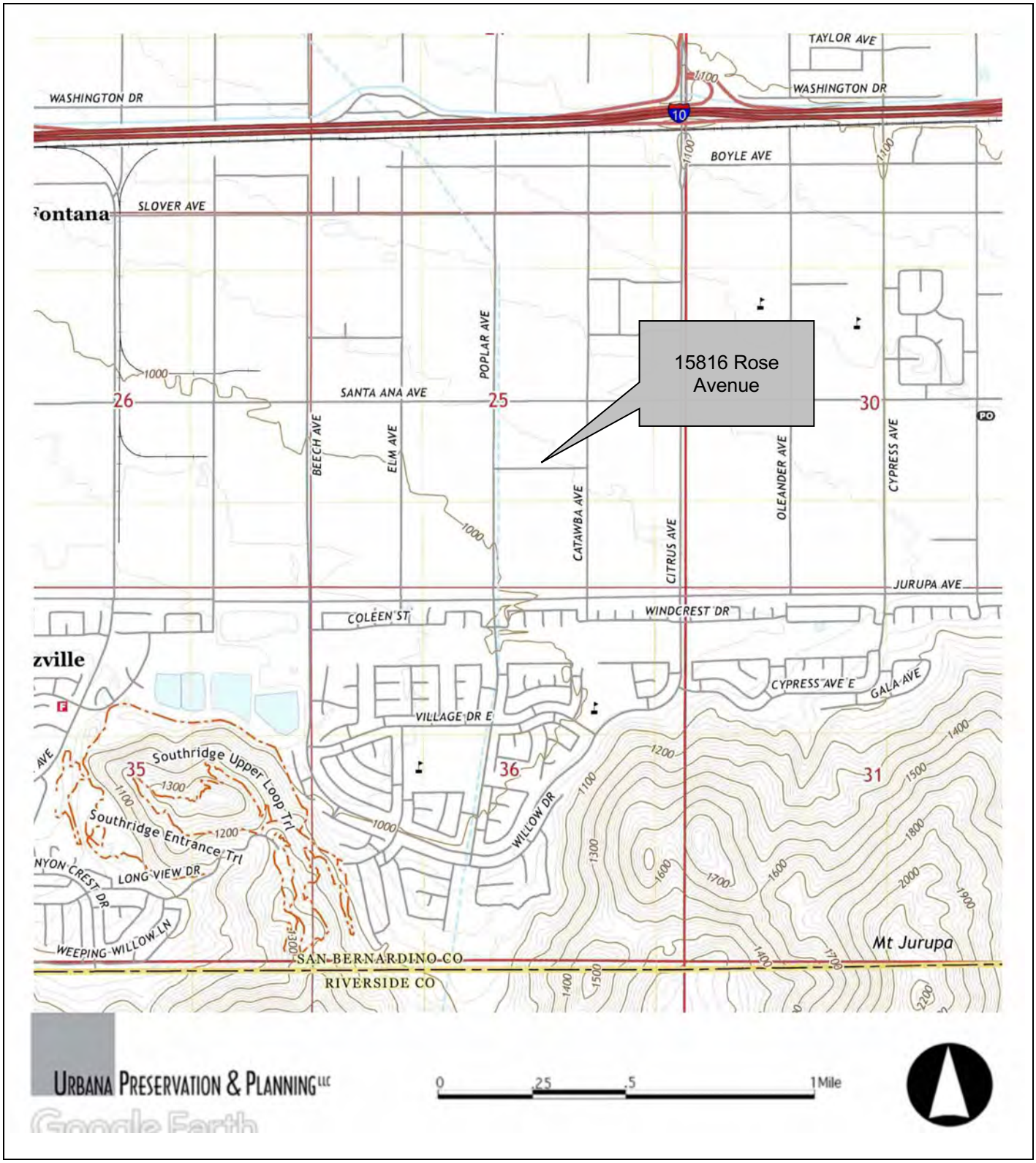
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 15816 Rose Avenue
Page 3 of 20

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 22

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 22

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and an L-shaped floor plan sited on a concrete foundation. The moderately pitched pyramid and gable roof is topped with composite shingles and has a slight eave overhang, boxed eaves, and a centered chimney. The exterior is clad in brick veneer and features multi-lite vinyl single-hung windows, a recessed main entryway below the main roofline, a partial front porch supported by wood beams, and a metal security door over a wood panel door. The detached garage is located directly northwest of the main dwelling and features a stucco façade and a wood overhead garage door.

Current views of the property is included below.



View north of the south elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Minimal Traditional
Into the 1930s and through the 1940s, as a result of the Great Depression and an interest in adapting a more affordable and simple aesthetic at working class dwellings, the exterior of homes was stripped to only the most minimal detailing and form. This design direction was substantially influenced by the federal government's New Deal programming, through the United States Commerce Department led by future President Herbert Hoover, in particular via the 1931 President's Conference for the Design of Residential Neighborhoods (President's Conference) and the Federal Housing Administration, established in 1934.

The 1931 President's Conference convened experts in architecture, planning, residential design, home building, and lending to establish recommendations on reforming the nation's housing system. Primary goals of the conference included: creating a home financing program, improving the quality of moderate and low-income housing and residential districts, and stimulating the building industry. The conference culminated in the creation of a new national priority to lower the cost of American homes while improving their design and efficiency. Financing goals and enforcing quality construction practices were implemented by the Federal Housing Administration (FHA) established in 1934, which, through its approval of properties for mortgage insurance and publication of housing and subdivision standards, instituted a national program that would guide home building practices for decades to come.

Published in 1936 and revised in 1940, the FHA's Technical Bulletin No. 4 Principles of Planning Small Houses detailed a series of floor plans and features for small houses between one and four bedrooms that offered a "maximum amount of usable space, with as much comfort, convenience, and privacy as possible" all obtained "for a minimum amount of money." This publication affirmed the professional opinions and experience of architects, espousing that the planning of well-designed, livable houses could be achieved through adherence to a few fundamental principles. The simplest FHA design, known as the "FHA minimum house", was designed for a family of three adults or two adults and two children, and measured 534-624 square feet, with a kitchen, living room, two bedrooms, and one bathroom. With an emphasis on enlarging the home to meet user needs, the one-story minimum house could be expanded to accommodate growing families, with aesthetic features and stylistic details similarly tailored to respond to an owner's aesthetic interests via the inclusion of gable or hipped roofs, porches at different facades, exterior wall and roof materials, window types and corresponding adornments including shutters, awnings, etc. The stylistic classification assigned to these 'minimum' houses built in the 1930s-1940s period is Minimal Traditional.

Loosely based on the Tudor Revival and Colonial Revival style and occasionally designed to feature Modernistic details, Minimal Traditional homes were built in large numbers throughout the country immediately preceding and following World War II. The style reached its peak in popularity by the late 1940s. Typically compact in size and single-story, relative to plan and form, the building type represents a transition between the deep-set bungalows and cottages of the 1910s and 1920s and the horizontally oriented Ranch homes built in the 1950s and 1960s. Minimal Traditional homes were typically built as part of comprehensively constructed residential subdivisions.

Minimal Traditional style homes are typically single-story and offer minimal articulations or stylistic enhancement. Character-defining features of the Minimal Traditional style are listed below.
- Roof – low-pitched gable roof or hipped roof with clipped / boxed eaves and rake, usually there is one front facing gable.
- Exterior Walls – clad in horizontal board siding, stucco, brick veneer, or stone veneer.
- Windows – wood frame with wide one-over-one or multi-lite divide sash pattern, often decorated with fixed wood shutters.
- Porches – small area recessed into the front facade and roofline or formed by addition of a small overhang / roof line extension above a small concrete slab, with or without wood posts and supports.
- Moderne articulations – porthole windows, glass block, and curvilinear corners.
- Colonial articulations – horizontal board siding, scalloped edge details, and brick at porches, door frames, and base or ground floor walls.
- Tudor articulations – gable roofs, secondary dormers or lower gables, stone at feature facades, door frames, and base or ground floor walls.
- Garages – detached units set back at the rear of the lot or attached single-car units with tilt-up wood door

Building, Structure, Object Information Continued:

Property Ownership History
Constructed in 1948, the property was improved with the construction of a single-family Minimal Traditional residence. Between 1948 and 1995, property ownership was not identified. In 1996, the property was identified under the ownership of Frank and Susan Bodnariuk. During the course of historical research, little information was identified on Mr. and Mrs. Bodnariuk.

In 1996, the property was acquired by Ricardo P. and Yolanda Anaya. During the course of historical research, little information was identified on Mr. and Mrs. Anaya. The property remained under their ownership until 1998.

Between 1998 and 1999, the property was under the ownership of the Secretary of Housing and Urban Development.

In 1999, the property was acquired by Antonio (b. 1959) and Maria Maldonado (b.1968). Little information was identified on Mr. and Mrs. Maldonado. The property remained under their ownership until 2003.

Between 2003 and 2005, the property was under the ownership of Angelica M. Jimenez. In 2005, the property was sold to Jesus Diaz and Candelaria Diaz. The property remained under their ownership until 2012 when it was acquired by J. J. Vinos Trust.

Between 2012 and 2015, the property was under the J. J. Vinos Trust. In 2015, the property was acquired by Tony Marco and Lilian Morfin. Mr. Morfin was born in 1975 and was a native of California. Mr. Morfin and his wife owned the subject property until 2022 when the property was acquired by LIT Industrial Limited Partnership.

See Table 1 below for partial property ownership.

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1996	Susan Bodnariuk and Frank Bodnariuk	San Bernardino County Property Information Management System
1996-1998	Yolanda Anaya and Ricardo P. Anaya	San Bernardino County Property Information Management System
1998-1999	Secretary of Housing and Urban Development	San Bernardino County Property Information Management System
1999-2003	Maria M. Maldonado and Antonio Maldonado	San Bernardino County Property Information Management System
2003-2005	Angelica M. Jimenez	San Bernardino County Property Information Management System
2005-2012	Jesus Diaz and Candelaria Diaz	San Bernardino County Property Information Management System
2012-2015	J. J. Vinos Trust	San Bernardino County Property Information Management System
2015-2022	Tony Marco Morfin and Lilian Morfin	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1948, the residence is a modest one-story dwelling built in the Minimal Traditional architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1948, the dwelling is a modest one-story residence with an attached garage built in the Minimal Traditional style. The dwelling features an asymmetrical façade and an L-shaped floorplan sited on a concrete foundation, a pyramid and gable roof topped with composite shingles, a brick veneer, centered chimney, multi-lite vinyl single-hung windows, a recessed main entryway below the main roofline, a partial front porch supported by wood beams, and a metal security door over a wood panel door. The detached garage is located directly northwest of the main dwelling and features a stucco façade and a wood overhead garage door. Visible characteristics of the Minimal Traditional style include: compact, one-story in height, pyramid and gable roof, and brick veneer.

Although the house continues to reflect characteristics in the Minimal Traditional style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Minimal Traditional style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15816 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of several Minimal Traditional style dwellings constructed in the area following WWII. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15816 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Minimal Traditional architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history
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Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15816 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

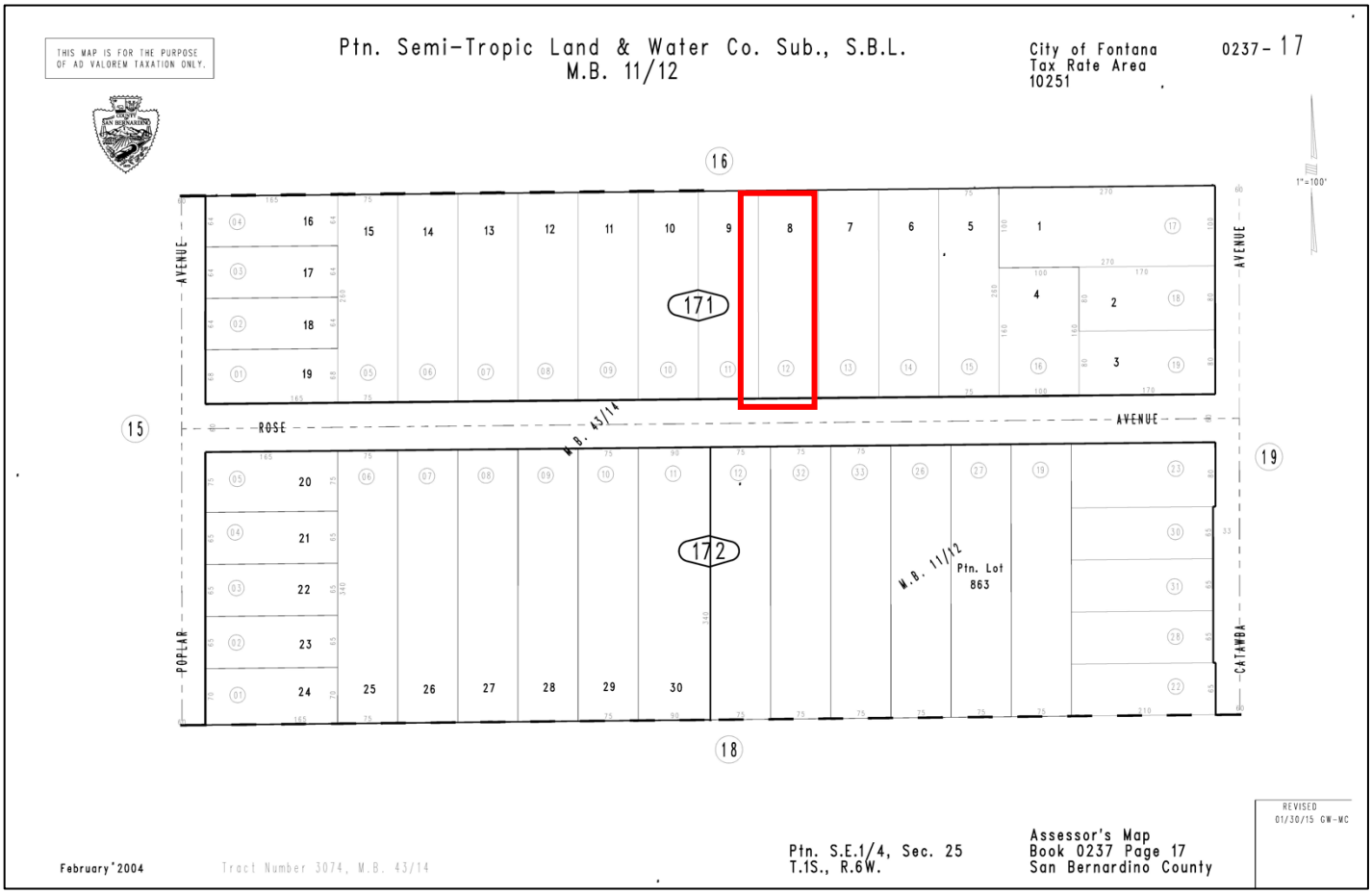
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

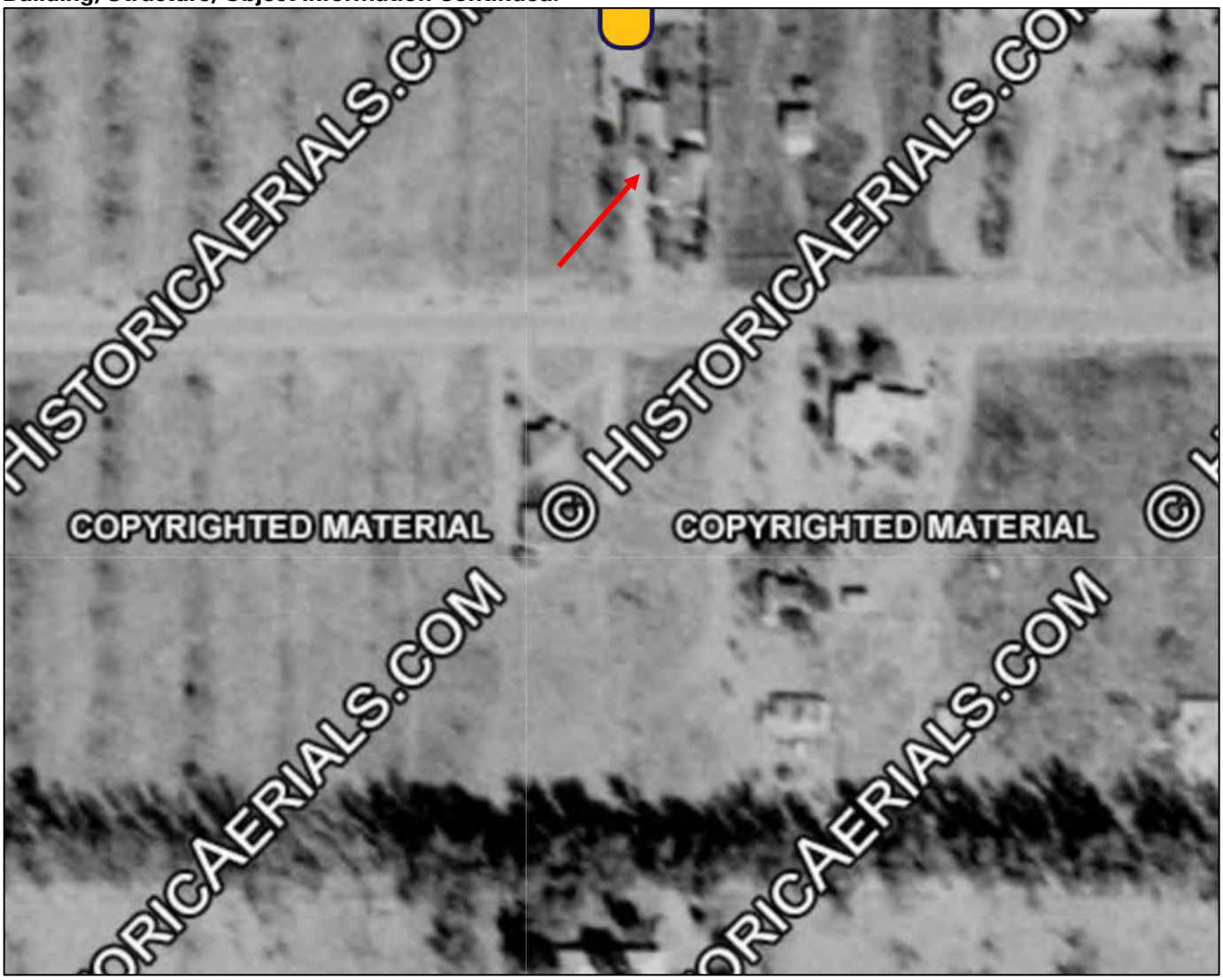
Historic Aerials



1948 aerial of the subject property and surrounding area. The dwelling originally featured a mostly square floor plan and a hipped roof.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 22

Building, Structure, Object Information Continued:



1959 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 22

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area. Between 1959 and 1966, an addition was appended to the far northeast end of the existing dwelling. The addition featured a gable roof and changed to original floor plan from a square to L-shaped floor plan.
Source: Earth Explorer.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 23

Review Code _____ Reviewer _____ Date _____
Resource Name: 15817 Rose Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15817 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457547.57mE / 3768106.37mN
e. Other Locational Data: The subject property fronts Rose Avenue and is located on the Semi-Tropic Land & Water Co. Subdivision, between Poplar and Catawba Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-232, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-232 and consists of a modest single-family residence with an attached garage, listed as 15817 Rose Avenue. The dwelling was constructed in 1963 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.59 acres in size, located south of Rose Avenue. A concrete driveway extends from Rose Avenue along the far northwest and northeast end of the parcel providing access to the property. The property is enclosed on all sides by a decorative iron wrought and concrete masonry unit fence. The attached garage is located on the northwest corner of the dwelling. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View south of the north elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1963; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15817 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed in 1963, the subject property was improved with the construction of a single-family residence with an attached garage by an unidentified builder. Based on historic aerials, the dwelling originally featured an L-shaped floor plan and a hipped roof. The original fenestration likely consisted of aluminum sliding sash or single-hung units, that were replaced at an unidentified date with vinyl units. Between 1985 and 2003, a gable roof addition was appended to the southeast corner of the existing dwelling. No further alterations were identified.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15817 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



(This space reserved for official comments.)

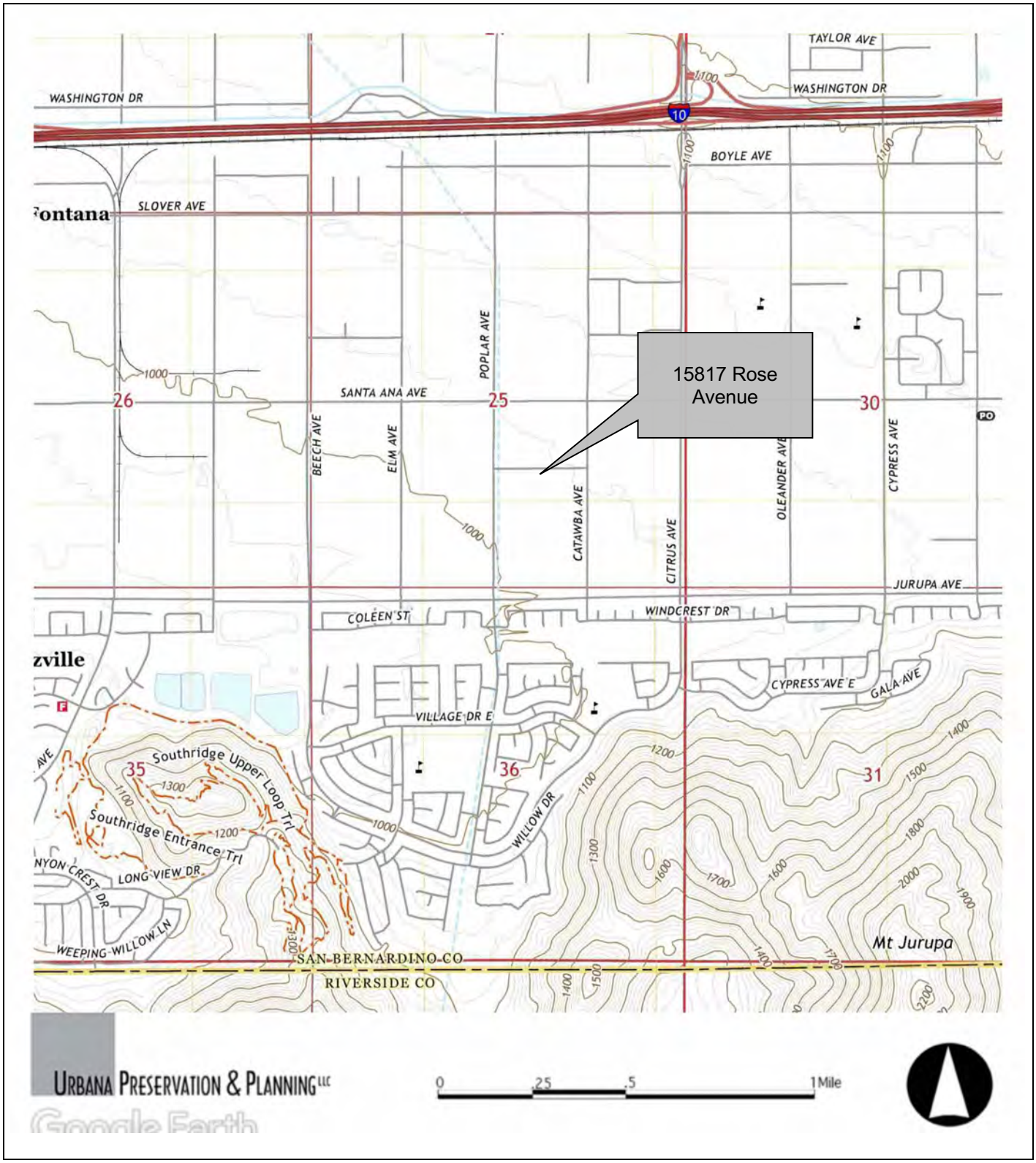
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 15817 Rose Avenue
Page 3 of 21

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 23

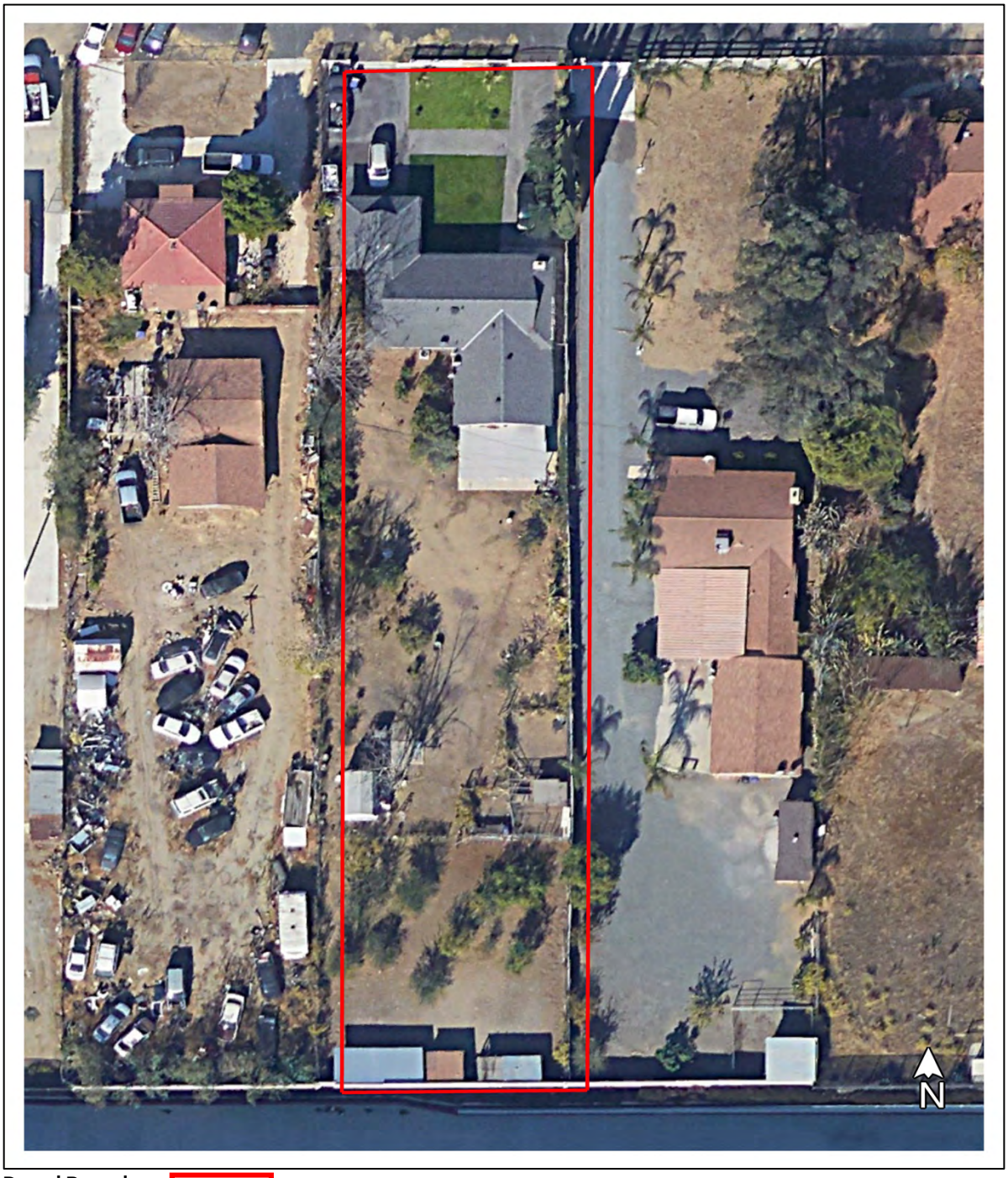
*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 23

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and an irregular shaped floor plan sited on a concrete foundation. The low pitched hipped / gable roof is topped with composite shingles and has a slight eave overhang, boxed eaves, and two eyebrows visible on the north and west elevations. The exterior is clad in stucco painted in tan with a brick veneer located on the northeast corner of the main (north) elevation. The dwelling features vinyl single-hung windows, an off-centered main entryway, and a three-sided chimney. The attached garage is located towards the northwest end of the dwelling and features wood overhead garage door.

Current view of the property is included below.



View south of the north elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style

The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:

- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History
Constructed in 1963, the property was improved with the construction of a single-family Ranch style residence. Between 1963 and 1973, property ownership was not identified. In 1974, the property was first identified under the ownership of James B. Harrod and Mary V. Harrod. Born in 1930, Mr. Harrod was a native of Arkansas.[1] In 1964, he married Mary V. Lucas of Los Angeles.[2] During the 1970s, the couple relocated from Los Angeles to Fontana where they acquired the subject property. The property was under their ownership until 1980.

In 1980, the property was under the ownership of Ralph P. and Jewell Zirbes. Born in 1936, Mr. Zirbes was a native of South Dakota.[3] In 1972, he married Jewell B. Miner in Orange County, California.[4] The property remained under the Zirbes ownership until 1981.

In 1981, the property was acquired by Richard J. and Rosemarie Penberthy. Mr. Penberthy was born in 1945 in Missouri.[5] In 1966, he married Rosemarie Gutknecht in Orange County, California.[6] During the 1980s, the couple relocated to Fontana where they acquired the subject property. The property remained under their ownership until 1984.

In 1984, the property was under the ownership of Dave and Barbara Rainey. Mr. Rainey was born in 1955 in Tustin, California. In 1975, he married Barbara I. Barrett in Orange County, California.[7] During the 1980s the couple relocated to Fontana where they acquired the subject property. The property remained under their ownership until 2010.

In 2010, the property was under the ownership of Linda Montoya, David Manuel Montoya, and Cynthia Marie Montoya. The property remained under their ownership until 2014.

In 2014 the property was acquired by Olegario Soto Palacios and Eylyana Bermudez Soto. Mr. Soto Palacios was born in 1967 in Los Angeles, California.[8] The property remained in the Soto Palacios family until 2022 when the property was acquired by LIT Industrial Limited Partnership.

See Table 1 below for property ownership.

[1] Year: *1940*; Census Place: *Eagle, Bradley, Arkansas*; Roll: *m-t0627-00120*; Page: *6A*; Enumeration District: *6-3.*
[2] Year: *1940*; Census Place: *Los Angeles, Los Angeles, California*; Roll: *m-t0627-00413*; Page: *2A*; Enumeration District: *60-475A.*
[3] Year: *1940*; Census Place: *Hamlin, Hamlin, South Dakota*; Roll: *m-t0627-03856*; Page: *4B*; Enumeration District: *29-12.*
[4] Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.
[5] United States of America, Bureau of the Census; Washington, D.C.; *Seventeenth Census of the United States, 1950*; Record Group: *Records of the Bureau of the Census, 1790-2007*; Record Group Number: *29*; Residence Date: *1950*; Home in 1950: *St Louis, St Louis, Missouri*; Roll: *120*; Sheet Number: *74*; Enumeration District: *96-500.*
[6] Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.
[7] Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.
[8] Ancestry.com. *California Birth Index, 1905-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005.

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1974-1980	James B. Harrod and Mary V. Harrod	San Bernardino County Property Information Management System
1980-1981	Ralph P. Zirbes and Jewell B. Zirbes	San Bernardino County Property Information Management System
1981-1984	Rosemarie Penberthy and Richard J. Penberthy	San Bernardino County Property Information Management System
1984-2010	Dave Rainey and Barbara I. Rainey	San Bernardino County Property Information Management System
2010-2014	Linda Montoya, David Manuel Montoya, Cynthia Marie Montoya (Sp-David)	San Bernardino County Property Information Management System
2014-2019	Eylyana Bermudez Soto and Olegario Soto Palacios	San Bernardino County Property Information Management System
2019-2022	Olegario Soto Palacios and Glorinela Bermudez de Soto	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1963, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1963, the dwelling is a modest one-story residence with an attached garage built in the Ranch architectural style. The dwelling features an asymmetrical façade, an irregular shaped floorplan sited on a concrete foundation, a hipped / gable roof topped with composite shingles, a stucco façade with a brick veneer, vinyl single-hung windows, an off-centered main entryway, and a three-sided chimney. The attached garage is located towards the northwest end of the dwelling and features wood overhead garage door. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, hipped / gable roof, and stucco façade with brick veneer.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15817 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15817 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15817 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

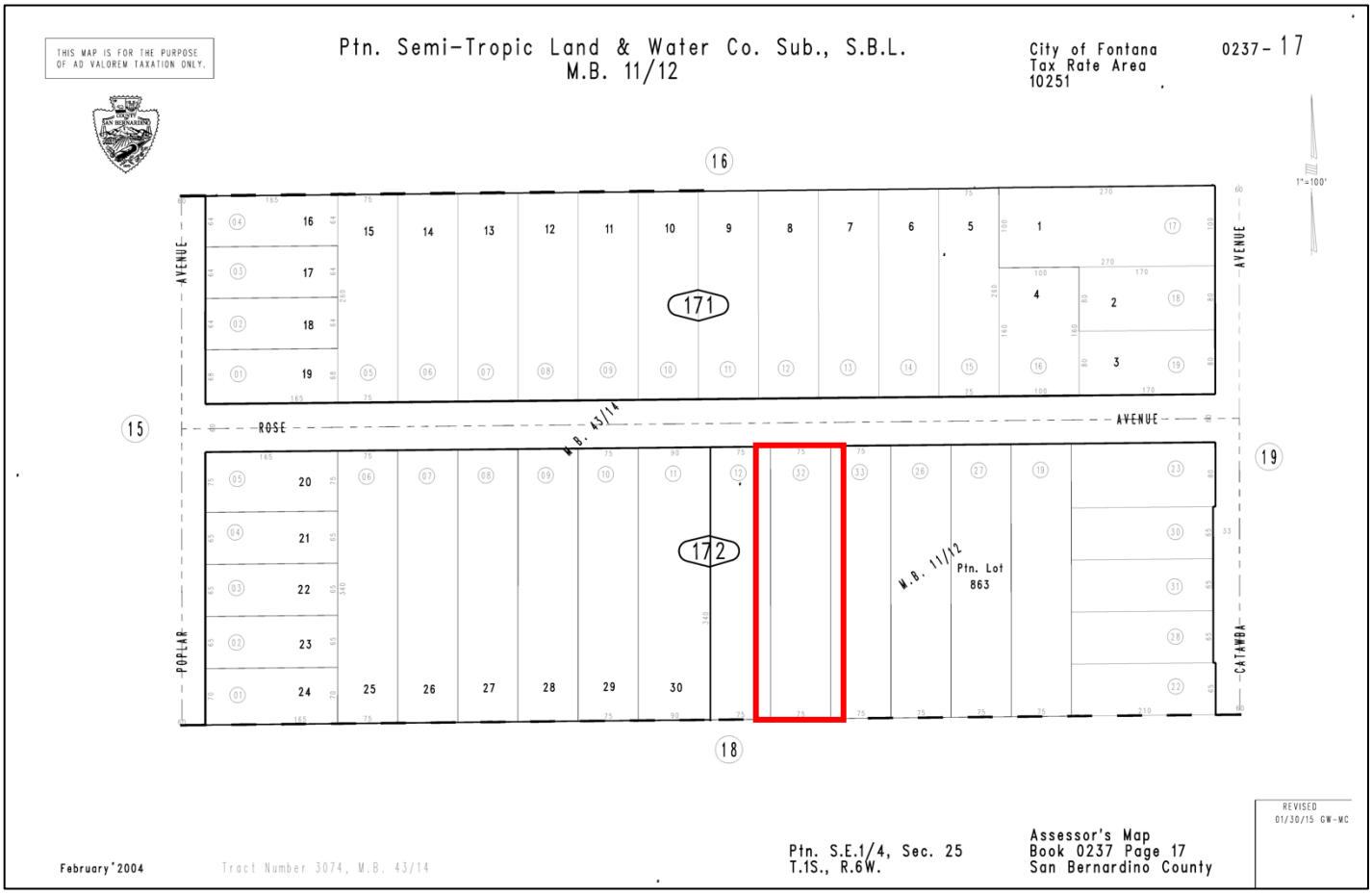
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area. No structures are located on the property.
Source: Earth Explorer.

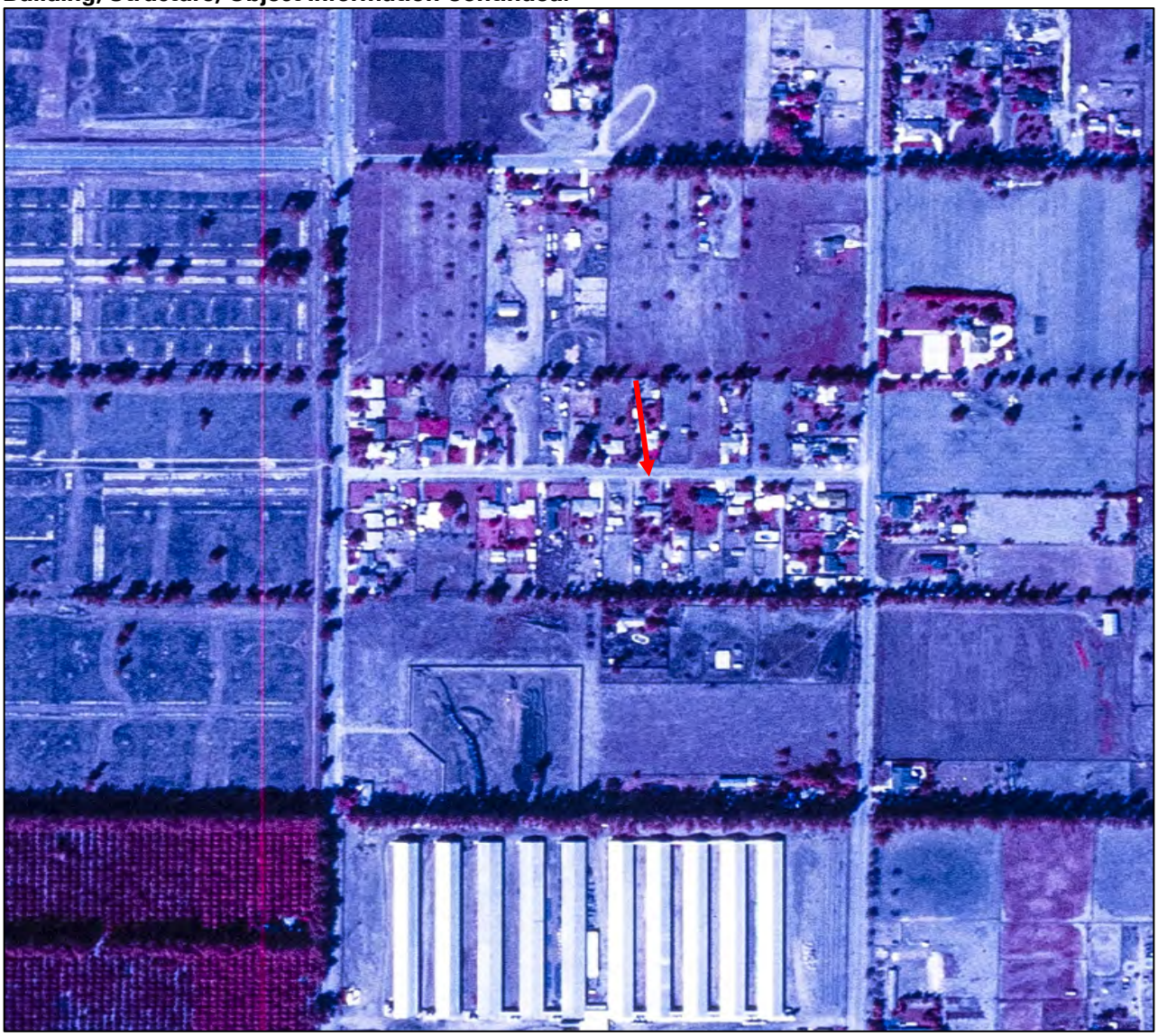
Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 23

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area. The dwelling originally featured an L-shaped floor plan and a hipped roof. Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 23

Building, Structure, Object Information Continued:



2003 aerial of the subject property and surrounding area. Between 1985 and 2003, a gable roof addition was appended to the southeast corner of the existing dwelling.
Source: Google Earth.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 24

Review Code _____ Reviewer _____ Date _____
Resource Name: 15827 Rose Avenue
Page 1 of 21

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15827 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457571.07mE / 3768088.47 mN
e. Other Locational Data: The subject property fronts Rose Avenue and is located on the Semi-Tropic Land & Water Co. Subdivision, between Poplar and Catawba Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-233, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-233 and consists of a modest single-family residence, listed as 15827 Rose Avenue. The dwelling was constructed in 1961 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.59 acres in size, located south of Rose Avenue. An asphalt driveway extends from Rose Avenue along the far northwest corner of the parcel providing access to the property. The property is enclosed on all sides by a wood fence. An attached garage is appended to the northeast corner of the dwelling. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View south of the north elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1961; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15827 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed in 1961, the subject property was improved with the construction of a single-family residence by an unidentified builder. Based on historic aerials, the dwelling originally featured a square floor plan and a side gable roof. The original fenestration likely consisted of aluminum sliding sash or single-hung units, that were replaced at an unidentified date with vinyl units. By 2003, a garage addition was appended to the southeast corner of the existing dwelling. No further alterations were identified.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15827 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



(This space reserved for official comments.)

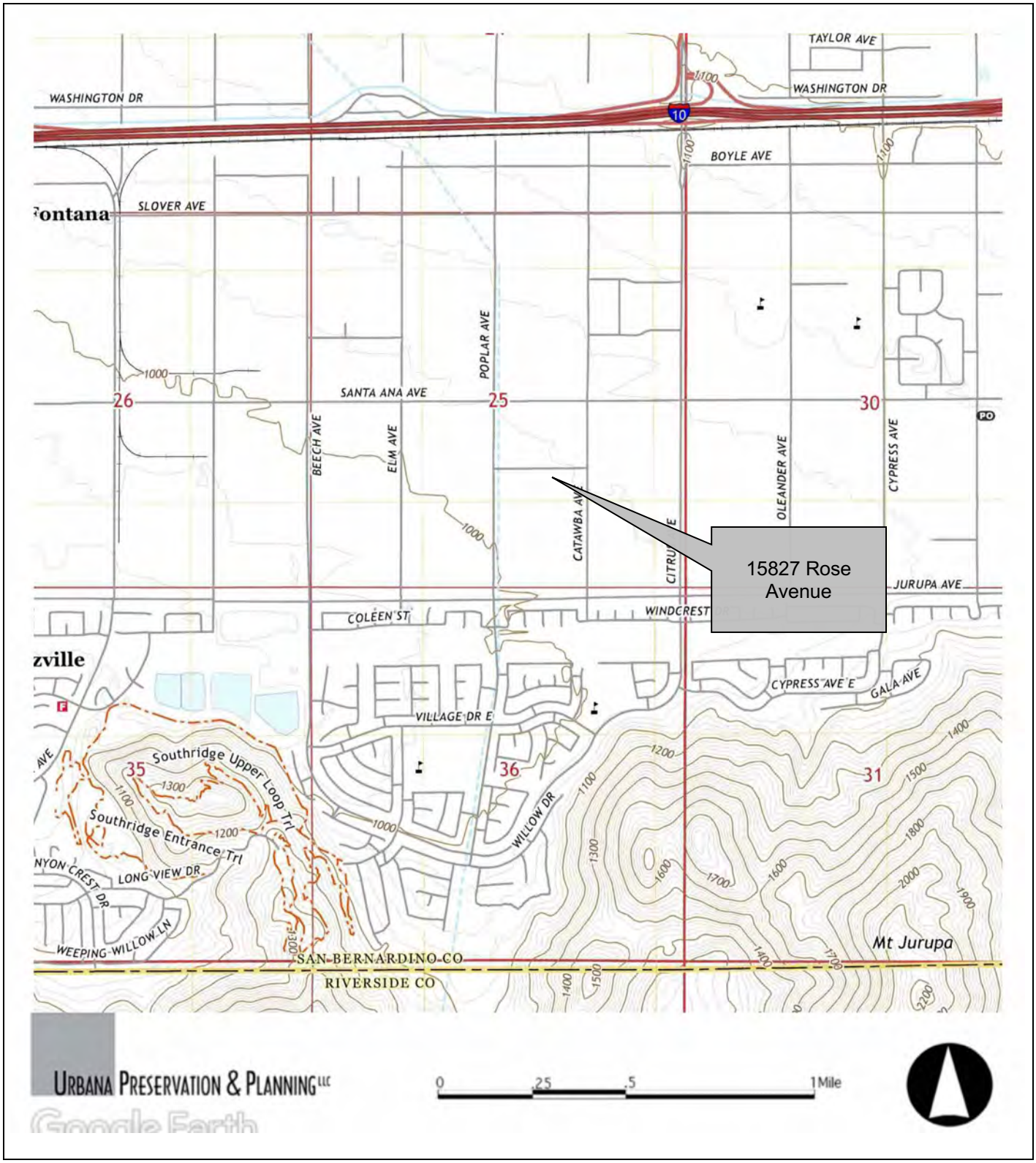
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 15827 Rose Avenue
Page 3 of 21

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 24

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 24

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and an irregular shaped floor plan sited on a concrete foundation. The low-pitched cross gable roof is topped with composite shingles and has a slight eave overhang, and boxed eaves. The exterior is clad in stucco painted in brown and features multi-lite vinyl sliding sash windows, an off-centered main entryway, and a three-sided chimney on the east elevation. The attached garage is appended to the main dwelling on the southeast corner and features wood panel overhead garage door and glass sliding door.

Current view of the property is included below.


View south of the north elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History
Constructed in 1961, the property was improved with the construction of a single-family Ranch style residence. Between 1961 and 1978, property ownership was not identified.

In 1979, the property was first identified under the ownership of James B. Harrod and Mary V. Harrod. Born in 1930, Mr. Harrod was a native of Arkansas. In 1964, he married Mary V. Lucas of Los Angeles. During the 1970s, the couple relocated from Los Angeles to Fontana where they acquired the subject property.

In 1980, the property was under the ownership of Jack Miner. Mr. Miner was born in 1924 in Missouri.[9] Little information was identified on Mr. Miner. The property remained under his ownership until 1984.

In 1984, the property was acquired by Bobby L. and Sylvia E. Farris. Mr. Farris was born in 1934 in Taloga Dewey, Oklahoma.[10] In 1956, he married Sylvia E. Ostrem in Clark County, Nevada.[11] During the 1970s, the couple relocated to Fontana, where they later acquired the subject property. In 1999, Mr. Farris passed away at the age of 65 in South Carolina.[12] The property remained under the Farris Family Trust until 2011.

In 2011, the property was acquired by Salvador M. Sanchez and Angelica Pastrano. Mr. Sanchez was born in 1977 in California. Prior to acquiring the subject property, he lived in Lawndale, California.[13] Mrs. Pastrano was born in 1975 in Los Angeles, California.[14] The couple owned the subject property until 2021.

In 2021, the property was acquired by Jose Martinez and Andrea Leal. The property remained under their ownership until 2022 when the property was acquired by LIT Industrial Limited Partnership.

See Table 1 below for property ownership.

[9] United States of America, Bureau of the Census; Washington, D.C.; *Seventeenth Census of the United States, 1950*; Record Group: *Records of the Bureau of the Census, 1790-2007*; Record Group Number: *29*; Residence Date: *1950*; Home in 1950: *St Louis, St Louis, Missouri*; Roll: *120*; Sheet Number: *3*; Enumeration District: *96-4*.
[10] Ancestry.com. *U.S., Social Security Applications and Claims Index, 1936-2007* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.
[11] Ancestry.com. *Nevada, U.S., Marriage Index, 1956-2005* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2007.
[12] Social Security Administration; Washington D.C., USA; *Social Security Death Index, Master File.*
[13] Ancestry.com. *U.S., Index to Public Records, 1994-2019* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2020.
[14] Ancestry.com. *California Birth Index, 1905-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005.

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1979	James B. Harrod and Mary V. Harrod	San Bernardino County Property Information Management System
1979-1984	Jack Miner	San Bernardino County Property Information Management System
1984-1996	Bobby L. Farris and Sylvia E. Farris	San Bernardino County Property Information Management System
1996-1999	Bobby L. Farris and Sylvia E. Farris Trust	San Bernardino County Property Information Management System
1999-2011	Farris Family Trust	San Bernardino County Property Information Management System
2011-2021	Salvador M. Sanchez and Angelica Pastrano	San Bernardino County Property Information Management System
2021-2022	Jose Martinez and Andrea Leal	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1961, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1961, the dwelling is a modest one-story residence built in the Ranch architectural style. The dwelling features an asymmetrical façade and an irregular shaped floorplan sited on a concrete foundation, cross gable roof topped with composite shingles, a stucco façade, multi-lite vinyl sliding sash windows, an off-centered main entryway, and a three-sided chimney on the east elevation. The attached garage is appended to the main dwelling on the southeast corner and features wood panel overhead garage door and glass sliding door. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, cross gable roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15827 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15827 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15827 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

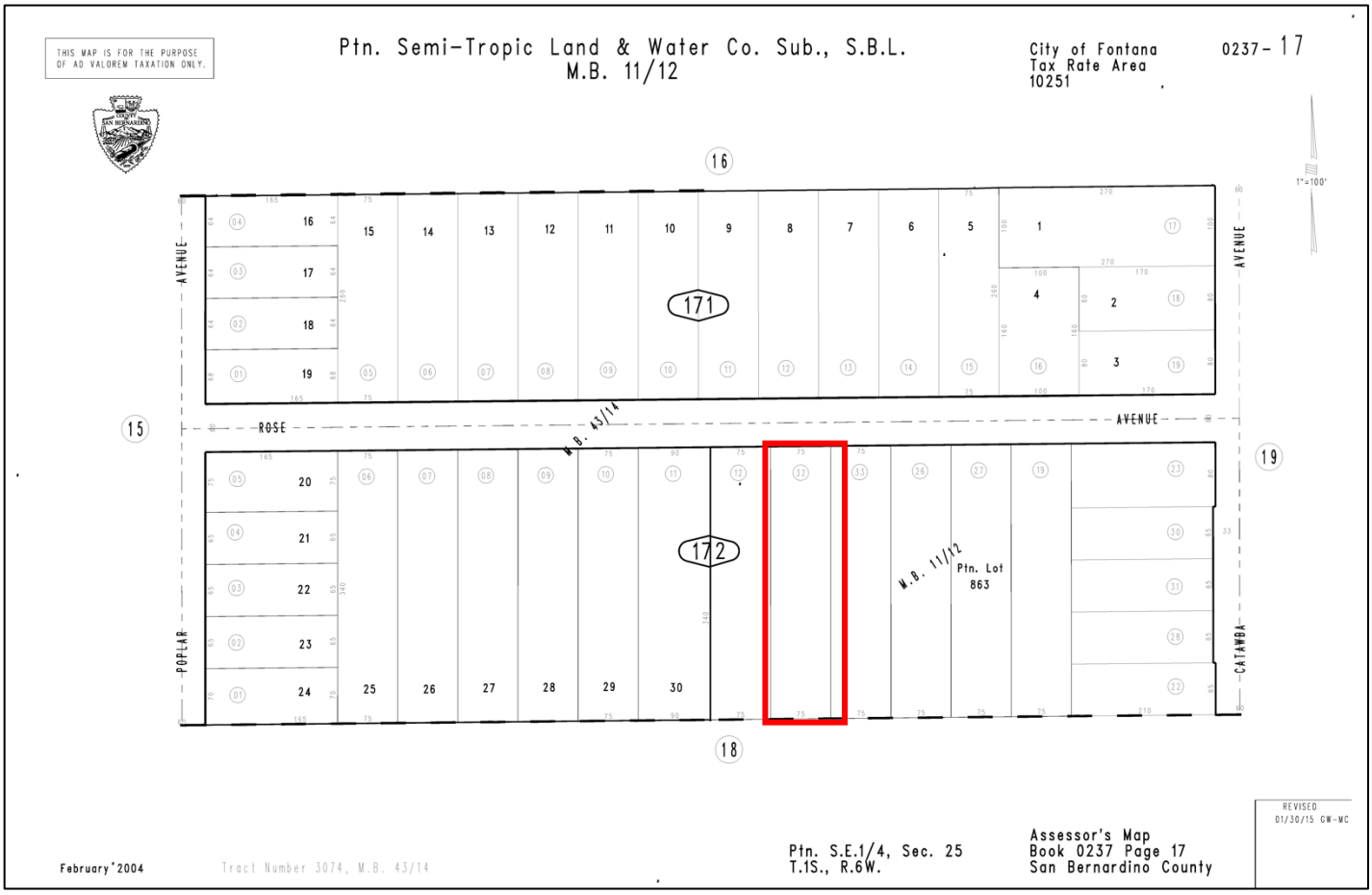
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area.
Source: Earth Explorer.

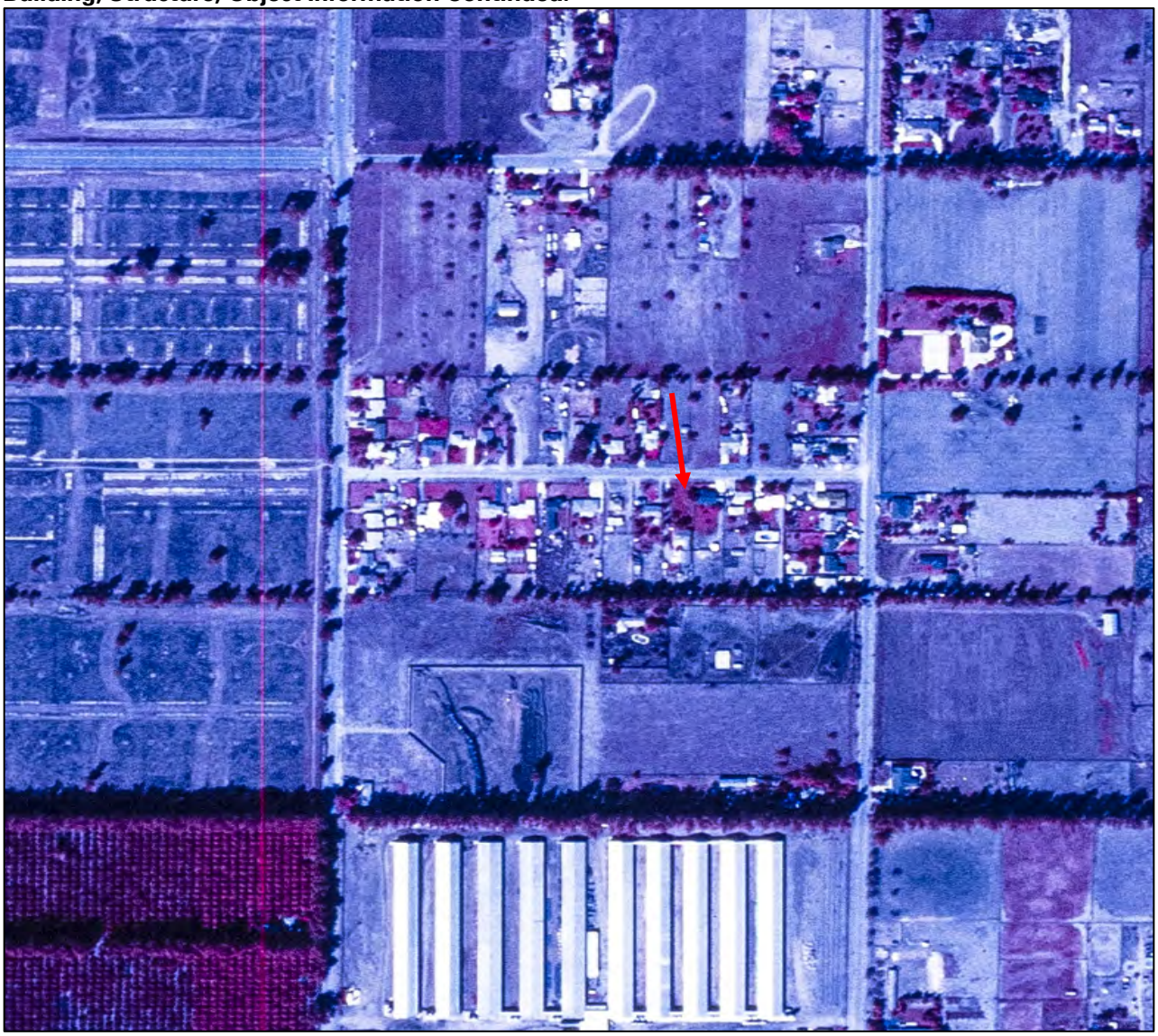
Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 24

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area. The dwelling originally featured a square floor plan and a side gable roof. Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 24

Building, Structure, Object Information Continued:



2003 aerial of the subject property and surrounding area. By 2003, a garage addition was appended to the southeast corner of the existing dwelling.
Source: Google Earth.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 25

Review Code _____ Reviewer _____ Date _____
Resource Name: 15828 Rose Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15828 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457564.95mE / 3768167.96mN
e. Other Locational Data: The subject property fronts Rose Avenue and is sited on Lot 7 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, between Poplar and Catawba Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-113, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-113 and consists of a modest single-family residence, listed as 15828 Rose Avenue. The dwelling is a contemporary-era dwelling constructed in ca.2003. The building is sited on a rectangular parcel, approximately 0.45 acres in size, located north of Rose Avenue. An asphalt driveway extends from Rose Avenue along the far southwest corner of the parcel providing access to the property. The property is enclosed on all sides by an iron wrought and concrete masonry unit fence. An ancillary structure is located north of the main dwelling. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View north of the south elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: ca.2003; HistoricAerials.com
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15828 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Manufactured

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. The subject property was improved with the construction of a single-family residence in ca.2003.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15828 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



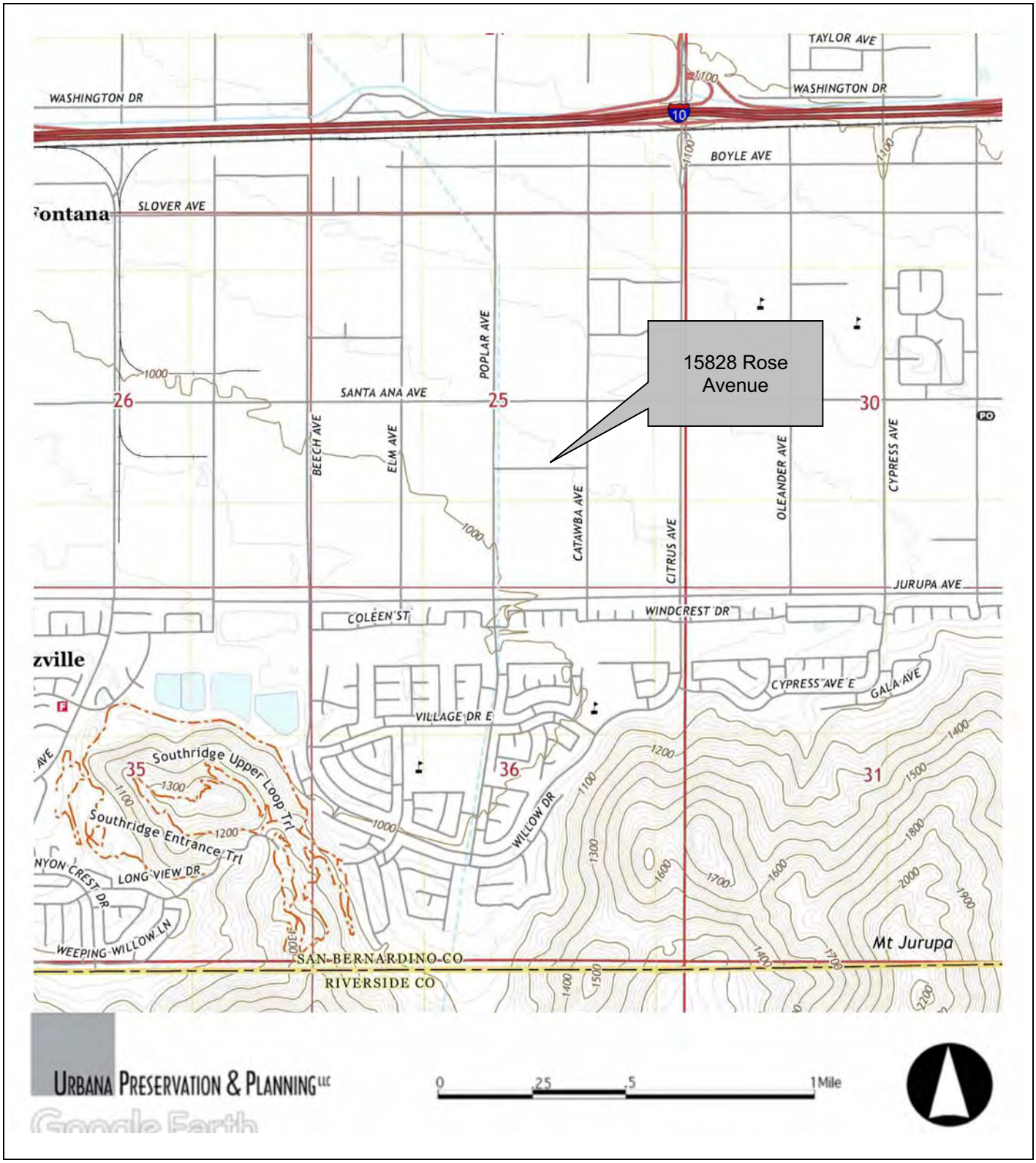
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 15828 Rose Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 25

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 25

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.

The single-family residence is one-story with an asymmetrical façade and a mostly rectangular floor plan sited on a concrete foundation. The low-pitched cross gable roof is topped with composite shingles and has a slight eave overhang and a shed roof extension along the west elevation. The exterior is clad in horizontal wood-siding painted in yellow with red accent trim along the roof eaves. The dwelling features vinyl sliding sash windows and side porch located on the west elevation and a small stoop providing access to the main entryway. A red wood-framed storage shed is located towards the rear of the property.

Current view of the property is included below.



View northeast of the south elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Property Ownership History

Constructed ca.2003, the property was improved with the construction of a single-family residence. Between 1994 and 2022, the property was owned by Ladislao R. Valadez and his wife Eulalia. The subject property was improved under their ownership. Mr. Valadez was born in 1955 in California.[15] In 1977, he married Eulalia C. Garcia in Los Angeles, California.[16] The property remained under their ownership until 2022 when the property was acquired by LIT Industrial Limited Partnership.

See Table 1 below for property ownership.

[15] Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 1* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.
[16] Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1994-2022	Ladislao R. Valadez and Eulalia G. Valadez	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed ca.2003, the residence is a modest contemporary-era one-story dwelling. No specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. The dwelling is a modest one-story contemporary-era residence, constructed ca.2003, and does not present exemplary or artistic features to distinguish the property from other similar properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15828 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15828 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. The property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15828 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

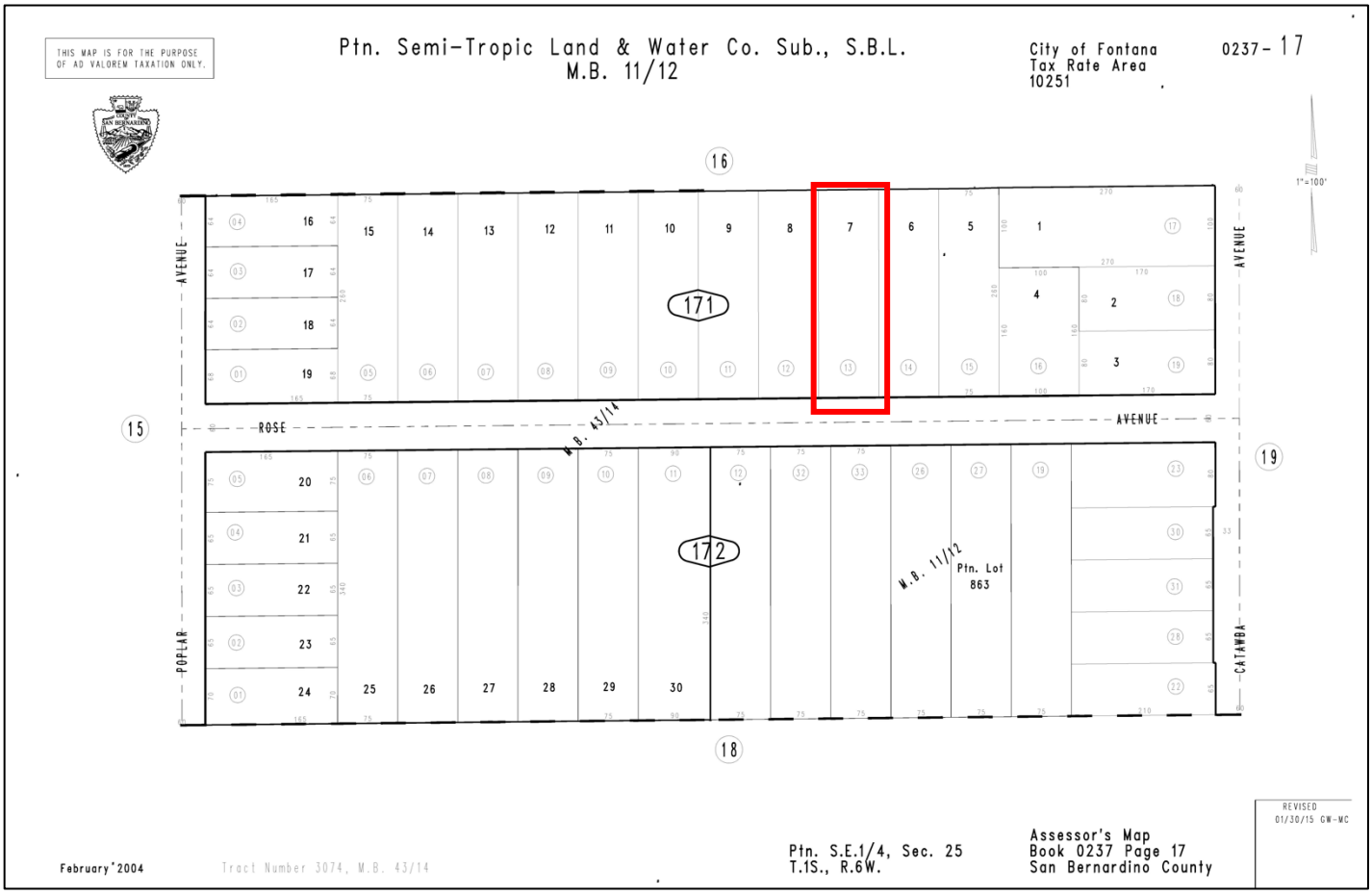
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 25

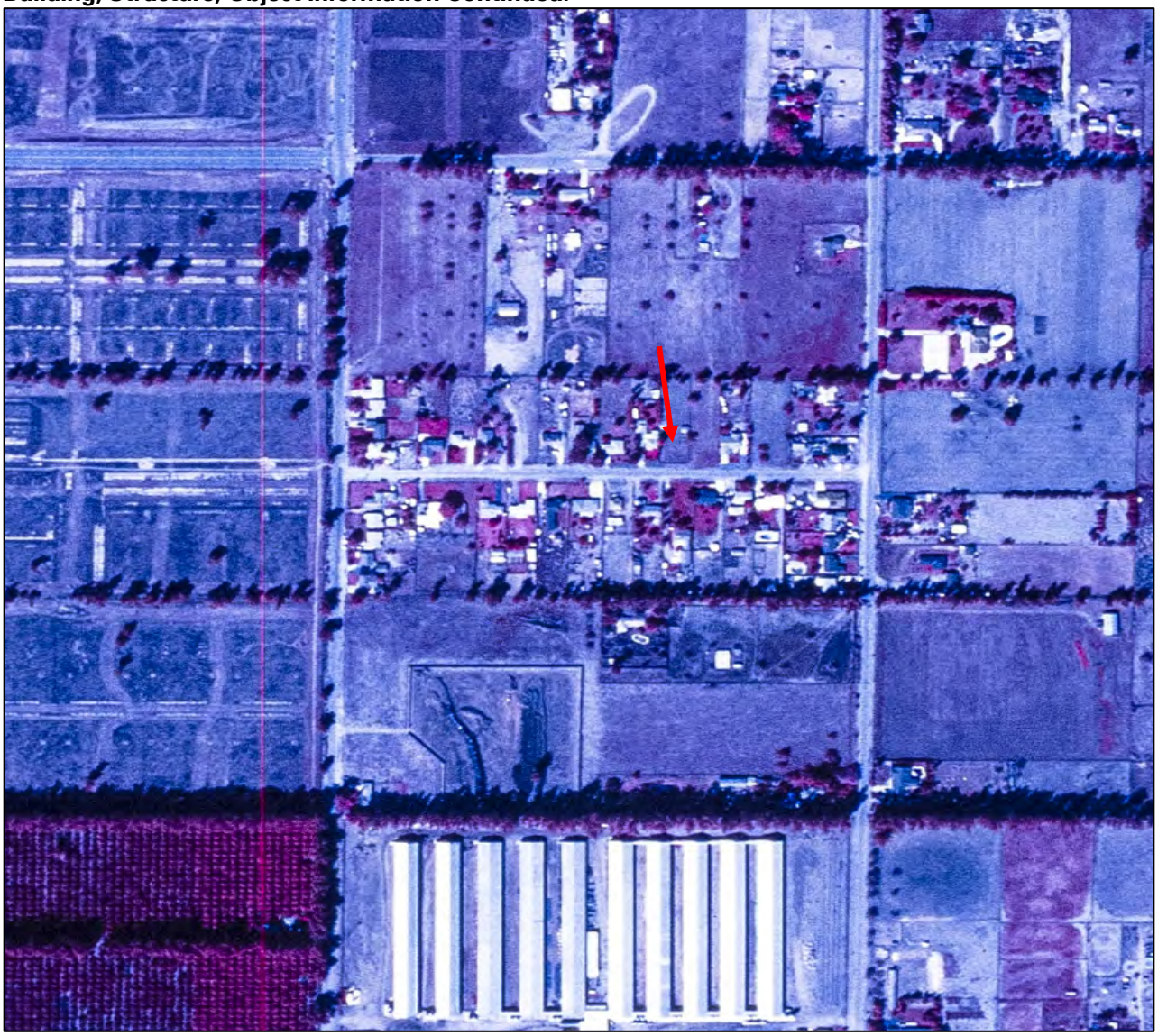
Building, Structure, Object Information Continued:

Historic Aerials



1966 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



2003 aerial of the subject property and surrounding area. The structure first appears in aerials.
Source: Earth Explorer.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 26

Review Code _____ Reviewer _____ Date _____
Resource Name: 15835 Rose Avenue
Page 1 of 20

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15835 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457592.22mE / 3768121.91mN
e. Other Locational Data: The subject property fronts Rose Avenue and is located on the Semi-Tropic Land & Water Co. Subdivision, between Poplar and Catawba Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-226, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-226 and consists of a modest single-family residence, listed as 15835 Rose Avenue. The dwelling was constructed in 1951 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.59 acres in size, located south of Rose Avenue. An asphalt driveway extends from Rose Avenue along the far northeast corner of the parcel providing access to the property. The property is enclosed on all sides by a wood fence. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View southeast of the north elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1951; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15835 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on building permits and historic and current aerials. Building permits were not on file for the subject property. Constructed in 1951, the subject property was improved with the construction of a single-family residence by an unidentified builder. Based on historic aerials, the dwelling featured a rectangular floor plan and a side gable roof. The original fenestration likely consisted of aluminum sliding sash or single-hung units, that were replaced at an unidentified date with vinyl units. In 2020, a permit was submitted to the City of Fontana to reroof and repair damaged plywood (Permit No. BLD20-005779). No other alterations were identified.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15835 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



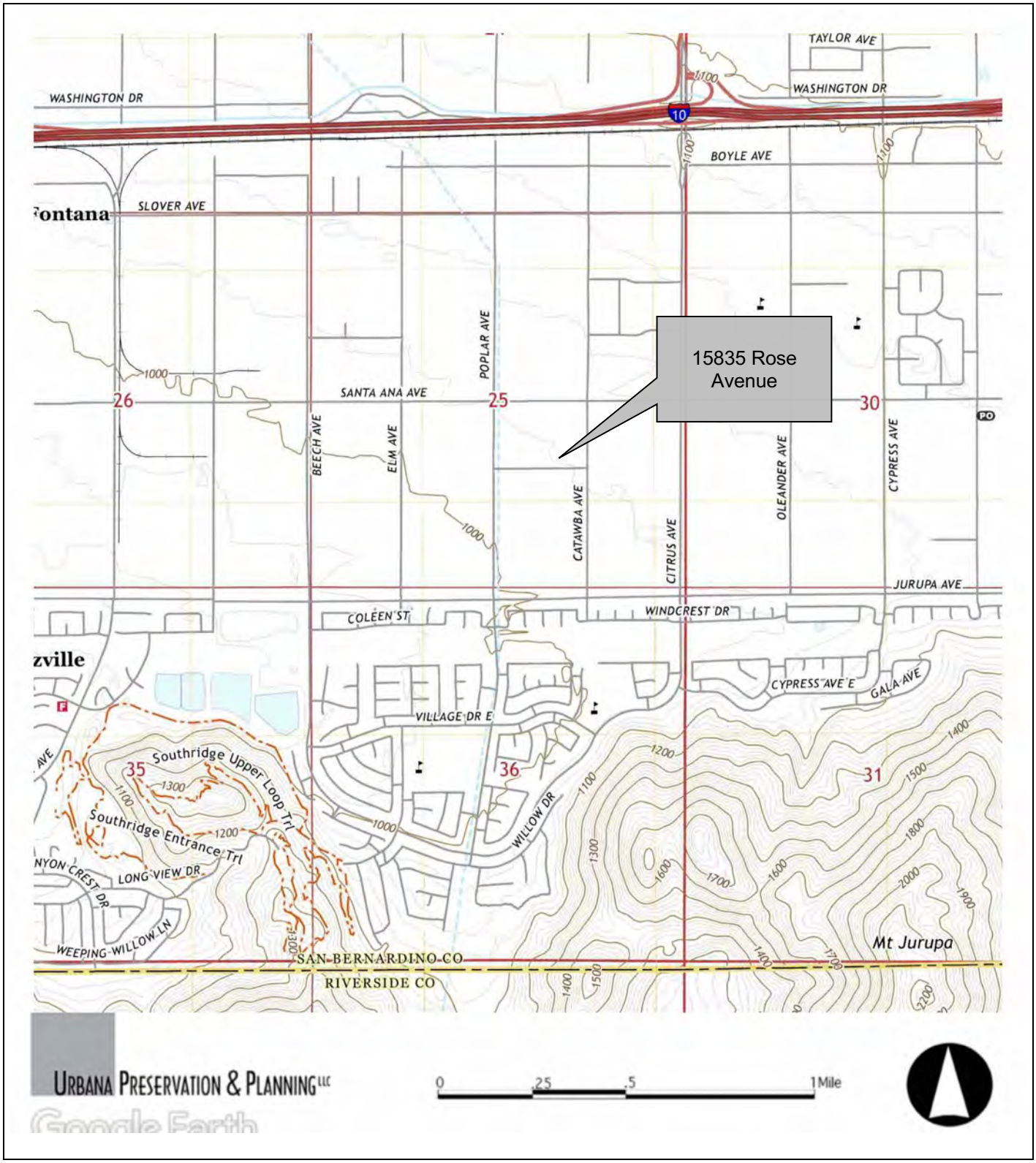
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 15835 Rose Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 26

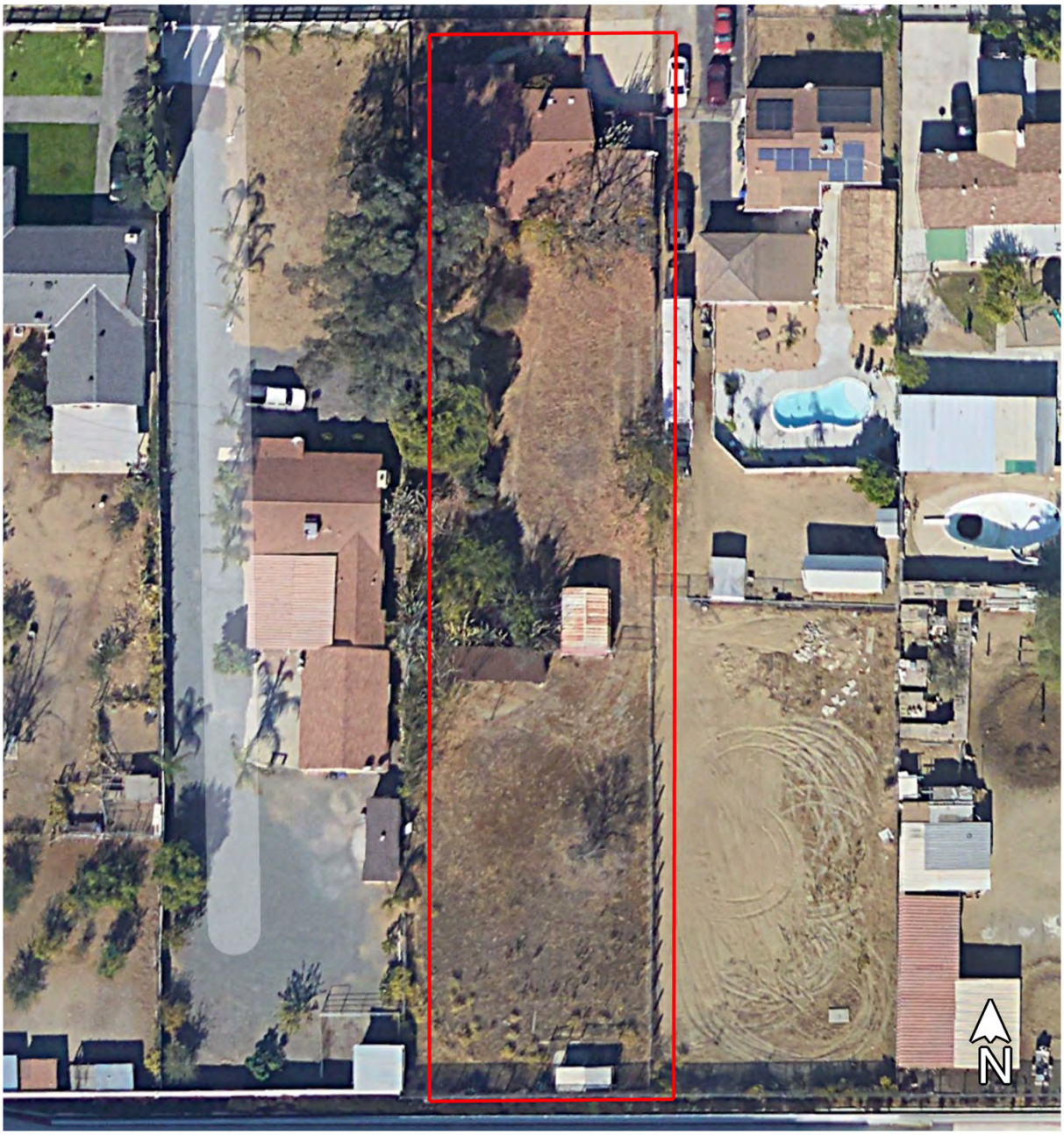
*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 26

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and rectangular shaped floor plan sited on a concrete foundation. The low-pitched side gable roof is topped with composite shingles and has a slight eave overhang, and boxed eaves. The exterior is clad in stucco painted in yellow with a brick veneer on the main (north) elevation. The dwelling features vinyl sliding sash windows, a large multi-lite picture window on the north elevation, an off-centered main entryway below a shed roof supported by two wood brackets, and a chimney.

Current views of the property are included below and in the following pages.



View south of the north elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 26

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History

Constructed in 1951, the property was improved with the construction of a single-family residence. Between 1951 and 1976, property ownership was not identified. In 1976, the property is first identified under the ownership of Richard D. Sheppard and his wife Patricia. Mr. Sheppard was born in 1938 in Missouri.[17] In 1963, he married Patricia A. Rich in Los Angeles, California.[18] During the 1970s, the couple relocated to Fontana where they acquired the subject property. In 1976, Mr. and Mrs. Sheppard divorced, and the subject property was put up for sale.

In 1976, the subject property was acquired by Danial I. Mays and his wife Alexis. Mr. Mays was born in 1950 in Los Angeles, California.[19] In 1971, he married Alexis A. Sausedo in Los Angeles.[20] In 1976, the couple acquired the subject property and it remained under their ownership until 1985.

In 1985, the property was acquired by Dolores D. Benitez. Mrs. Benitez was born in 1947 in Los Angeles, California.[21] She retained the property until 2022 when the property was acquired by LIT Industrial Limited Partnership.

See Table 1 below for property ownership.

[17] Year: *1940*; Census Place: *San Bernardino, San Bernardino, California*; Roll: *m-t0627-00293*; Page: *7B*; Enumeration District: *36-134*.
[18] Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.
[19] Ancestry.com. *California Birth Index, 1905-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005.
[20] Ancestry.com. *California Birth Index, 1905-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005.
[21] United States of America, Bureau of the Census; Washington, D.C.; *Seventeenth Census of the United States, 1950*; Record Group: *Records of the Bureau of the Census, 1790-2007*; Record Group Number: *29*; Residence Date: *1950*; Home in 1950: *Los Angeles, Los Angeles, California*; Roll: *820*; Sheet Number: *75*; Enumeration District: *66-1446.*

Building, Structure, Object Information Continued:

Table 1. Partial Ownership History

Date	Owner	Source
1976	Richard N. Sheppard and Patricia A. Sheppard	San Bernardino County Property Information Management System
1976-1985	Danial I. Mays and Alexis A. Mays	San Bernardino County Property Information Management System
1985-2022	Dolores D. Benitez	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1951, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1951, the dwelling is a modest one-story residence built in the Ranch architectural style. The dwelling features a asymmetrical façade and rectangular floorplan sited on a concrete foundation, a side gable roof topped with composite shingles, a stucco façade with a brick veneer, vinyl sliding sash windows, a large multi-lite picture window on the north elevation, an off-centered main entryway below a shed roof supported by two wood brackets, and a chimney. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, side gable roof, and stucco façade and a brick veneer.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15835 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15835 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15835 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

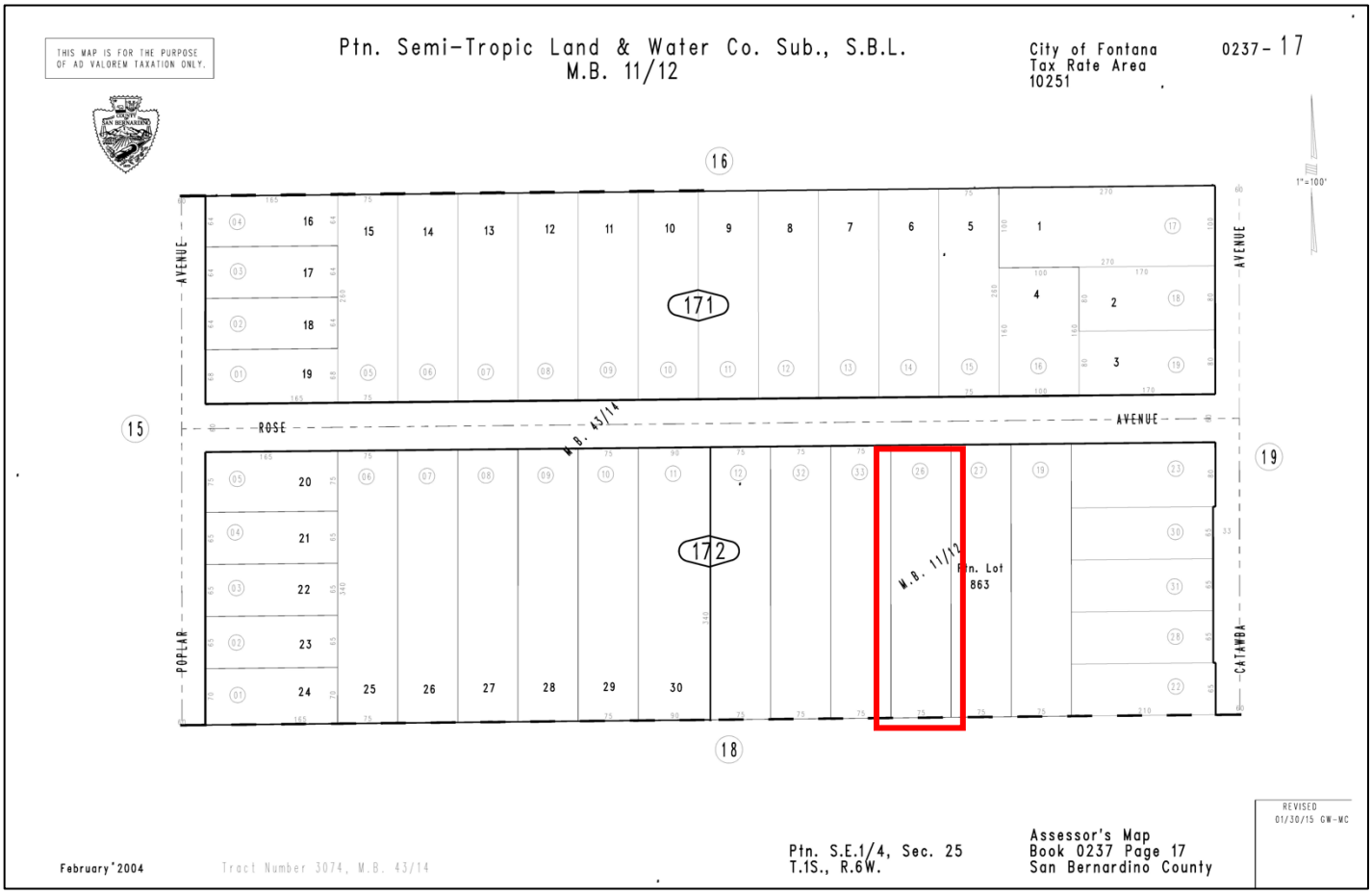
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

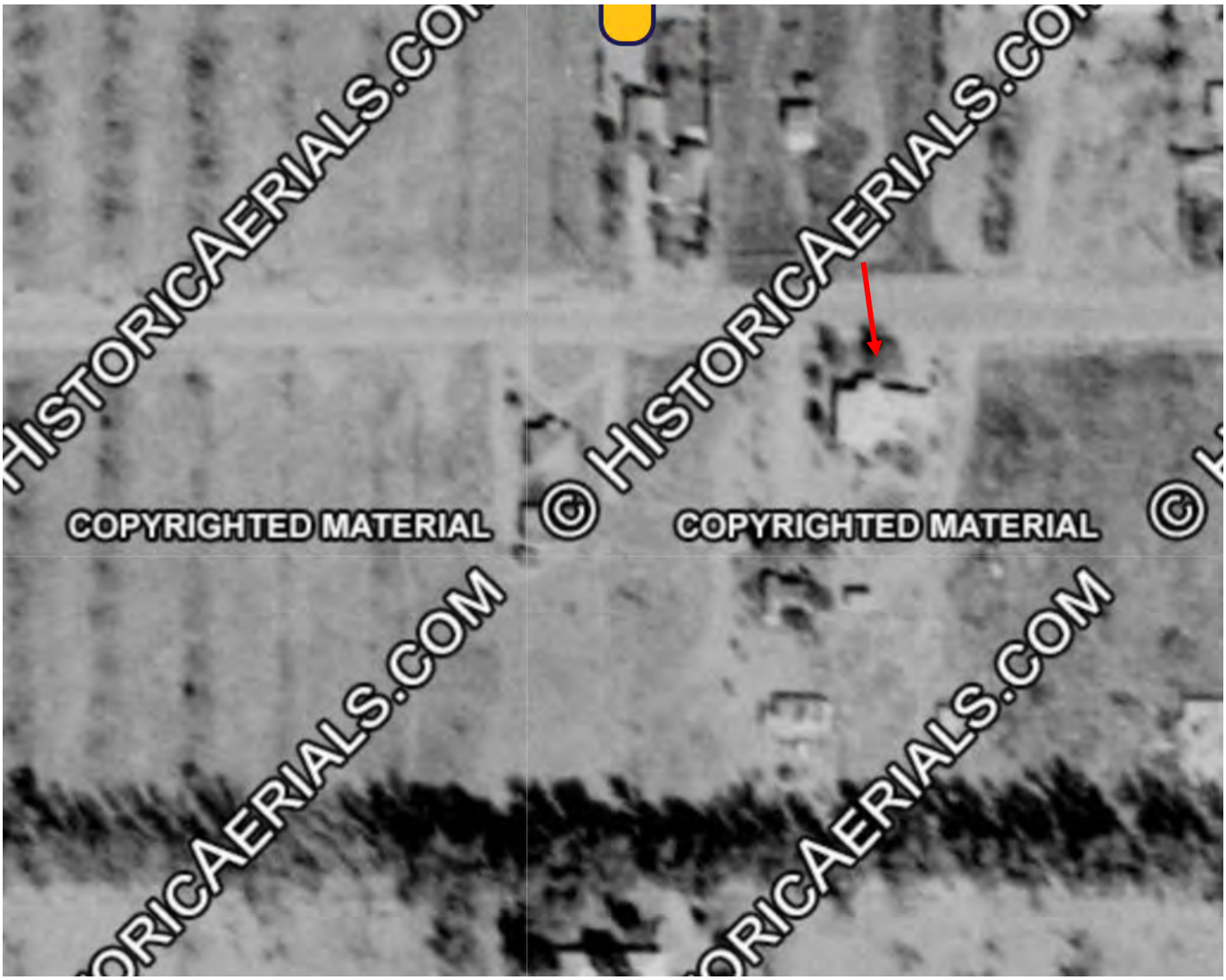
Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



1959 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 26

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 26

Building, Structure, Object Information Continued:



2003 aerial of the subject property and surrounding area.
Source: Google Earth.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 27

Review Code _____ Reviewer _____ Date _____
Resource Name: 15838 Rose Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15838 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457586.74mE / 3768171.73mN
e. Other Locational Data: The subject property fronts Rose Avenue and is sited on Lot 6 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, between Poplar and Catawba Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-114, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-114 and consists of a modest single-family residence with an attached garage, listed as 15838 Rose Avenue. The dwelling is a contemporary era residence constructed in 1993 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.45 acres in size, located north of Rose Avenue. An asphalt driveway extends from Rose Avenue along the far southeast corner of the parcel providing access to the property. The property is enclosed on all sides by a wood fence. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View north of the south elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1993; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15838 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style
***B6. Construction History:** The property was improved with the construction of a contemporary era single-family residence in 1993.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15838 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



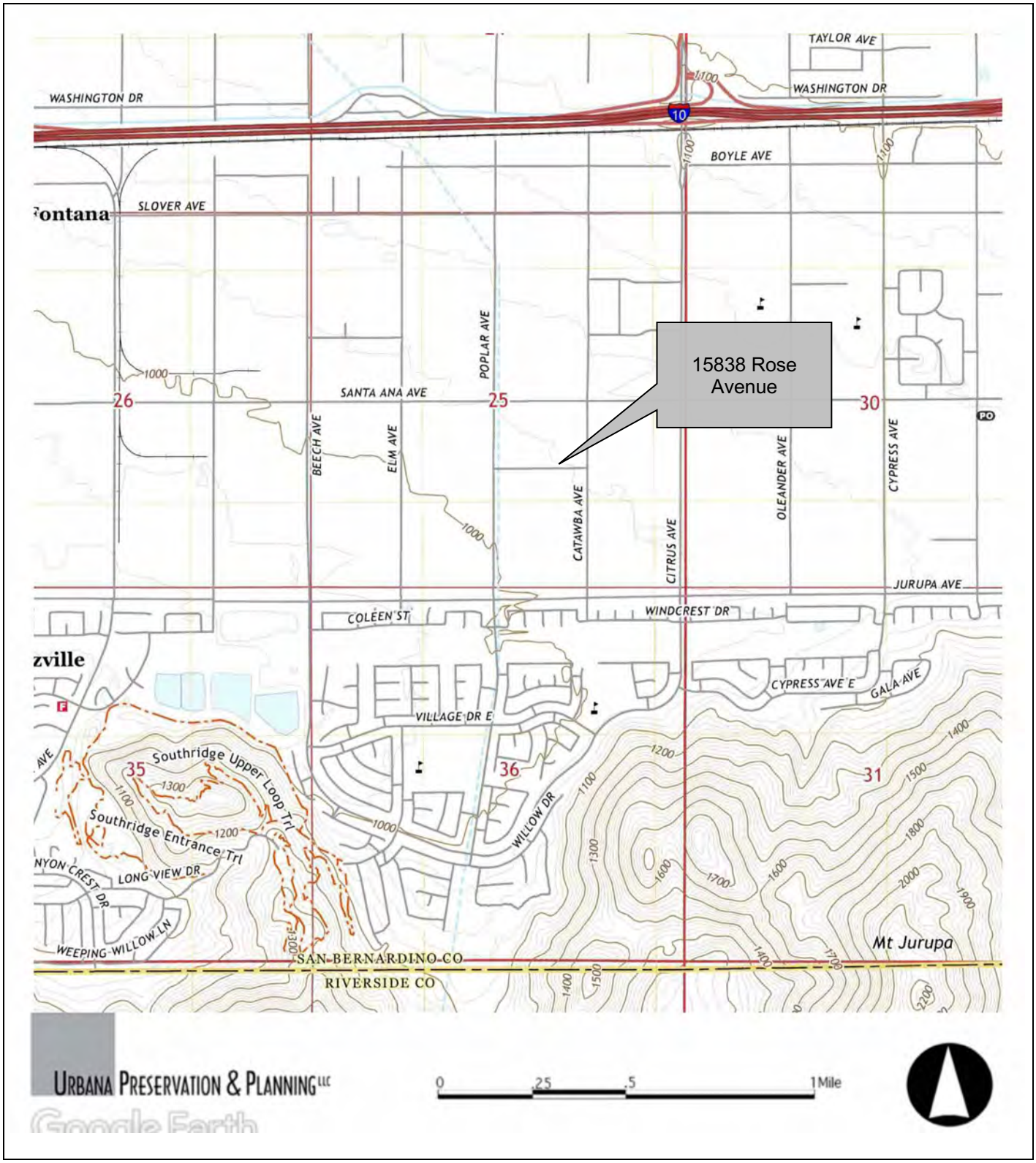
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 15838 Rose Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 27

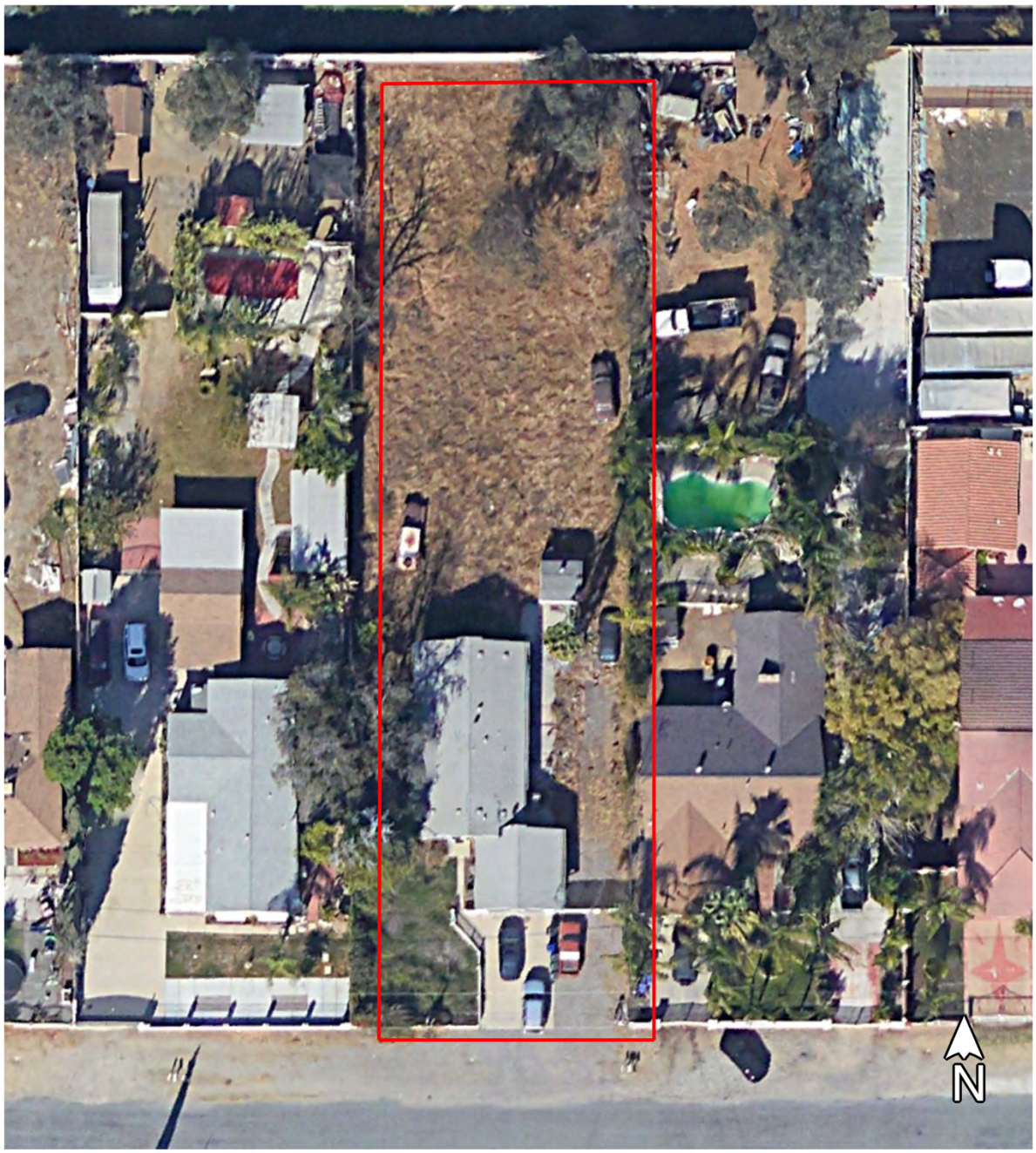
*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 27

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and irregular shaped floor plan sited on a concrete foundation. The moderately-pitched front gable roof is topped with composite shingles and has a slight eave overhang, and boxed eaves. The exterior is clad in horizontal wood siding painted in gray with white accent trim on the windows and doors. The dwelling features multi-lite vinyl sliding sash windows, a wood panel main door, an off-centered main entryway, and an attached garage, located on the southeast corner, with a white wood overhead garage door.

Current view of the property is included below.



View north of the south elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History
Constructed in 1993, the property was improved with the construction of a single-family residence. Between 1990 and 1993, the property was under the ownership of the Carol L. Morton Trust.

In 1993, the property was acquired by Robert E. Johnson, Ann B. Stefani, and Lynn D. Cravens. In 2002, Lynn D. Cravens became the sole owner of the property. The property remained under her ownership until 2022 when the property was acquired by LIT Industrial Limited Partnership.

See Table 1 below for property ownership.

Table 1. Partial Ownership History

Date	Owner	Source
1990-1993	Carol L. Morton Trust	San Bernardino County Property Information Management System
1993-2002	Robert E. Johnson, Ann B. Stefani, and Lynn D. Cravens	San Bernardino County Property Information Management System
2002-2022	Lynn D. Cravens	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1993, the residence is a modest contemporary-era one-story dwelling. No specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. The dwelling is a modest one-story contemporary-era residence, constructed in 1993, and does not present exemplary or artistic features to distinguish the property from other similar properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15838 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15838 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. The property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15838 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

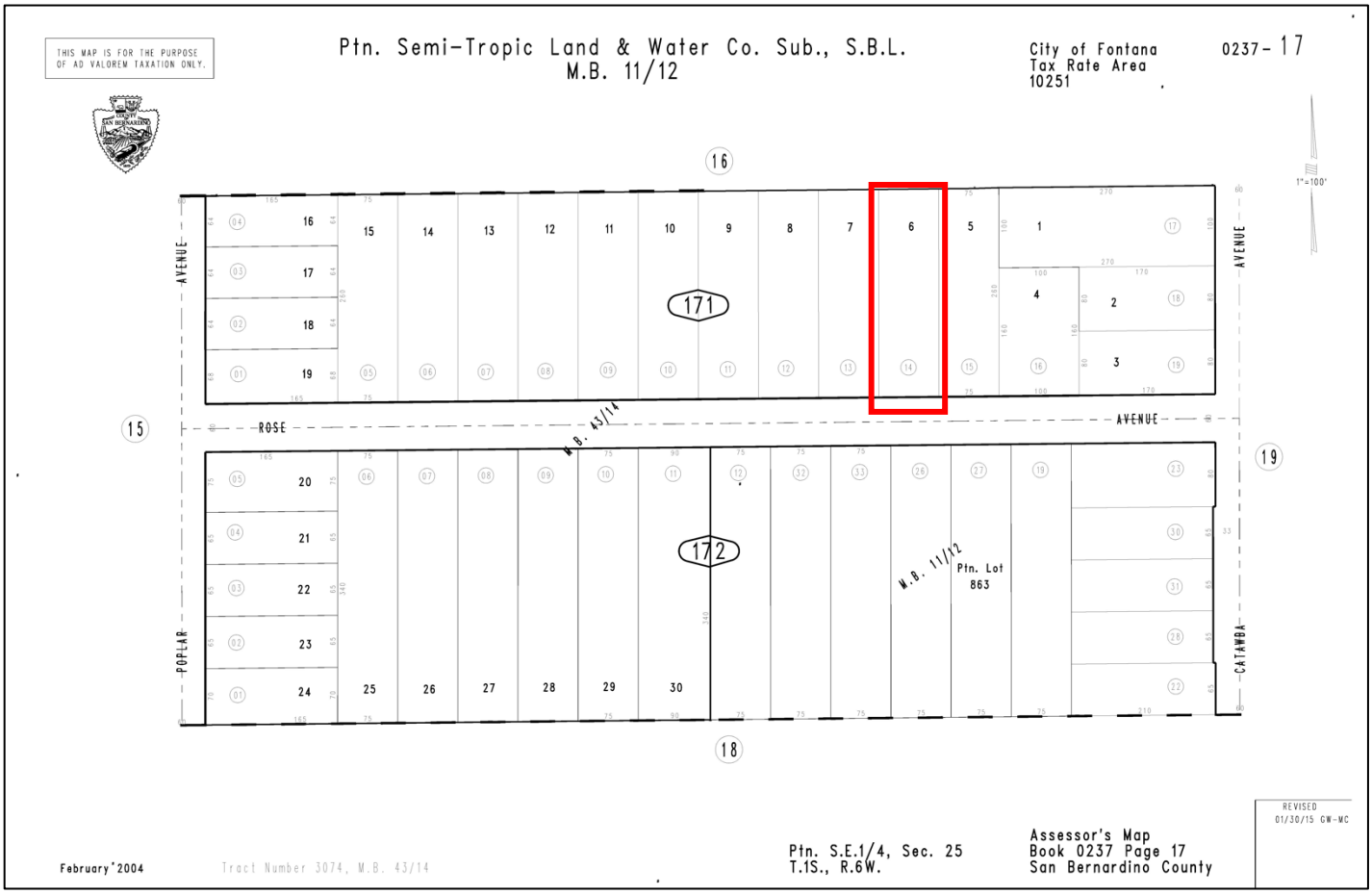
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 27

Building, Structure, Object Information Continued:

Historic Aerials



1985 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



2003 aerial of the subject property and surrounding area.
Source: Google Earth.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 28

Review Code _____ Reviewer _____ Date _____
Resource Name: 15853 Rose Avenue
Page 1 of 19

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15853 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457615.55 mE / 3768123.09mN
e. Other Locational Data: The subject property fronts Rose Avenue and is located on the Semi-Tropic Land & Water Co. Subdivision, between Poplar and Catawba Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-227, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-227 and consists of a modest single-family residence with a detached garage, listed as 15853 Rose Avenue. The dwelling was constructed ca.1966 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.59 acres in size, located south of Rose Avenue. An asphalt driveway extends from Rose Avenue along the far northwest corner of the parcel providing access to the property. The property is enclosed along the main elevation by a chain link fence. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View southeast of the north elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: ca.1966; HistoricAerials.com
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15853 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed ca.1966, the subject property was improved with the construction of a single-family residence by an unidentified builder. Based on historic aerials, the dwelling featured a rectangular floor plan and a side gable roof. The original fenestration likely consisted of aluminum sliding sash or single-hung units, that were replaced at an unidentified date with vinyl units. By 1985, a detached garage was constructed on the property. In 2020, a pool and a second ancillary structure were added to the subject property. No other alterations were identified.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15853 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



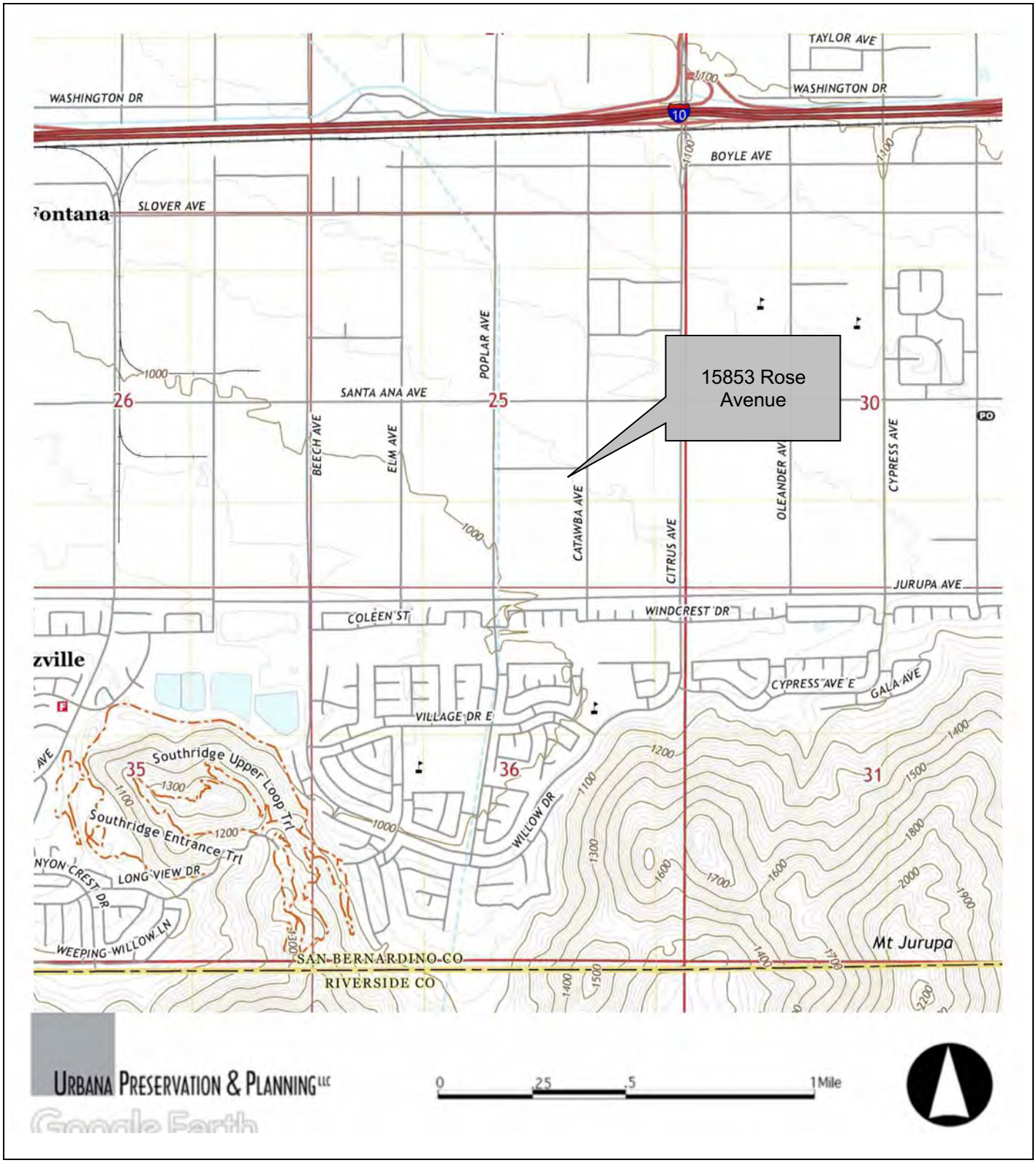
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 15853 Rose Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 28

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 28

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and a mostly rectangular shaped floor plan sited on a concrete foundation. The low-pitched side gable roof is topped with composite shingles and has a slight eave overhang. The exterior is clad in stucco painted in off-white with a stone veneer on the north elevation. The dwelling features vinyl sliding sash and single-hung windows, a bay with lead glass, a shed extension located on the rear (south) elevation, and a main entryway located on the west elevation. The detached garage is located south of the main residence and features a pyramid hipped roof and a wood panel overhead garage door. Additional ancillary structures are located south of the dwelling, including an irregular shaped pool.

Current view of the property is included below.



View south of the north elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History
Constructed in ca.1966, the property was improved with the construction of a single-family residence. In 1965, the property was under the ownership of Fred H. Lynch and his wife Betty Jo. The subject dwelling was constructed under their ownership. Little information was identified on Mr. and Mrs. Lynch. The property remained under the Lynch family's ownership until 1999.

In 1999, the property was acquired by Peggy A. Smith. Mrs. Smith was born in 1941 in the state of Arkansas. In 2016, Donald L. Allen was added as a joint owner of the subject property. The property remained under their ownership until 2022 when the property was acquired by LIT Industrial Limited Partnership.

Table 1. Partial Ownership History

Date	Owner	Source
1965-1980	Fred H. Lynch and Betty Jo Lynch	San Bernardino County Property Information Management System
1980-1995	Betty Jo Lynch	
1995-1999	Robert E. Lynch	San Bernardino County Property Information Management System
1999-2016	Peggy A. Smith	San Bernardino County Property Information Management System
2016-2022	Peggy A. Smith and Donald L. Allen	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed ca.1966, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed ca.1966, the dwelling is a modest one-story residence built in the Ranch architectural style. The dwelling features a asymmetrical façade and rectangular floorplan sited on a concrete foundation, a side gable roof topped with composite shingles, a stucco façade with a stone veneer, vinyl sliding sash and single-hung windows, a bay with lead glass, a shed extension located on the rear (south) elevation, and a main entryway located on the west elevation. The detached garage is located south of the main residence and features a pyramid hipped roof and a wood panel overhead garage door. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, side gable roof, and stucco façade and a stone veneer.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15853 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15853 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15853 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

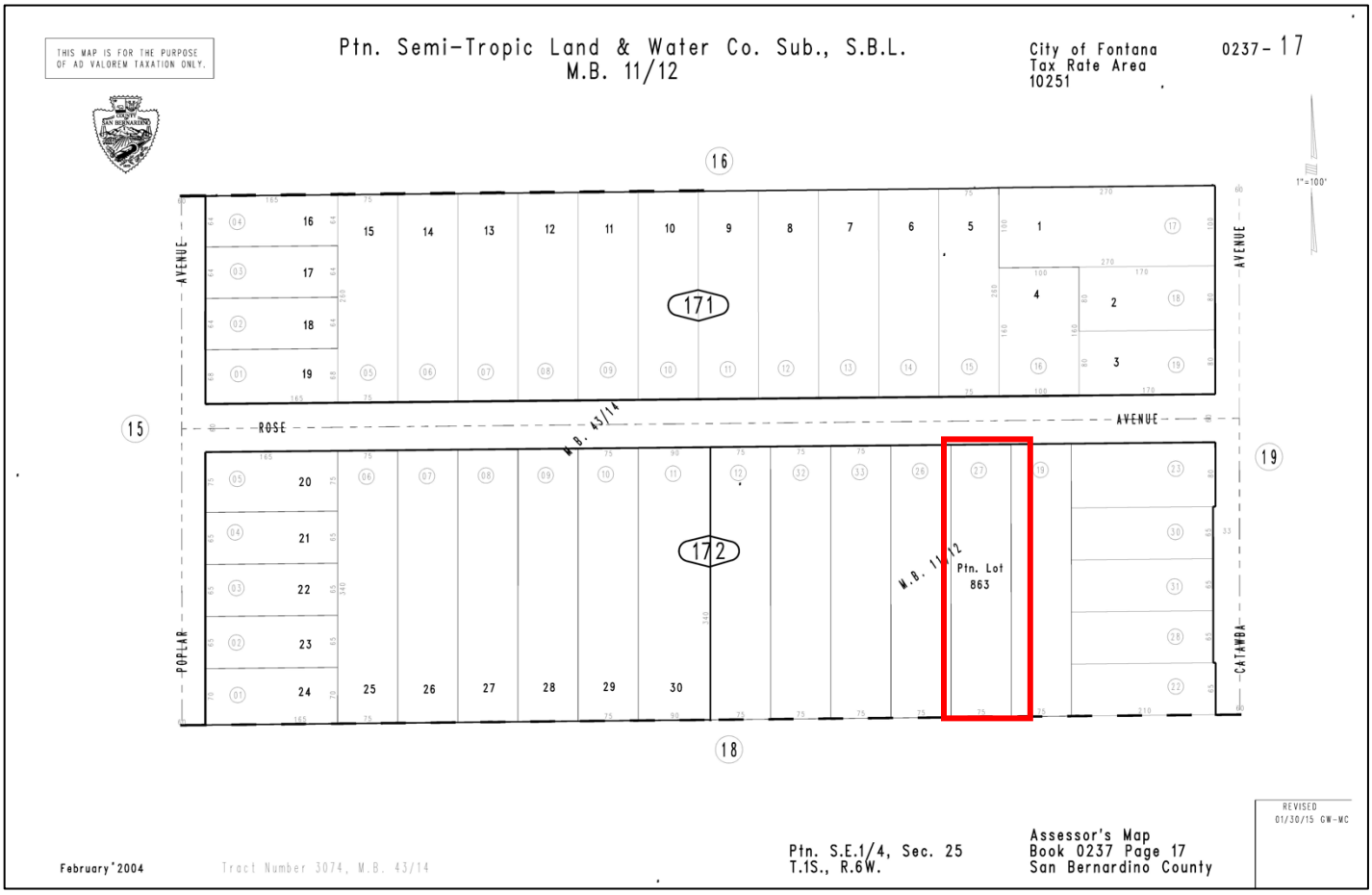
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area. No structures are visible on the property.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 28

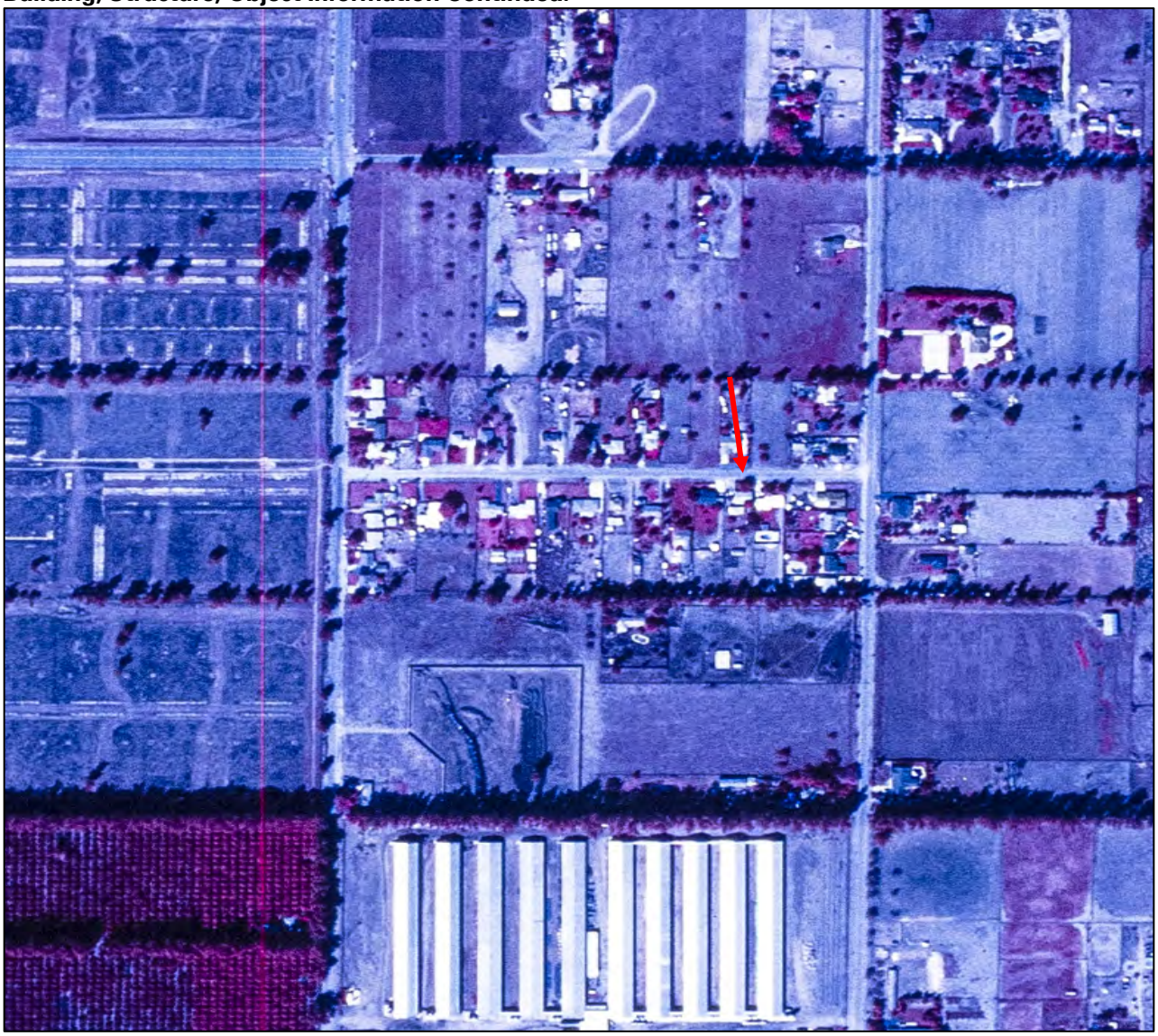
Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area. The dwelling first appears in aerials.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 28

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area. By 1985, a detached garage was constructed on the property. Source: Earth Explorer.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 29

Review Code _____ Reviewer _____ Date _____
Resource Name: 15850 Rose Avenue
Page 1 of 19

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15850 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457606.70mE / 3768172.93mN
e. Other Locational Data: The subject property fronts Rose Avenue and is sited on Lot 5 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, between Poplar and Catawba Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-115, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-115 and consists of a modest single-family residence with an attached garage, listed as 15850 Rose Avenue. The dwelling was constructed in 1981 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.45 acres in size, located north of Rose Avenue. An asphalt driveway extends from Rose Avenue along the far southwest and southeast corner of the parcel providing access to the property. The property is enclosed on all sides by a stucco wall. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View northeast of the south elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1981; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15850 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed 1981, the subject property was improved with the construction of a single-family residence by an unidentified builder. Based on historic aerials, the dwelling featured an irregular floor plan and a cross gable roof. By 2003, a pool was added to the subject property. No other alterations were identified.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15850 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



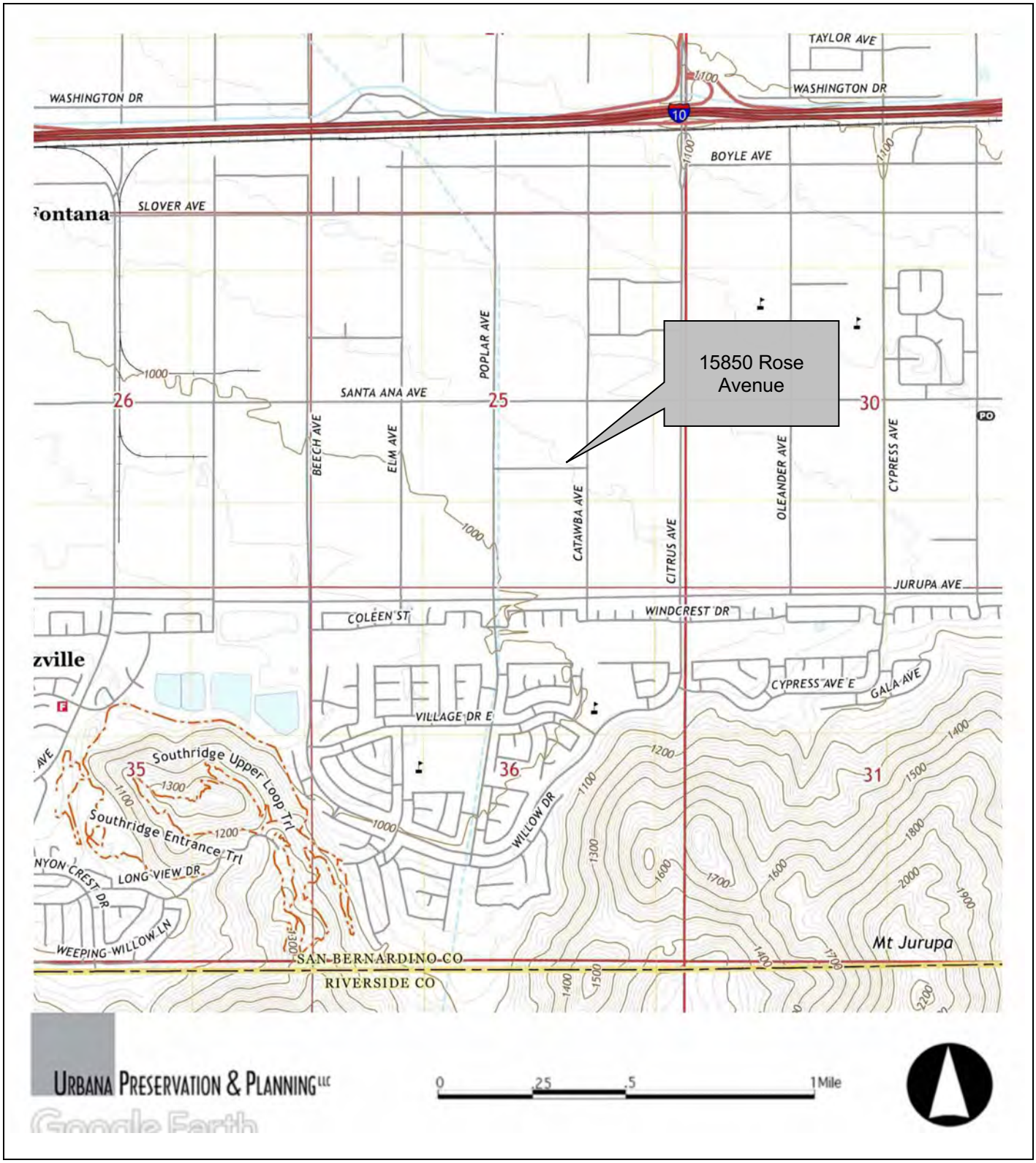
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LOCATION MAP

Resource Name: 15850 Rose Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 29

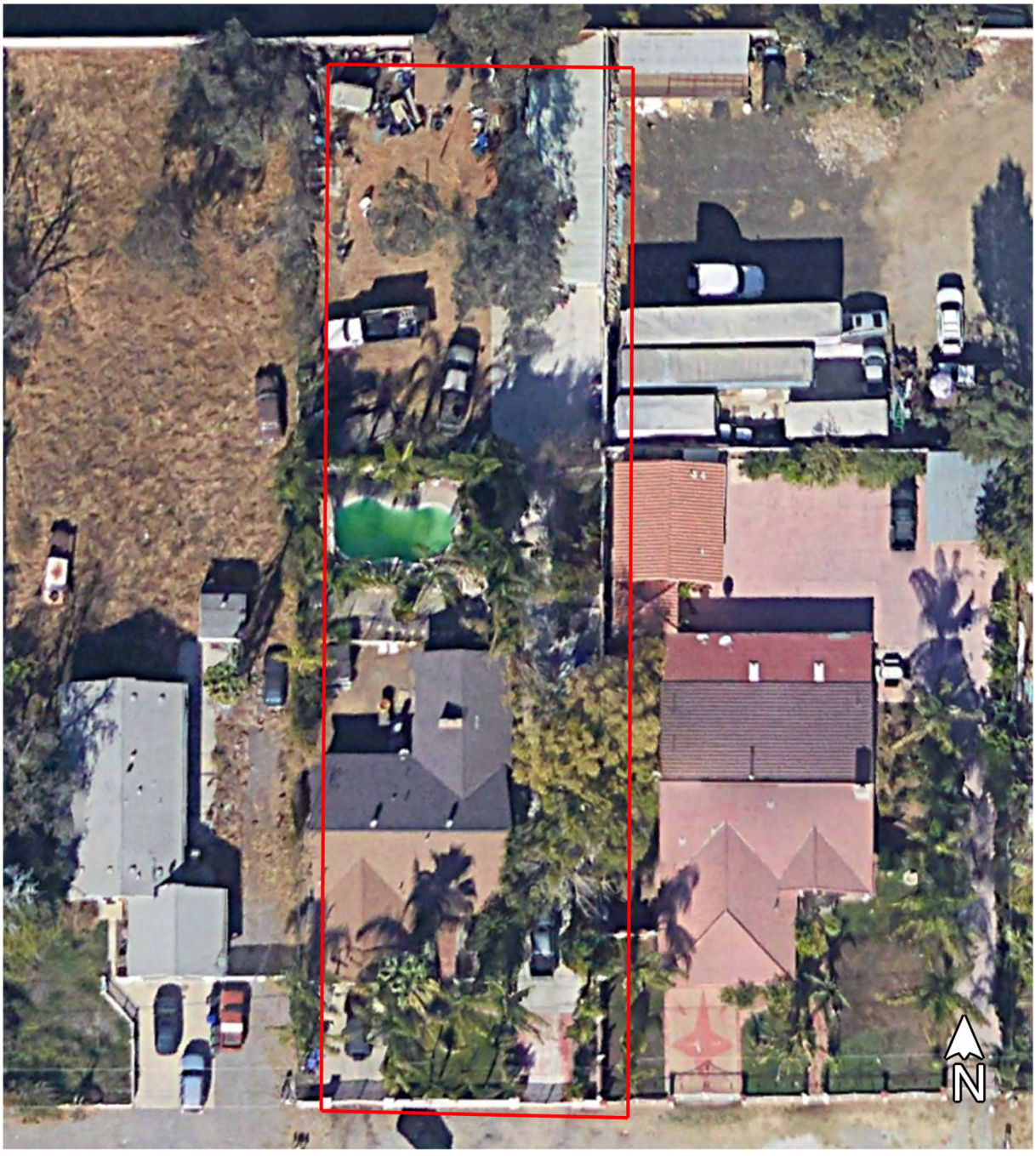
*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 29

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and an irregular shaped floor plan sited on a concrete foundation. The low-pitched cross gable roof is topped with composite shingles and has a slight eave overhang and boxed eaves. The exterior is clad in stucco painted in red with a white trim along the windows and doors. The dwelling features vinyl sliding sash windows, and an off-centered main entryway. The attached garage is located on the southwest corner of the dwelling and features gable roof and a wood panel overhead garage door. An irregular shaped pool is located north of the subject dwelling.

Current view of the property is included below.



View north of the south elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History
Constructed in 1981, the property was improved with the construction of a single-family residence. Between 1977 and 1985, the property was identified under the ownership of Frank M. Guzik and Barbara A. Guzik. During the course of historical research, little information was identified on Mr. and Mrs. Guzik.

In 1985, the property was acquired by Charles E. and Deanna R. Hoyt. Born in 1934, Mr. Hoyt was a native of New Orleans, Louisiana.[1] During the 1940s, his family relocated to northern California where they settled in Contra Costa.[2] For much of his life he was employed as a meat cutter for Vons Grocery.[3] By the 1970s, he married Deanna R. Hellman. The couple later settled in Fontana where they acquired the subject property in 1985. The property remained under their ownership until 1986.

In 1986, the property was acquired by Jose and Yolanda Cabral. Mr. Cabral was born in 1949 in Cameron, Texas.[4] He and his wife owned the subject property until 2003.

In 2003, the subject property was acquired by Jose C. and Martha A. Juarez. The property remained under their ownership until 2022 when the property was acquired by LIT Industrial Limited Partnership.

Table 1. Partial Ownership History

Date	Owner	Source
1977-1985	Frank M. Guzik and Barbara A. Guzik	San Bernardino County Property Information Management System
1985-1986	Deanna R. Hoyt and Charles E. Hoyt Jr.	San Bernardino County Property Information Management System
1986-2003	Yolanda Cabral and Jose Cabral	San Bernardino County Property Information Management System
2003-2022	Martha A. Juarez and Jose C. Juarez	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	San Bernardino County Property Information Management System

[1] *San Bernardino Sun,* November 21, 1991.
[2] United States of America, Bureau of the Census; Washington, D.C.; *Seventeenth Census of the United States, 1950*; Record Group: *Records of the Bureau of the Census, 1790-2007*; Record Group Number: *29*; Residence Date: *1950*; Home in 1950: *Pleasant Hill, Contra Costa, California*; Roll: *3275*; Sheet Number: *1*; Enumeration District: *7-39.*
[3] *San Bernardino Sun,* November 21, 1991.
[4] Ancestry.com. *Texas, U.S., Birth Index, 1903-1997* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2005.

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1981, the residence is a modest contemporary-era one-story dwelling. No specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. The dwelling is a modest one-story contemporary-era residence, constructed in 1981, and does not present exemplary or artistic features to distinguish the property from other similar properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15850 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15850 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. The property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15850 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

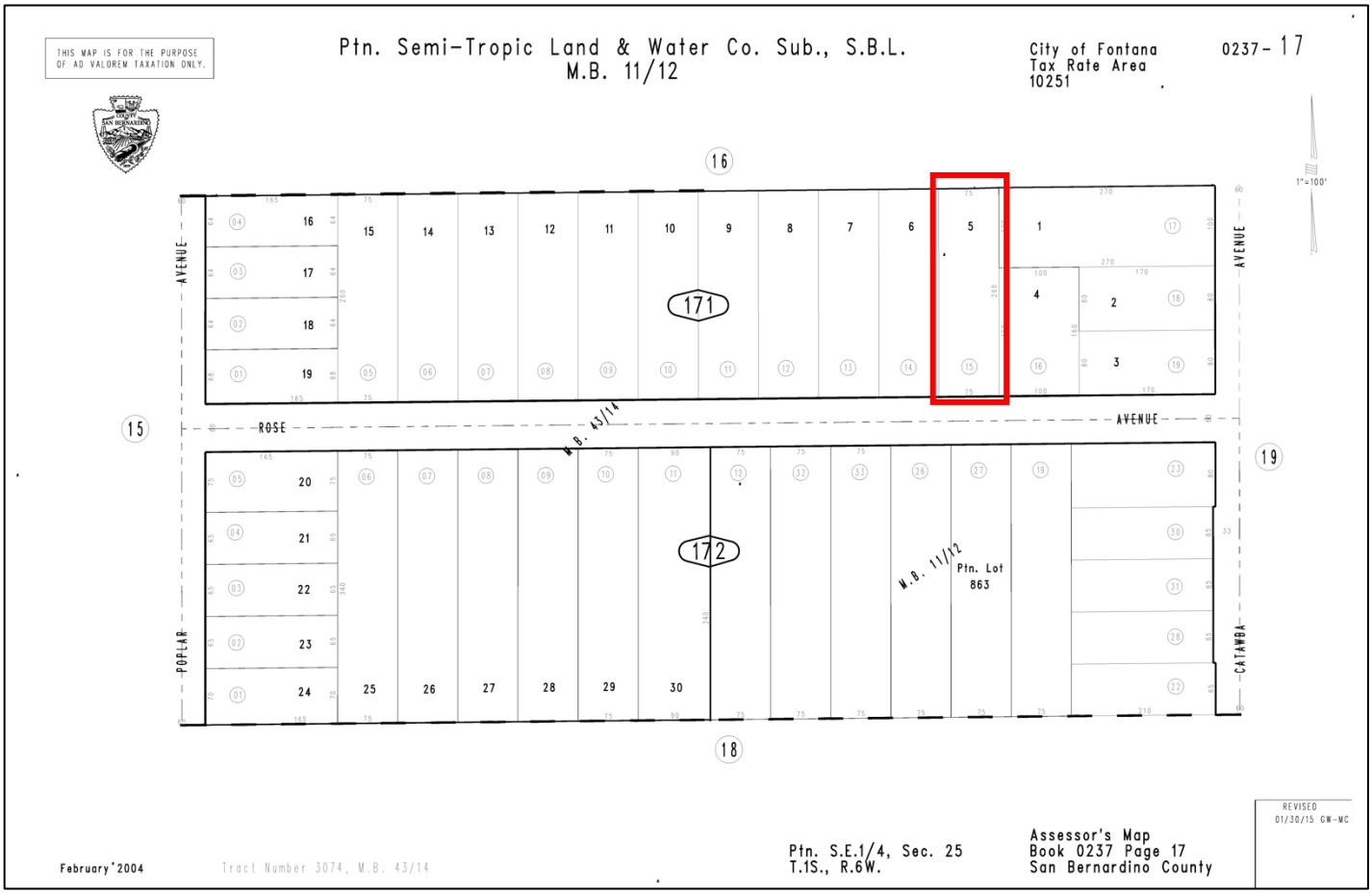
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

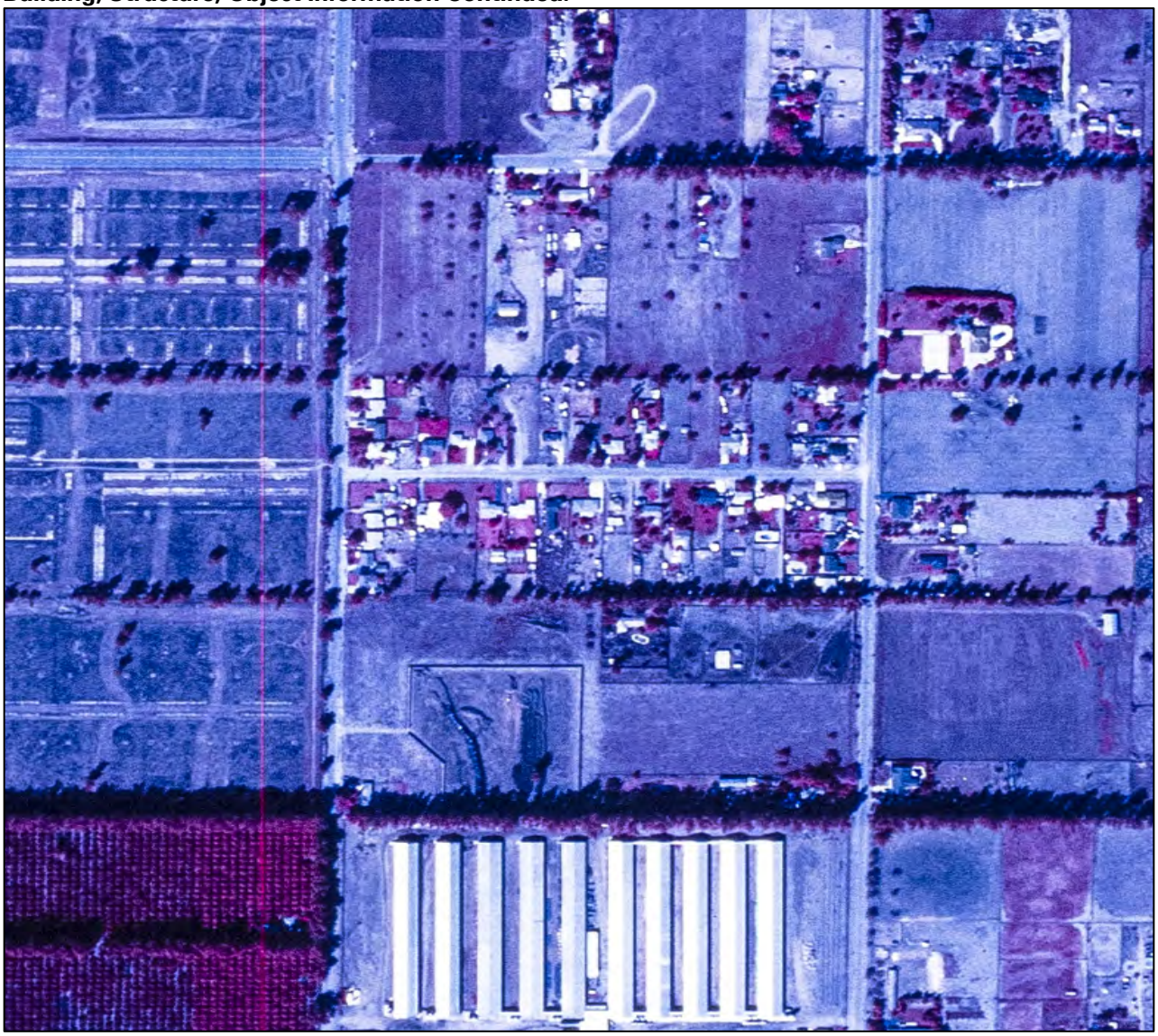
Historic Aerials



1966 aerial of the subject property and surrounding area. No structures are visible on the property.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 29

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area. The dwelling first appears in aerials.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 29

Building, Structure, Object Information Continued:



2003 aerial of the subject property and surrounding area. By 2003, a pool was added to the subject property.
Source: Google Earth.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 30

Review Code _____ Reviewer _____ Date _____
Resource Name: 15865 Rose Avenue
Page 1 of 20

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15865 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457637.29mE / 3768116.80mN
e. Other Locational Data: The subject property fronts Rose Avenue and is located on the Semi-Tropic Land & Water Co. Subdivision, between Poplar and Catawba Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-219, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-219 and consists of a modest single-family residence with an attached garage, listed as 15865 Rose Avenue. The dwelling was constructed in 1962 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.59 acres in size, located south of Rose Avenue. An asphalt driveway extends from Rose Avenue along the far northwest corner of the parcel providing access to the property. The property is enclosed on all sides by an iron wrought and wood fence. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View southwest of the north elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1962; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15865 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed 1962, the subject property was improved with the construction of a single-family residence by an unidentified builder. Based on historic aerials, the dwelling featured a mostly rectangular floor plan and a side gable roof. The original fenestration likely consisted of aluminum sliding sash or single-hung units, that were replaced at an unidentified date with vinyl units. Between 2003 and 2007, an ancillary structure and pool were constructed south of the main dwelling. No other alterations were identified.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15865 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



(This space reserved for official comments.)

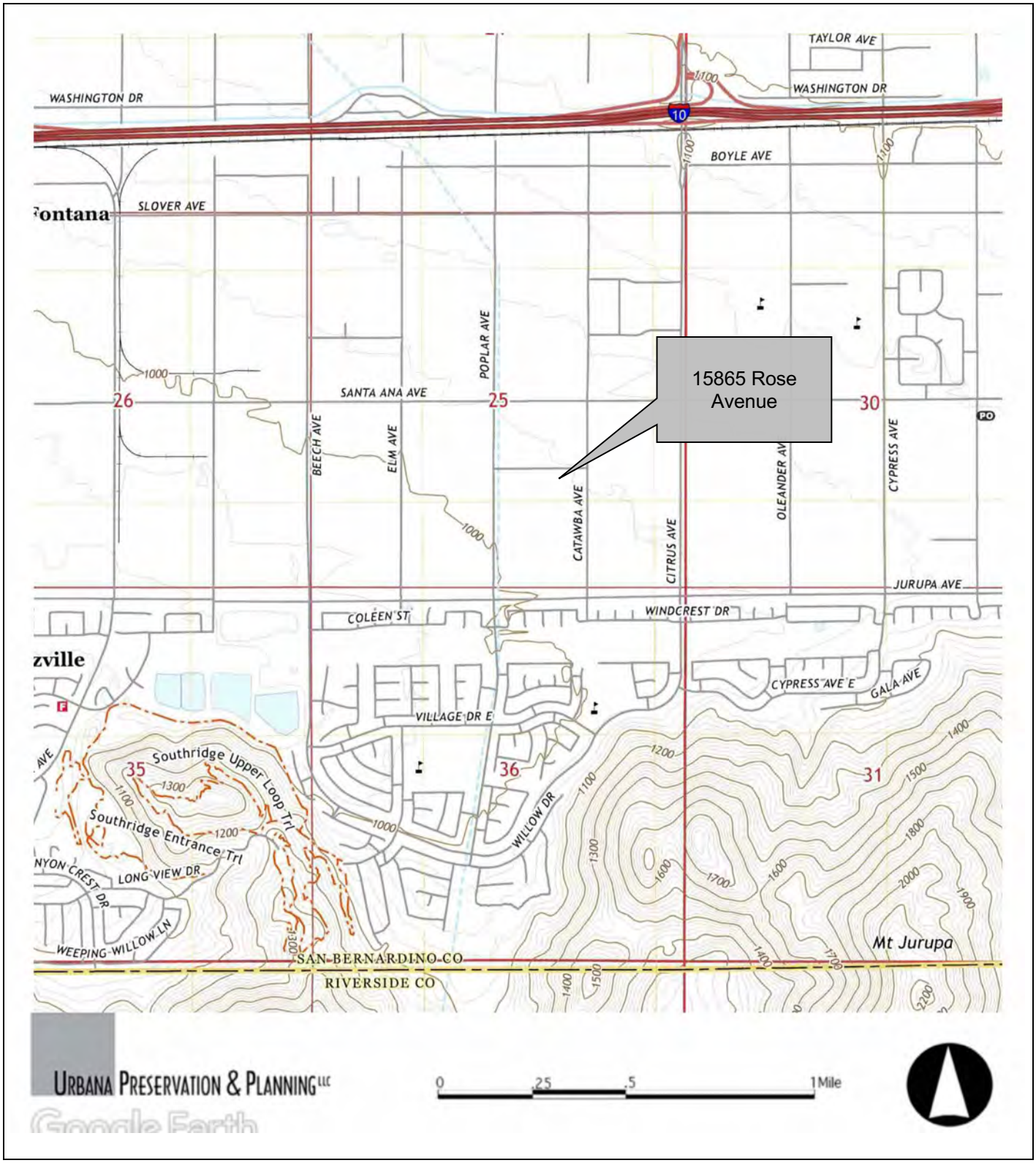
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Resource Name: 15865 Rose Avenue
Page 3 of 20

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 30

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 30

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and a mostly rectangular shaped floor plan sited on a concrete foundation. The low-pitched side gable roof is topped with composite shingles and has a slight eave overhang and boxed eaves. The exterior is clad in stucco painted in off-white and features vinyl sliding sash windows, slightly off-centered main entryway below a portico. An ancillary structure and an irregular shaped pool are located south of the subject dwelling.

Current views of the property are included below and in the following pages.


View south of the north elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style

The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:

- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History

Constructed in 1962, the property was improved with the construction of a single-family residence. Between 1962 and 1970, property ownership was not identified. The property is first identified under the ownership of Richard N. Sheppard and his wife Patricia in 1971. Mr. Sheppard was born in 1938 in Missouri.[5] In 1963, he married Patricia A. Rich in Los Angeles, California.[6] During the 1970s, the couple relocated to Fontana where they acquired the subject property. In 1975, Mr. and Mrs. Sheppard separated and divorced the following year. The property was placed for sale.

In 1975, the property was acquired by Tom Walling. Mr. Walling owned the subject property until 1980.

In 1980, the subject property was acquired by Tony W. Bradley and his wife Carole. Born in 1950, Mr. Bradley was a native of California.[7] During the 1970s, Mr. Bradley married his wife Carole following his divorce from his first wife Marlys J. Cage.[8] In 1980, the couple acquired the subject property and remained under their ownership until 1984.

In 1984, the property was acquired by George W. and Velma B. Walker. Born in 1946, Mr. Walker was a native of California. In 1965, he married Velma B. Watson in San Bernardino County.[9] In 1984, they purchased the subject property and remained under their ownership until 1990.

In 1990, the property was acquired by Antonio and Jovita Diaz. The property remained under the Diaz family's ownership until 2022 when the property was acquired by LIT Industrial Limited Partnership.

Table 1. Partial Ownership History

Date	Owner	Source
1971-1975	Patricia A. and Richard N. Sheppard	San Bernardino County Property Information Management System
1975-1980	Tom Walling	San Bernardino County Property Information Management System
1980-1984	Tony W. Bradley and Carole M. Bradley	San Bernardino County Property Information Management System
1984-1990	Velma B. Walker and George W. Walker	San Bernardino County Property Information Management System
1990-2010	Jovita Diaz and Antonio Diaz	San Bernardino County Property Information Management System
2010-2022	Jovita Diaz, Antonio Diaz, Sandra Diaz-Huerta	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

[5] Year: *1940*; Census Place: *San Bernardino, San Bernardino, California*; Roll: *m-t0627-00293*; Page: *7B*; Enumeration District: *36-134*.
[6] Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.
[7] Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 1* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.
[8] Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.
[9] Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1962, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1962, the dwelling is a modest one-story residence with an attached garage built in the Ranch architectural style. The dwelling features an asymmetrical façade and a mostly rectangular sited on a concrete foundation, a side gable roof topped with composite shingles, a stucco facade, vinyl sliding sash windows, slightly off-centered main entryway below a portico. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, side gable roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15865 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15865 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15865 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

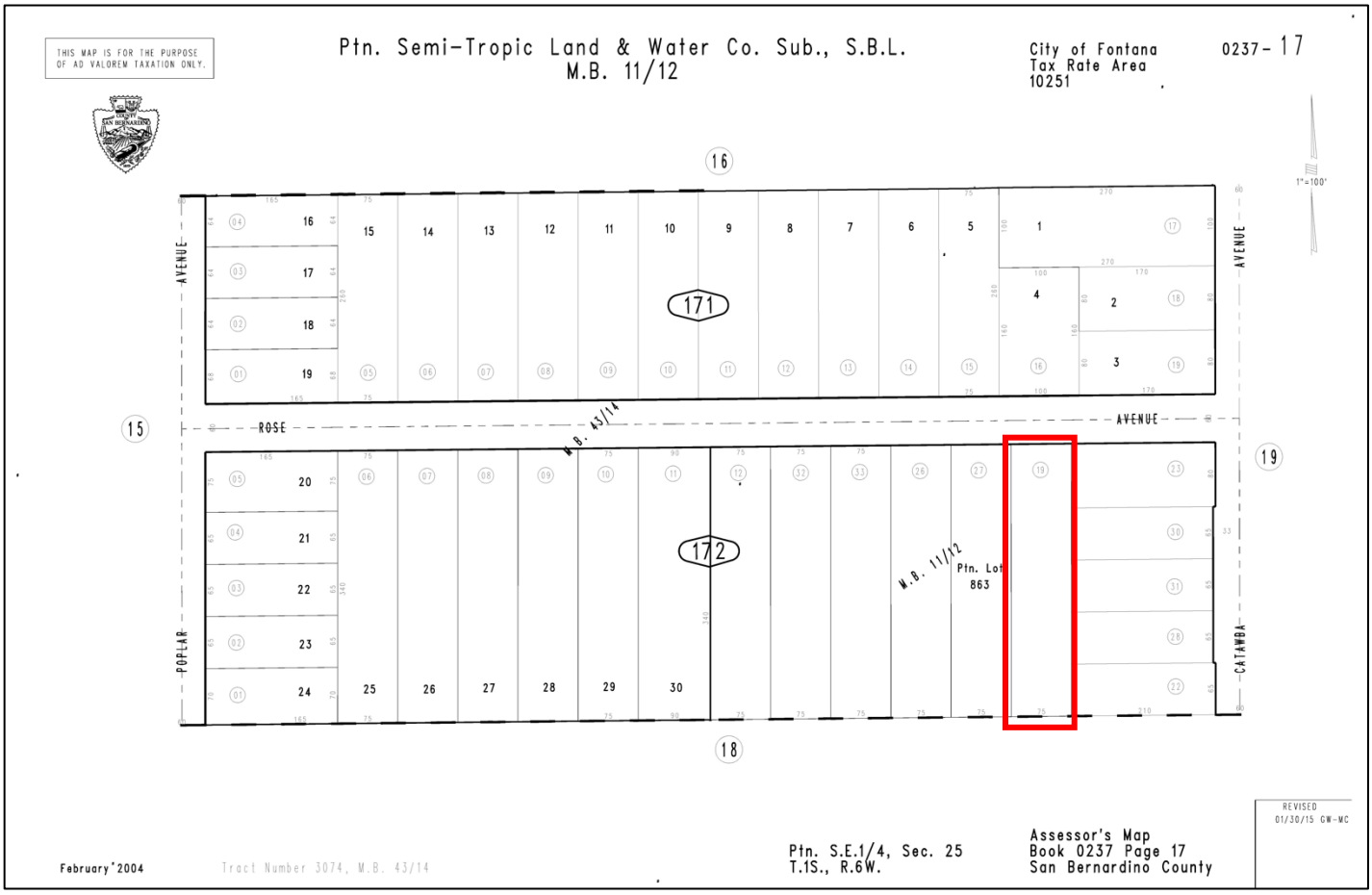
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 30

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area. No structures are visible on the property.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 30

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area. The dwelling first appears in aerials.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



2003 aerial of the subject property and surrounding area. By 2003, a pool was added to the subject property.
Source: Google Earth.

Building, Structure, Object Information Continued:



2007 aerial of the subject property and surrounding area.Between 2003 and 2007, an ancillary structure and pool were constructed south of the main dwelling.
Source: Google Earth.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 31

Review Code _____ Reviewer _____ Date _____
Resource Name: 15862 Rose Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15862 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457634.81mE / 3768168.26mN
e. Other Locational Data: The subject property fronts Rose Avenue and is sited on Lot 4 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, between Poplar and Catawba Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-116, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-116 and consists of a modest single-family residence with an attached garage, listed as 15862 Rose Avenue. The dwelling is a contemporary era residence constructed in 2003 in the Ranch architectural style, with Spanish characteristics, by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.37 acres in size, located north of Rose Avenue. A concrete driveway extends from Rose Avenue along the far southwest and southeast corner of the parcel providing access to the property. The property is enclosed along the main (south) elevation by an iron wrought. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View north of the south elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 2003; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15862 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style (Spanish characteristics)

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed 2003, the subject property was improved with the construction of a single-family residence by an unidentified builder. Between 2007 and 2009, an ancillary structure was constructed directly north of the main dwelling.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15862 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



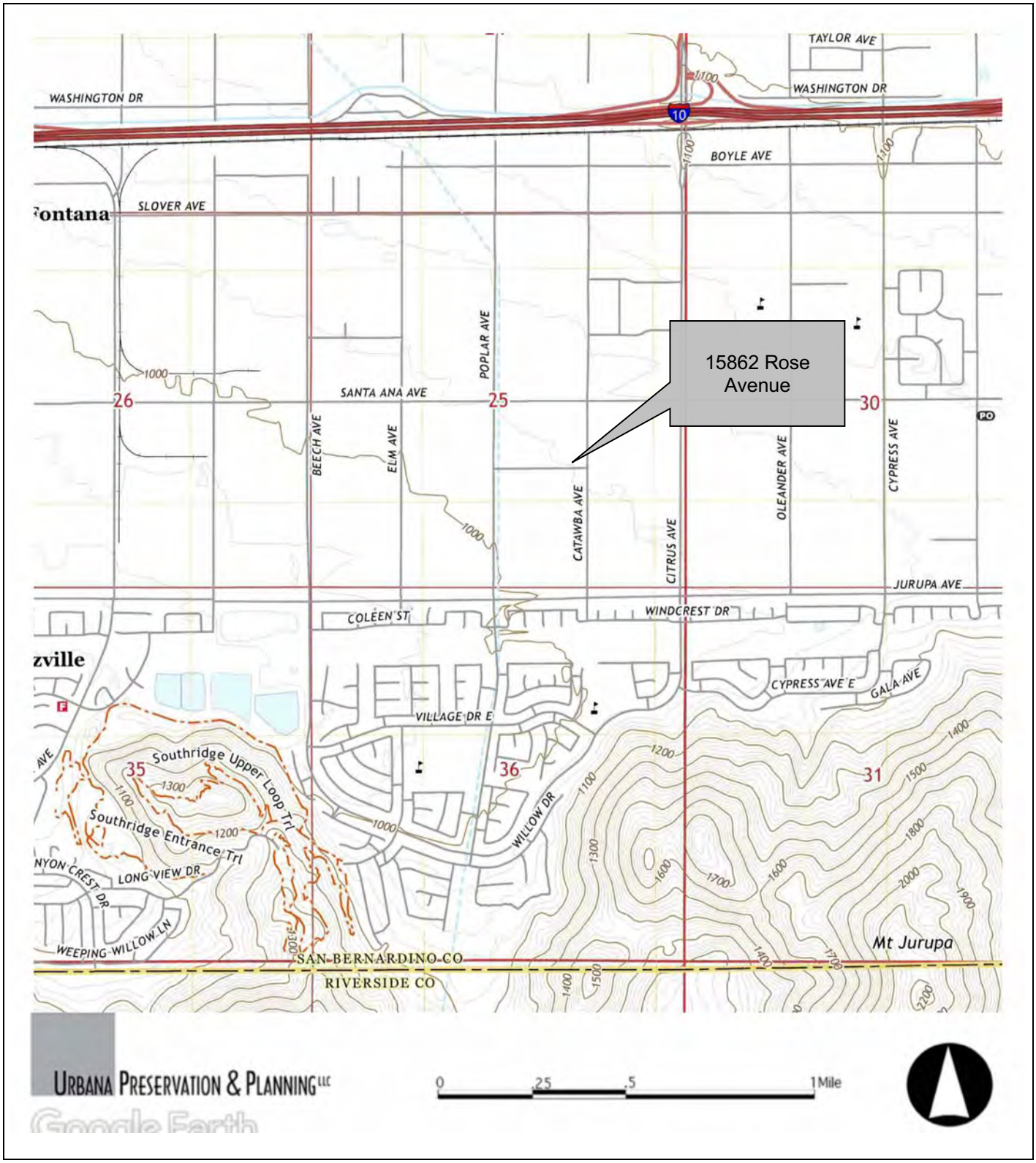
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 15862 Rose Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 31

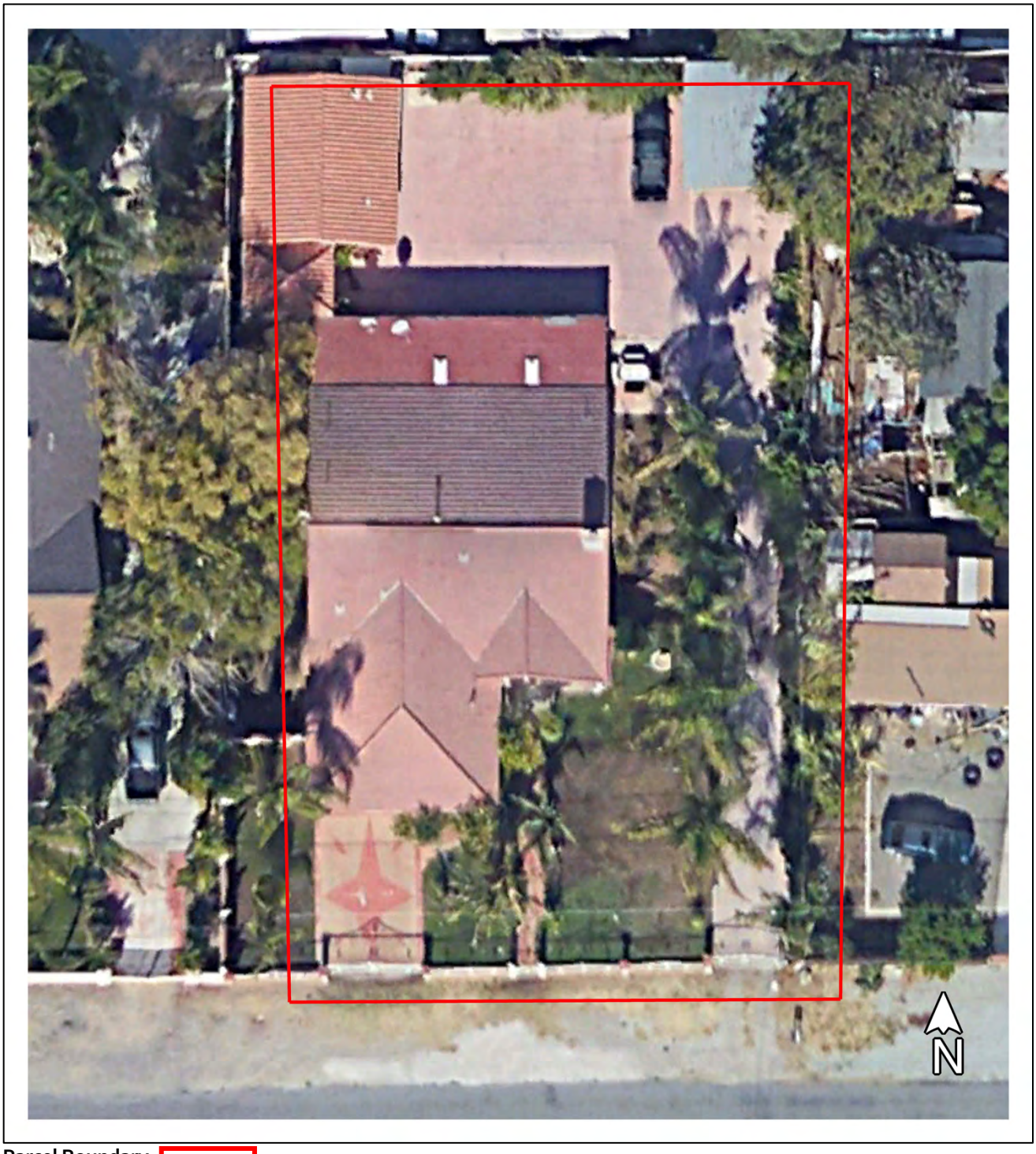
*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 31

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and an irregular shaped floor plan sited on a concrete foundation. The moderately pitched hipped / gable roof is topped with terracotta tiles and has a moderate eave overhang and a stucco chimney located on the roof ridge. The exterior is clad in stucco painted in orange and features vinyl multi-lite arched windows, and a portico main entryway supported by square columns. The attached garage is located on the southwest corner of the dwelling and features hipped roof and a wood panel overhead garage door. An ancillary structure is located north of the main dwelling.

Current views of the property are included below and in the following pages.



View north of the south elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History

Constructed in 2004, the property was improved with the construction of a single-family residence. Between 2000 and 2022, the property was under the ownership of Noe T. Vera and Cynthia Torres. Born in 1973, Mr. Vera was a native of Los Angeles, California. Mrs. Torres was born in 1953 in California. They both owned the subject property until 2022 when the property was acquired by LIT Industrial Limited Partnership.

Table 1. Partial Ownership History

Date	Owner	Source
2000-2022	Noe T. Vera and Cynthia Torres	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 2003, the residence is a modest contemporary-era one-story dwelling. No specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. The dwelling is a modest one-story contemporary-era residence, constructed in 2003, and does not present exemplary or artistic features to distinguish the property from other similar properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15862 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15862 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. The property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15862 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

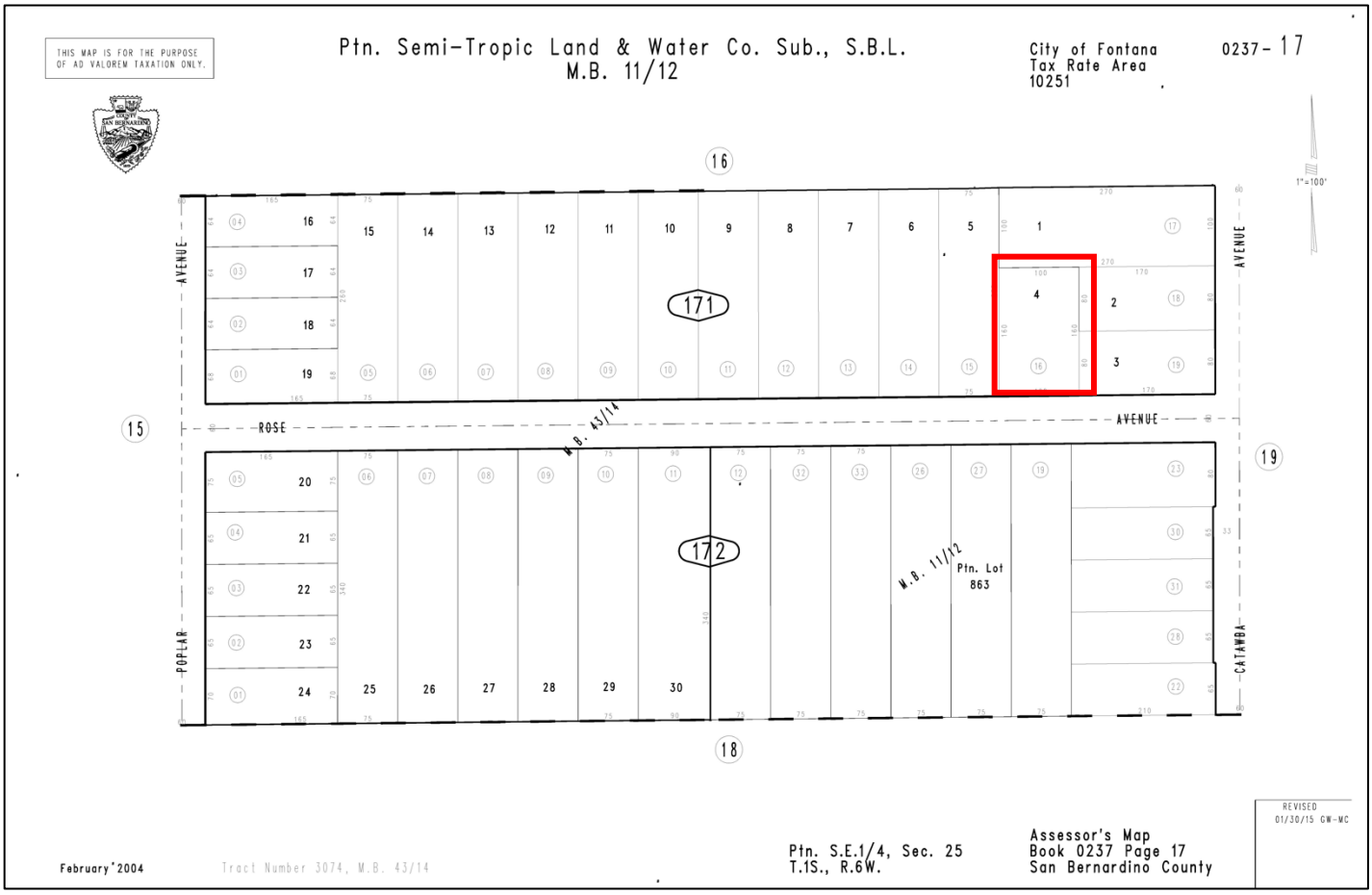
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



2003 aerial of the subject property and surrounding area.
Source: Earth Explorer.

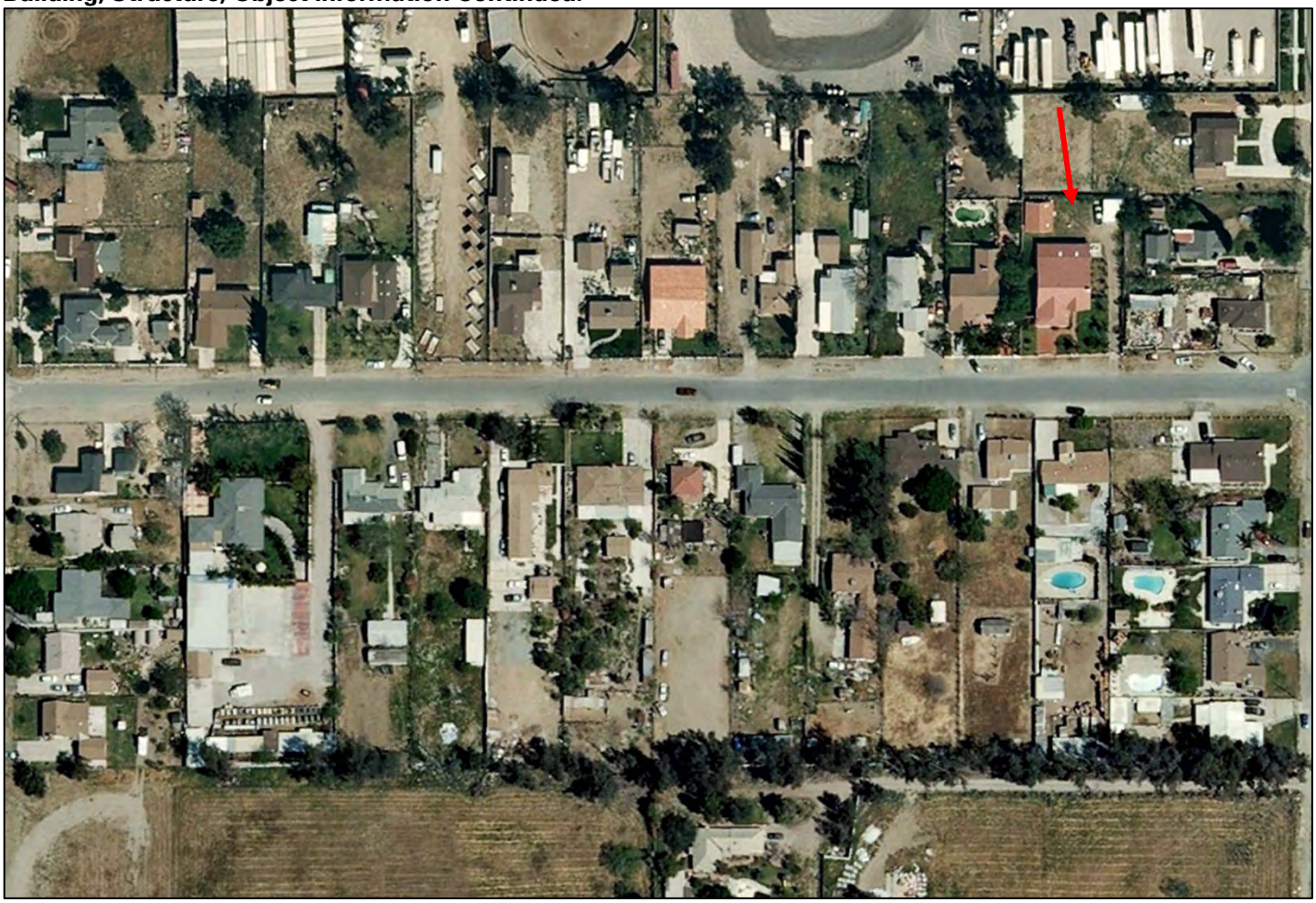
Building, Structure, Object Information Continued:



2007 aerial of the subject property and surrounding area.
Source: Google Earth.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 31

Building, Structure, Object Information Continued:



2009 aerial of the subject property and surrounding area. Between 2007 and 2009, an ancillary structure was constructed directly north of the main dwelling.
Source: Google Earth.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 32

Review Code _____ Reviewer _____ Date _____
Resource Name: 15878 Rose Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 15878 Rose Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457683.51mE / 3768162.10mN
e. Other Locational Data: The subject property fronts Rose Avenue and is sited on Lot 3 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, on the corner of Rose and Catawba Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-119, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-119 and consists of a modest single-family residence, listed as 15878 Rose Avenue. The dwelling is a contemporary era residence constructed in 1950 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.31 acres in size, located north of Rose Avenue. The property is enclosed on all sides by a wood and chain link fence. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View north of the south elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1950; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 15878 Rose Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on building permits and historic and current aerials. Constructed 1950, the subject property was improved with the construction of a single-family residence by an unidentified builder. Based on historic aerials, the dwelling featured a rectilinear floor plan and a hipped roof. The original fenestration likely consisted of aluminum sliding sash or single-hung units. A small ADU appears directly west of the main dwelling. In 2006, a permit was submitted to the City of Fontana to add an iron wrought fence to the subject property (Permit No. PMT06-0944). In 2014, a second permit was submitted to rehab the existing dwelling (Permit No. BLD14-003395). As a result several alterations were made to the subject property including, the replacement of the ADU, stucco repair, and the removal and replacement of the windows throughout the subject property with vinyl sliding sash units.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 15878 Rose Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



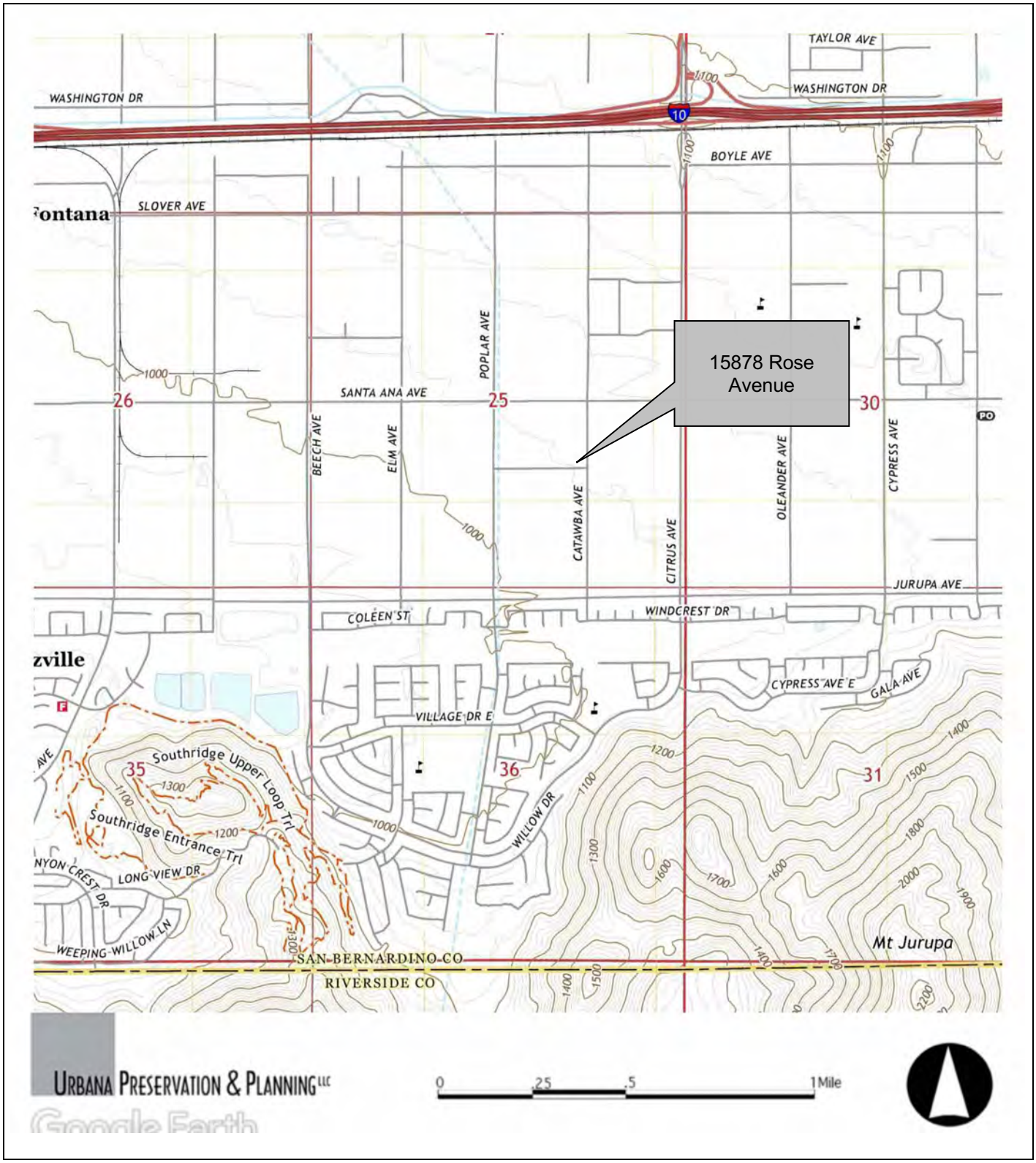
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LOCATION MAP

Resource Name: 15878 Rose Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 32

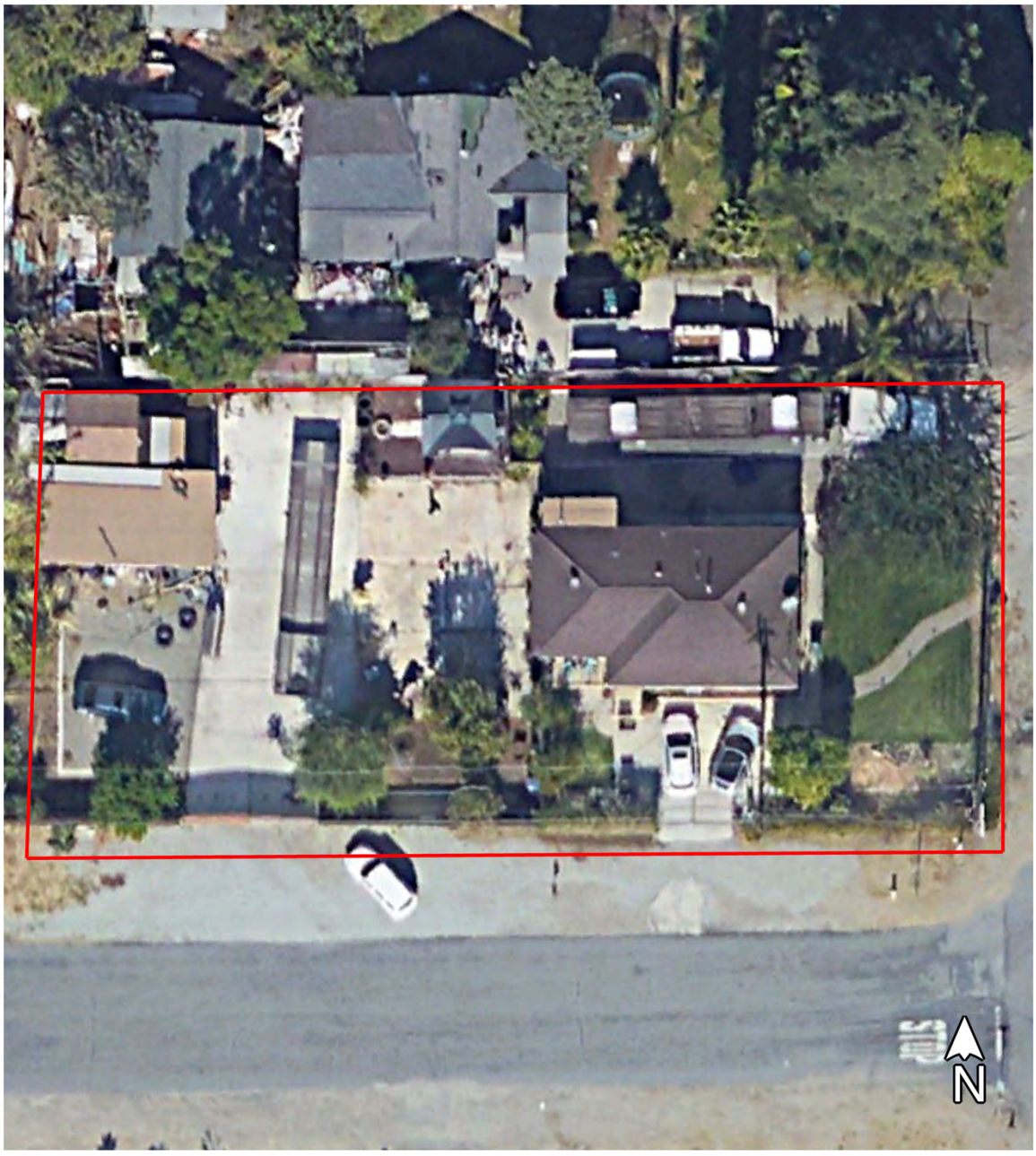
*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 32

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.

The single-family residence is one-story with an asymmetrical façade and a mostly rectilinear floor plan sited on a concrete foundation. The moderately pitched hipped roof is topped with composite shingles and has a moderate eave overhang and boxed eaves. The exterior is clad in stucco painted in tan and features sliding sash windows, and an off-centered main entryway located on the south elevation. An ADU is located directly west of the main dwelling and features a stucco façade, vinyl sliding sash units and a low pitched roof.

Current views of the property are included below and in the following pages.



View north of the south elevation from Rose Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style

The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:

- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History
Constructed in 1950, the property was improved with the construction of a single-family residence and an ADU. Between 1950 and 1978, property ownership was not identified.

In 1979, the property was identified under the ownership of Richard C. Overstreet. Born in 1914, Mr. Overstreet was a native of Wichita, Kansas.[1] He was a United State Army veteran who fought during World War II.[2] Following the war, he relocated to California where he settled in Los Angeles.

In 1979, the property was acquired by Tony Alaniz Jr., his mother Ruth Alaniz, and Sonja M. Alaniz. Born in 1940, Mr. Alaniz was the son of Antonio and Ruth C. Alaniz of Texas.[3] In 1981, Ruth Alaniz passed away in at the age of 74 in San Bernardino.[4] The property remained under the ownership of her son Tony and daughter Sonja M. Alaniz. In 2007, Mr. Alaniz passed away at the age of in Fontana.[5] The property was transferred to Dawn Lynn Alaniz and remained under her ownership until 2014.

In 2015, the property was under the ownership of Griselda Orozco and Luis Lira Haro. They both owned the subject property until 2022 when the property was acquired by LIT Industrial Limited Partnership.

Table 1. Partial Ownership History

Date	Owner	Source
1979	Richard C. Overstreet	San Bernardino County Property Information Management System
1979-1981	Tony Alaniz Jr. and Ruth Alaniz, Sonja M. Alaniz	
1981-2007	Tony Alaniz Jr. and Sonja M. Alaniz	San Bernardino County Property Information Management System
2007-2014	Dawn Lynn Alaniz	San Bernardino County Property Information Management System
2015-2022	Griselda Orozco and Luis Lira Haro	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

[1] Year: *1930*; Census Place: *Wichita, Sedgwick, Kansas*; Page: *11B*; Enumeration District: *0078*; FHL microfilm: *2340456*
[2] Ancestry.com. *U.S., Department of Veterans Affairs BIRLS Death File, 1850-2010* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.
[3] *San Bernardino Sun,* November 14, 1981.
[4] Ibid.
[5] Ancestry.com. *U.S., Find a Grave Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1950, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1950, the dwelling is a modest one-story residence built in the Ranch architectural style. The dwelling features an asymmetrical façade and a mostly rectilinear floorplan sited on a concrete foundation, a hipped roof topped with composite shingles, a stucco façade, sliding sash windows, and an off-centered main entryway located on the south elevation. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, hipped roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 15878 Rose Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 15878 Rose Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 15878 Rose Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

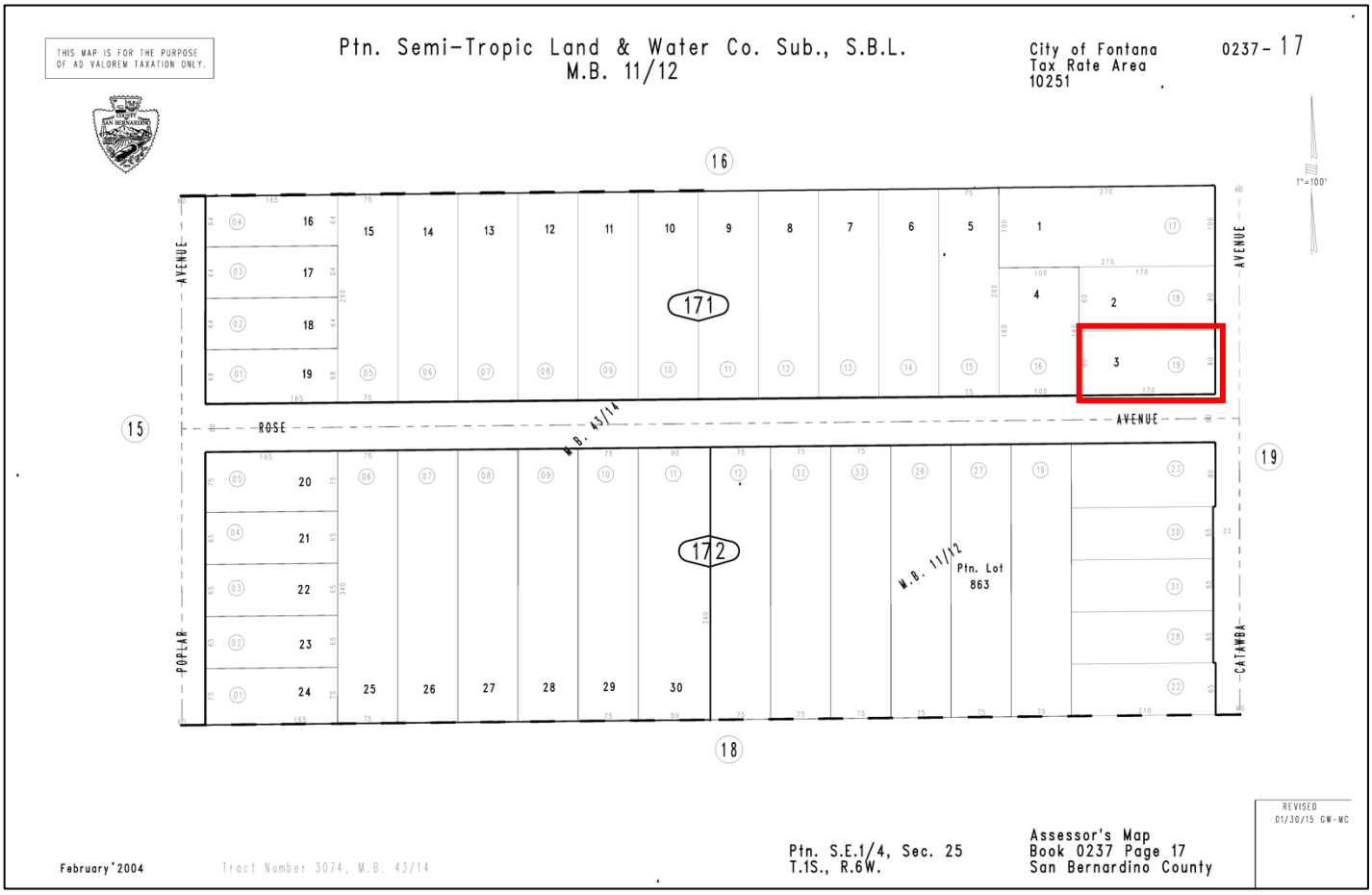
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 32

Building, Structure, Object Information Continued:

Historic Aerials



1959 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



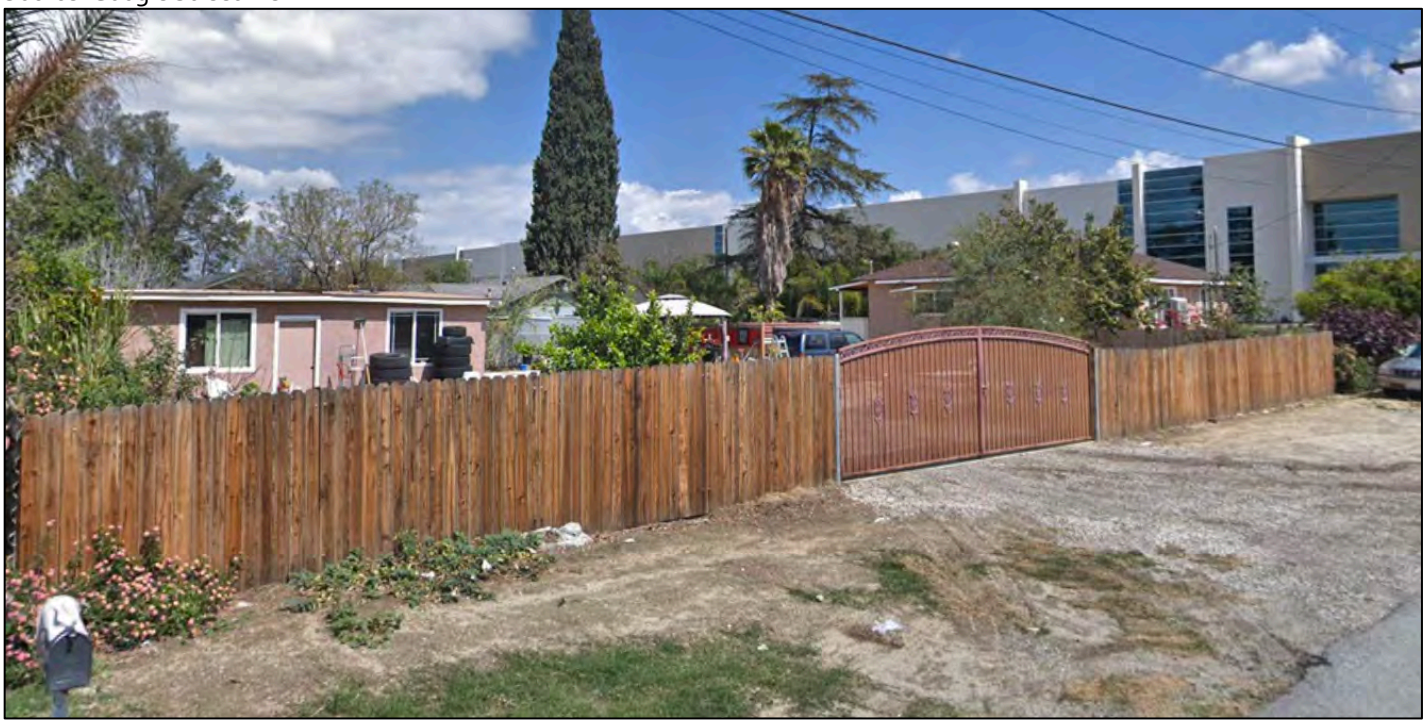
2016 aerial of the subject property and surrounding area. Several alterations were made to the subject property in 2014 including, the replacement of the ADU, stucco repair, and the removal and replacement of the windows throughout the subject property with vinyl sliding sash units.

Building, Structure, Object Information Continued:

Vintage Photographs



2013 view of the main (south) elevation. In 2014, several alterations were made to the subject property including, the replacement of the ADU, stucco repair, and the removal and replacement of the windows throughout the subject property with vinyl sliding sash units.
Source: Google Street View.



2018 view of the main (south) elevation.
Source: Google Street View.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 33

Review Code _____ Reviewer _____ Date _____
Resource Name: 11006 Catawba Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 11006 Catawba Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457677.28mE / 3768217.08mN
e. Other Locational Data: The subject property fronts Catawba Avenue and is sited on Lot 1 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, on the corner of Rose and Santa Ana Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-117, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-117 and consists of a modest single-family residence, listed as 11006 Catawba Avenue. The dwelling was constructed in ca.1953 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.62 acres in size, located west of Catawba Avenue. The property is enclosed on all sides by an iron wrought and concrete masonry unit fence. A concrete driveway is located on the far northeast corner and extends from Catawba Ave providing access to the subject property. A carport is located along the south elevation. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View west of the east elevation from Catawba Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: ca.1953; HistoricAerials.com
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 11006 Catawba Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed ca.1953, the subject property was improved with the construction of a single-family residence by an unidentified builder. Based on historic aerials, the dwelling featured an irregular floor plan and a cross-gable roof. The original fenestration likely consisted of aluminum sliding sash or single-hung units. Between 2003 and 2007, an addition was appended to the rear elevation.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 11006 Catawba Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



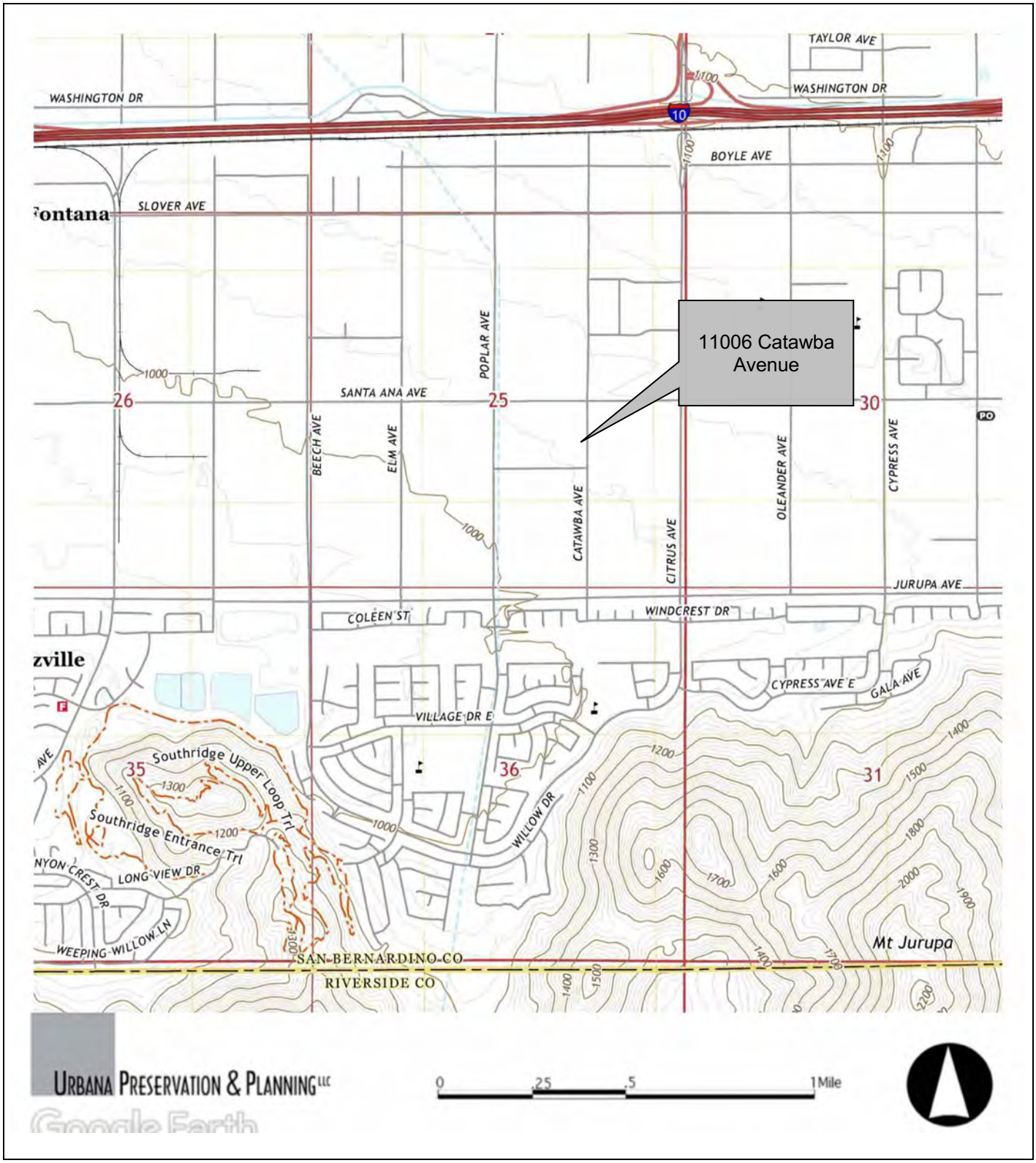
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 11006 Catawba Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 33

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 33

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and an irregular floor plan sited on a concrete foundation. The low- pitched cross gable roof is topped with composite shingles and has a moderate eave overhang and boxed eaves. The exterior is clad in stucco painted in tan and features sliding sash windows, an off-centered main entryway located on the east elevation, and a carport on the south elevation.

Current views of the property are included below and in the following pages.



View west of the east elevation from Catawba Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style

The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:

- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History

Constructed ca.1953, the property was improved with the construction of a single-family residence. The property was first identified under the ownership of Josephine M. Hardy (Magallanes) and Paul E. Hardy Sr. in 1954. Mrs. Hardy was born in 1910 in Texas and was a resident of Fontana between 1950 and 1990. In 1934, she married Paul E. Hardy in Los Angeles, California. Together they had two sons and a daughter: Paul E. Jr., Joseph, and Selma Lund. In 1971, Mr. Hardy passed away at the age of 66. Following his death Mrs. Hardy continued to retain the subject property. In 1978, her grandson, Marcus E. Hardy was added as a joint owner. In 1990, Mrs. Hardy passed away at the age of 80. Her grandson Marcus continued to retain the property until 1998.

In 1998, the property was acquired by Vasile J. Herman and Margareta E. Herman. Little information was identified on Mr. and Mrs. Herman. The property remained under their ownership until 2002.

In 2002, the property was acquired by Jamie De Lira and Adriana De Lira. Little information was identified on Mr. and Mrs. De Lira. The property remained under their ownership until 2013.

In 2013, the property was acquired by Jovita Huerta and Edward Huerta. The property remained under their ownership until 2018. In 2018, the property was acquired by Oscar Garcia Pineros and Janeth Rosa Cardona. In 2022, the property was acquired by LIT Industrial Limited Partnership and continues under their ownership to this day.

Table 1. Partial Ownership History

Date	Owner	Source
1954-1978	Josephine M. Hardy	San Bernardino County Property Information Management System 1954 California Voters Registration
1978-1990	Josephine M. Hardy and Marcus E. Hardy	San Bernardino County Property Information Management System
1990-1998	Marcus E. Hardy	San Bernardino County Property Information Management System
1998-2002	Vasile J. Herman and Margareta E. Herman	San Bernardino County Property Information Management System
2002-2013	Jamie De Lira and Adriana De Lira	San Bernardino County Property Information Management System
2013-2018	Jovita Huerta and Edward Huerta	San Bernardino County Property Information Management System
2018-2022	Oscar Garcia Pineros and Janeth Rosa Cardona	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed ca.1953, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed ca.1953, the dwelling is a modest one-story residence built in the Ranch architectural style. The dwelling features an asymmetrical façade, an irregular shaped floorplan sited on a concrete foundation, a cross gable roof topped with composite shingles, a stucco facade, sliding sash windows, an off-centered main entryway located on the east elevation, and a car port on the south elevation. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, cross gable roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 11006 Catawba Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 11006 Catawba Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 11006 Catawba Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

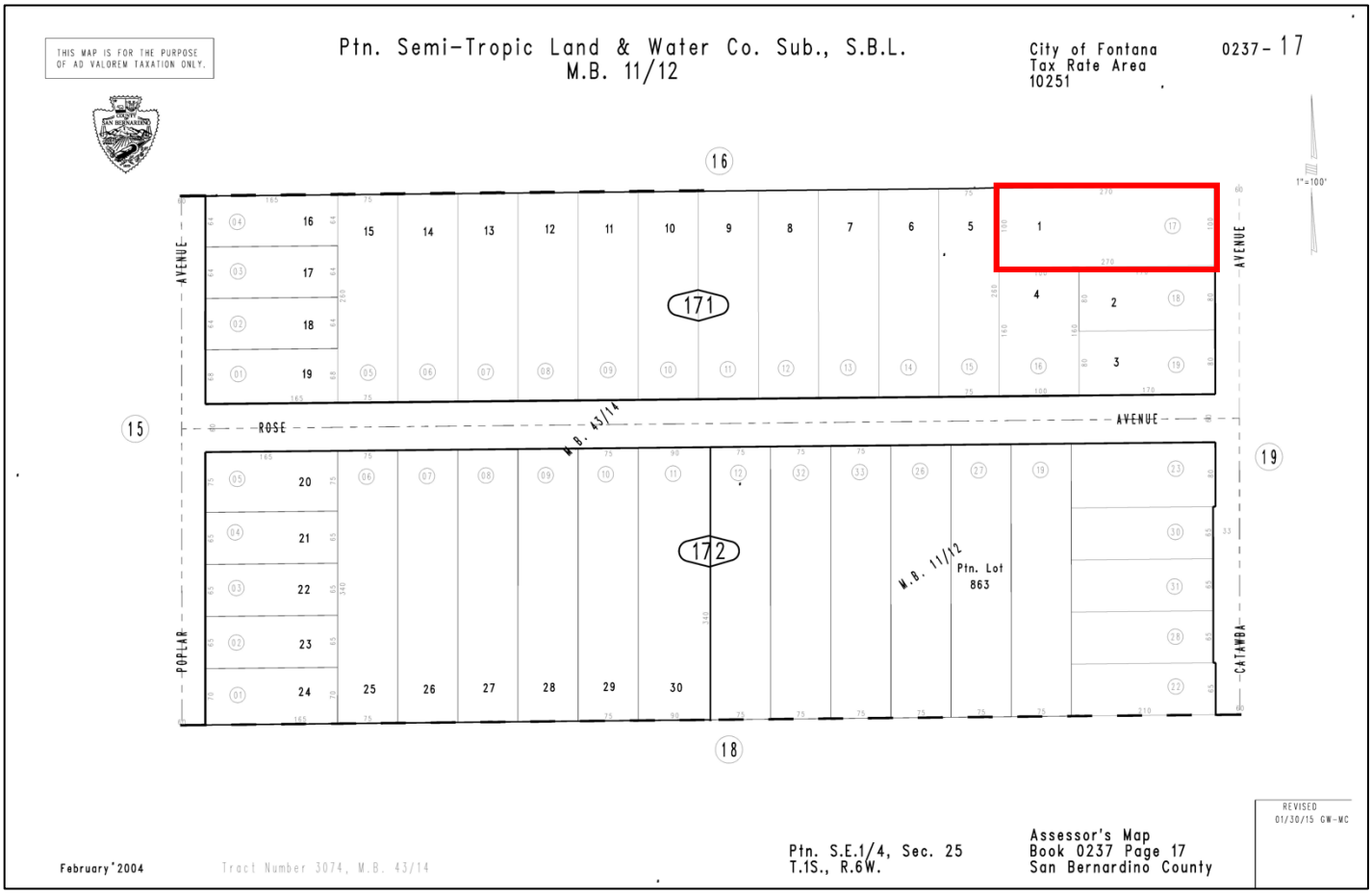
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

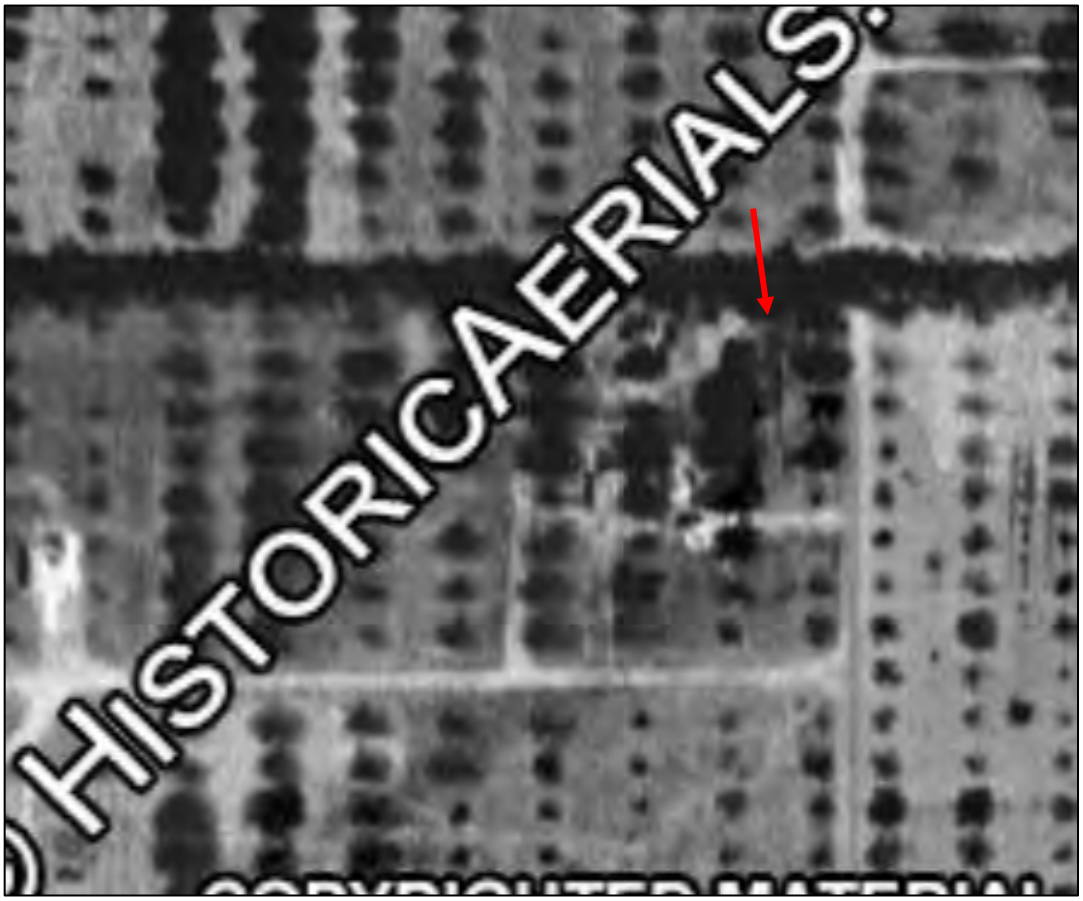
Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

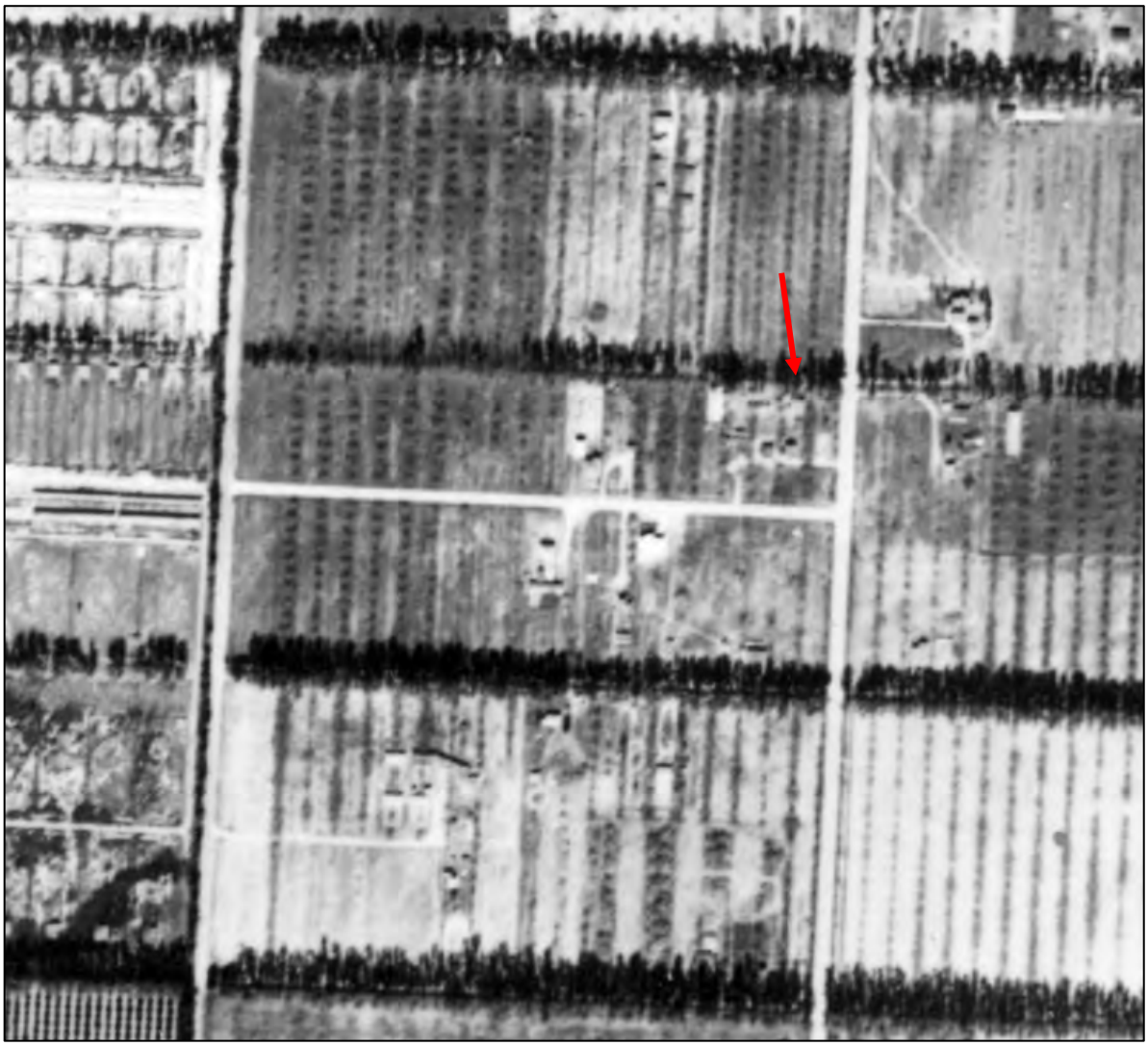
Historic Aerials



1948 aerial of the subject property and surrounding area.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 33

Building, Structure, Object Information Continued:



1953 aerial of the subject property and surrounding area.

Building, Structure, Object Information Continued:



2003 aerial of the subject property and surrounding area.

Building, Structure, Object Information Continued:



2007 aerial of the subject property and surrounding area.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 34

Review Code _____ Reviewer _____ Date _____
Resource Name: 11018 Catawba Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 11018 Catawba Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457677.41mE / 3768187.93mN
e. Other Locational Data: The subject property fronts Catawba Avenue and is sited on Lot 2 of Tract No. 3074 of the Semi-Tropic Land & Water Co. Subdivision, between Rose Avenue and Santa Ana Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-118, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-118 and consists of a modest single-family residence, listed as 11018 Catawba Avenue. The dwelling was constructed in 1950 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.31 acres in size, located west of Catawba Avenue. The property is enclosed on all sides by chain link fence. A concrete driveway is located on the far southeast corner and extends from Catawba Ave providing access to the subject property. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View west of the east elevation from Catawba Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1950; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 11018 Catawba Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed in 1950, the subject property was improved with the construction of a single-family residence by an unidentified builder. Based on historic aerials, the dwelling was originally much smaller and featured a square floor plan and a front gable roof. The original fenestration likely consisted of aluminum sliding sash or single-hung units. An unidentified ancillary structure is visible in early aerials directly west of the main dwelling. By 1959, an addition was appended to the to the existing dwelling along the east elevation changing the original floor plan from a square to an L-shaped floor plan. In 2020, the roofline and floor plan of the existing dwelling was altered for a second time, giving the dwelling its current appearance.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 11018 Catawba Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



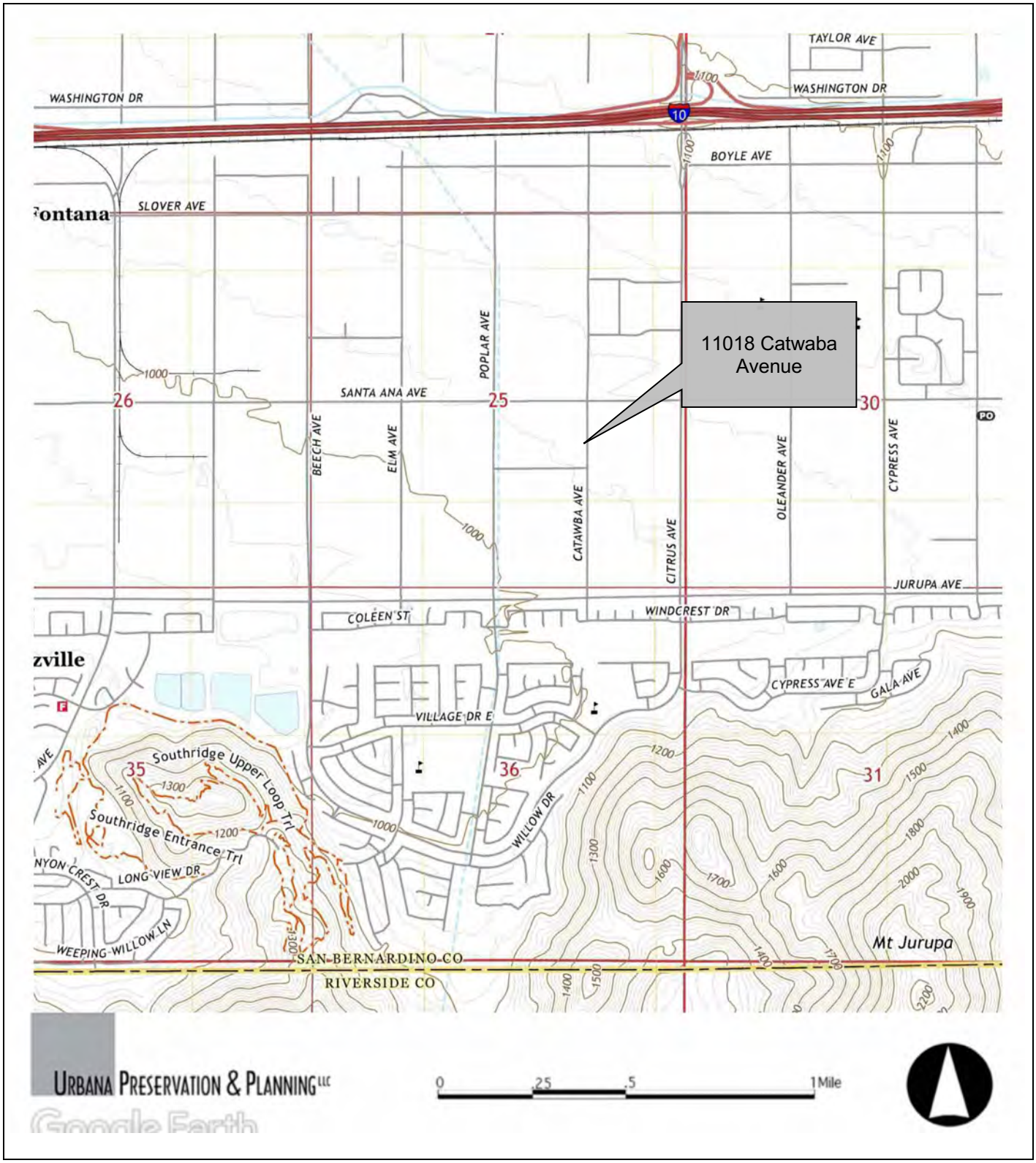
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 11018 Catwaba Avenue

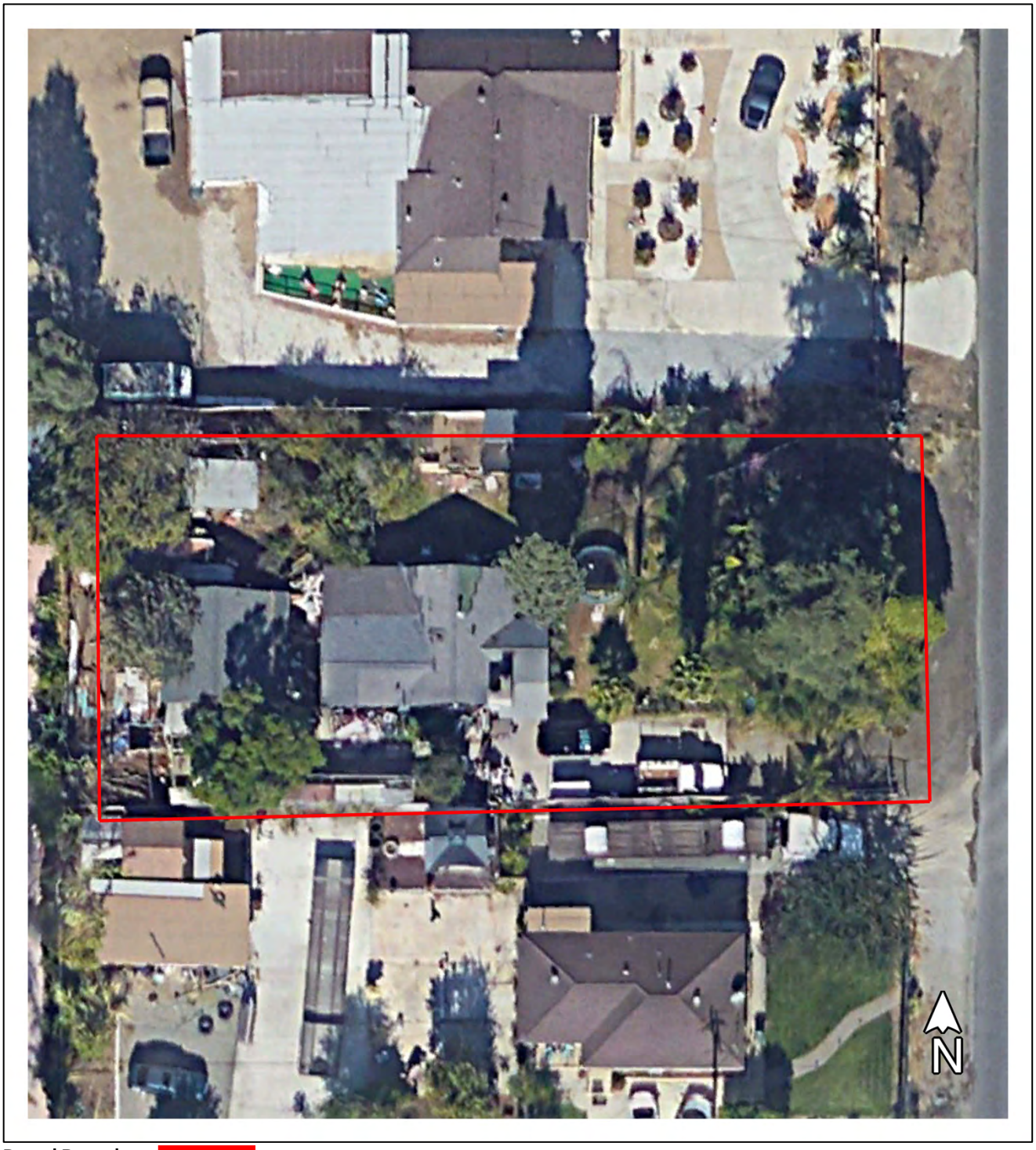
Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 34

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and an irregular floor plan sited on a concrete foundation. The moderately pitched mixed gable roof is topped with composite shingles and has a moderate eave overhang and boxed eaves. The exterior is partially clad in stucco painted in gray and features multi-lite arched windows, a brick chimney, horizontal wood-siding on the gable ends, and a partial porch located on the south elevation. Additional ancillary structures are located to the rear of the parcel.

Current views of the property are included below and in the following pages.



View west of the east elevation from Catawba Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style

The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:

- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History
Constructed in 1950, the property was improved with the construction of a single-family residence. Between 1950 and 1970, property ownership was not identified.

The property was first identified under the ownership of Josephine M. Hardy (Magallanes) and her husband Paul E. Hardy in 1962. Mrs. Hardy was born in 1910 in Texas and was a resident of Fontana between 1950 and 1990. In 1934, she married Paul E. Hardy in Los Angeles, California. Together they had two sons and a daughter: Paul E. Jr., Joseph, and Selma Lund. In 1971, Mr. Hardy passed away at the age of 66. Following his death Mrs. Hardy continued to retain the subject property. During this time, Mrs. Hardy's son Joseph lived at the subject property with his wife and children.[6] In 1990, almost twenty years after her husband's death, Mrs. Hardy passed away at the age of 80. The property was passed down to Marilyn M. Hardy, her son Joseph's wife. She retained the property until 1992.

In 1992, the property was acquired by Juventino R. Hernandez and his wife Elizabeth. During the course of historical research, little information was identified on Mr. and Mrs. Hernandez. The couple retained the subject property until 2005.

In 2005, the property was acquired by Jose M. Aguirre. In 2017, Maria G. Aguirre Garcia was added as a joint owner of the subject property. The property remained under their ownership until 2022 when the property was acquired by LIT Industrial Limited Partnership.

Table 1. Partial Ownership History

Date	Owner	Source
1962-1989	Josephine M. Hardy	San Bernardino County Property Information Management System *San Bernardino Sun* *1962 California Voters Registration*
1990-1992	Marilyn M. Hardy	San Bernardino County Property Information Management System
1992-2005	Juventino R. Hernadez and Elizabeth A. Hernandez	San Bernardino County Property Information Management System
2005-2017	Jose M. Aguirre	San Bernardino County Property Information Management System
2017-2022	Jose R. Aguirre Lepe and Maria G. Aguirre Garcia	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

[6] *San Bernardino Sun*, August 28, 1971.

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1950, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1950, the dwelling is a modest one-story residence built in the Ranch architectural style. The dwelling features an asymmetrical façade, an irregular shaped floorplan sited on a concrete foundation, a mixed gable roof topped with composite shingles, a stucco facade, multi-lite arched windows, a brick chimney, horizontal wood-siding on the gable ends, and a partial porch located on the south elevation. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, cross gable roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 11018 Catawba Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The subject property is one of many Ranch style dwellings constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 11018 Catawba Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 11018 Catawba Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

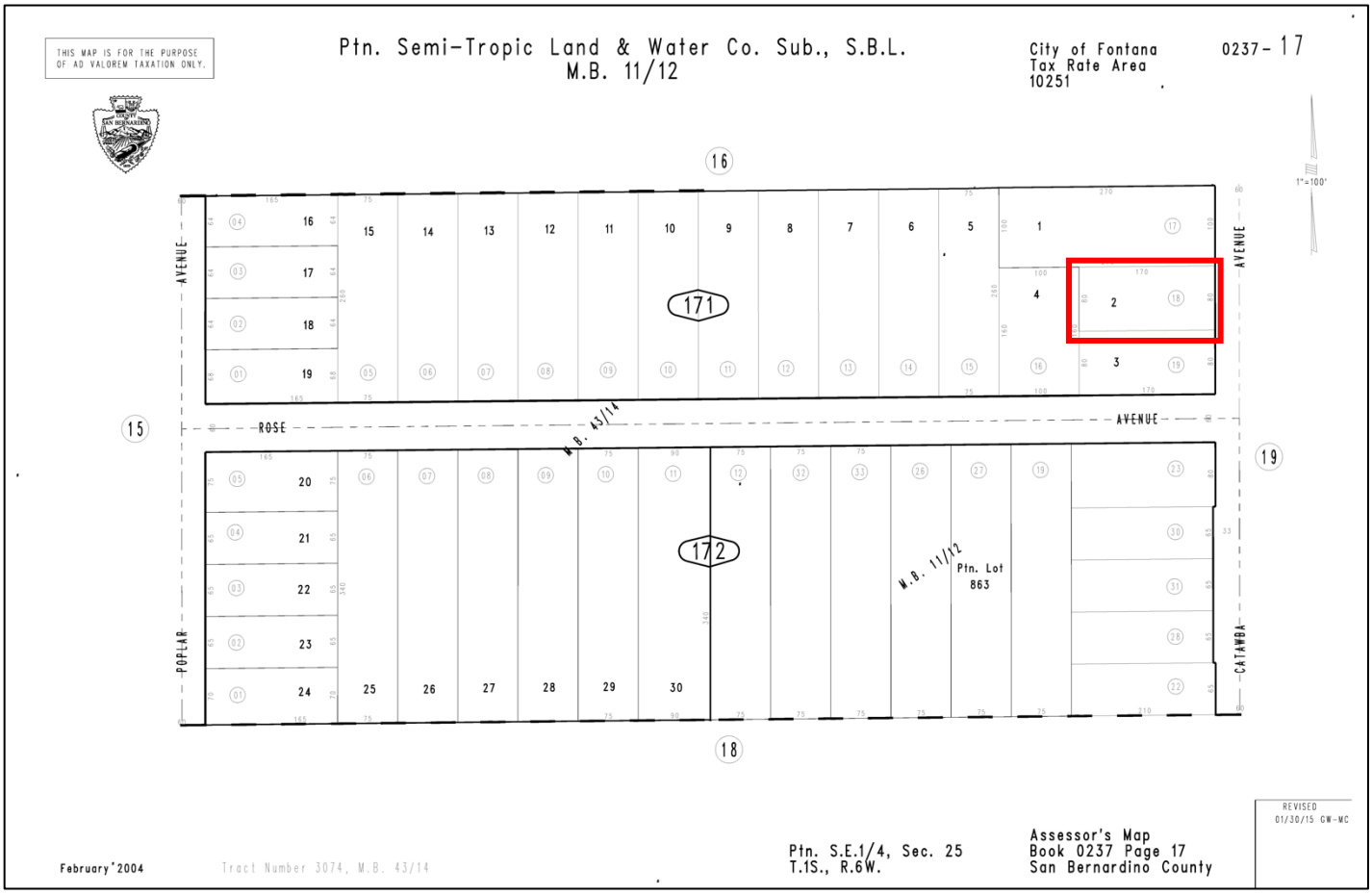
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

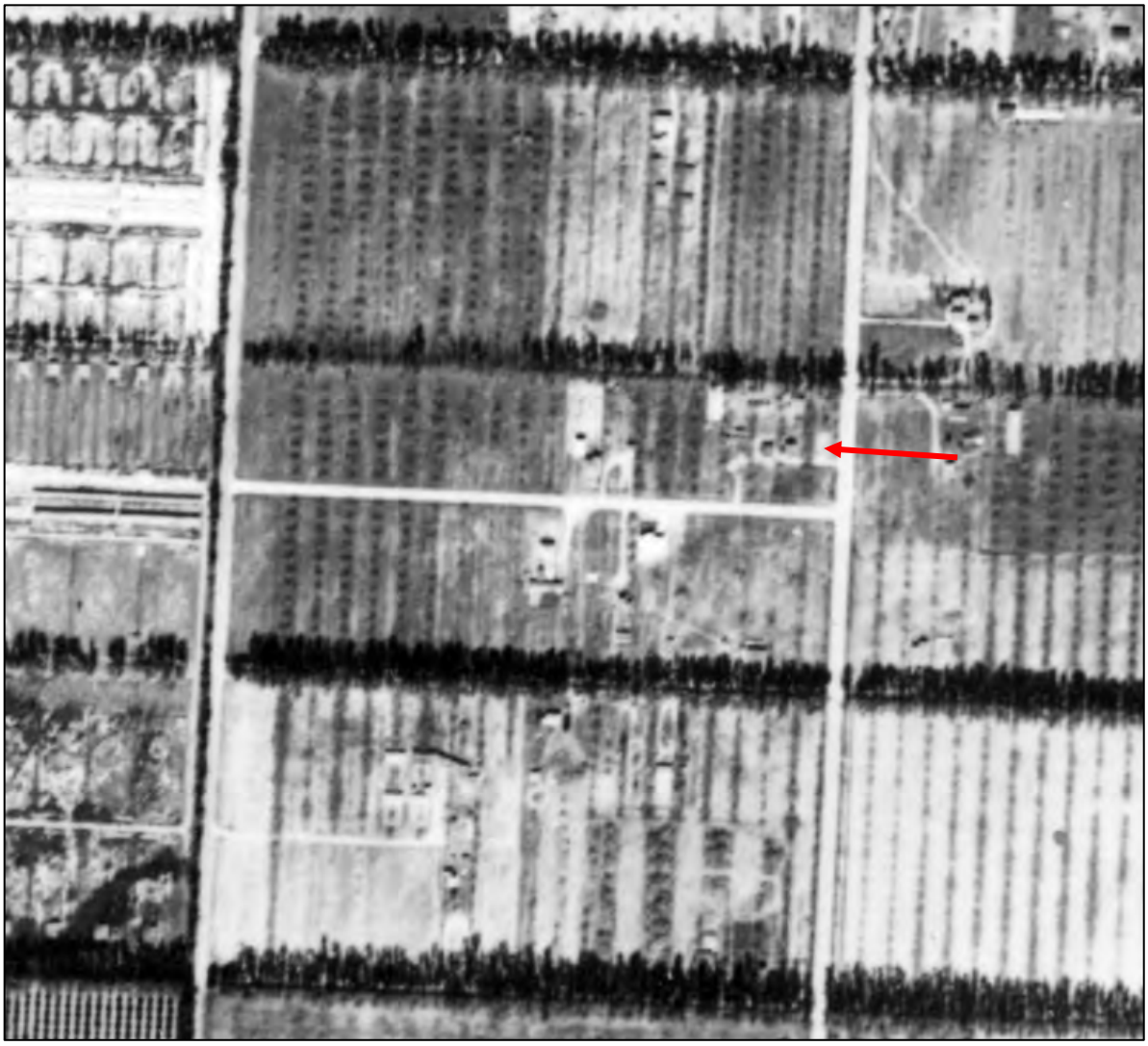
Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



1953 aerial of the subject property and surrounding area. The dwelling was originally much smaller and featured a square floor plan and a front gable roof.
Source: Earth Explorer.

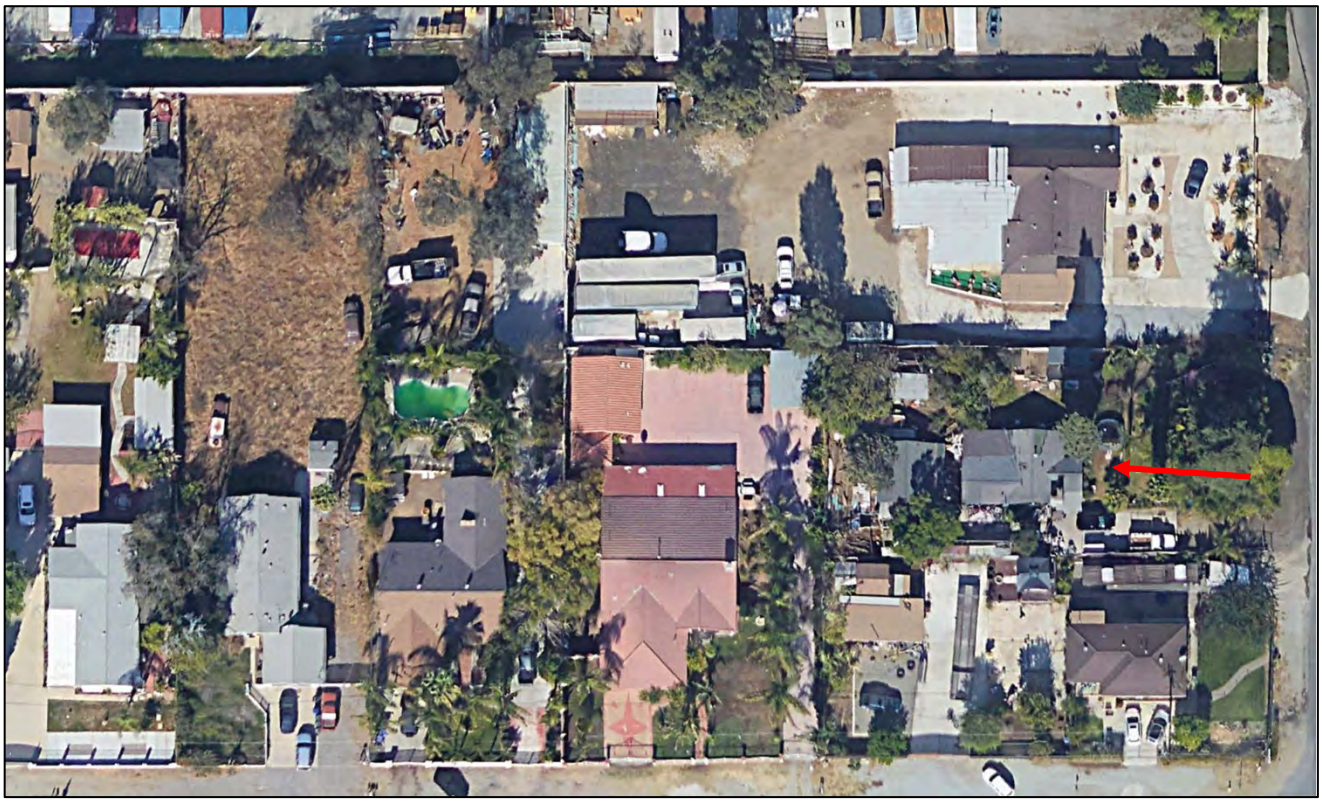
Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 34

Building, Structure, Object Information Continued:



1959 aerial of the subject property and surrounding area. By 1959, an addition was appended to the to the existing dwelling along the east elevation changing the original floor plan from a square to an L-shaped floor plan.
Source: Google Earth.

Building, Structure, Object Information Continued:



2020 aerial of the subject property and surrounding area. In 2020, the roofline and floor plan of the existing dwelling was altered for a second time, giving the dwelling its current appearance.
Source: Google Earth.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 35

Review Code _____ Reviewer _____ Date _____
Resource Name: 11054 Catawba Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 11054 Catawba Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457683.84mE / 3768119.53mN
e. Other Locational Data: The subject property fronts Rose Avenue and is located on the Semi-Tropic Land & Water Co. Subdivision, at the southwest corner of Rose and Catawba Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-223, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-223 and consists of a modest single-family residence with an attached garage, listed as 11054 Catawba Avenue. The dwelling was constructed in 1979 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.33 acres in size, located at the corner of Rose and Catawba Avenue. The property is enclosed on all sides by an iron wrought and concrete masonry unit fence. A concrete driveway is located on the far northwest corner of the parcel and extends from Rose Ave providing access to the subject property. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View south of the north elevation from Rose Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1979; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 11054 Catawba Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed in 1979, the subject property was improved with the construction of a single-family residence, with an attached garage, by an unidentified builder.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 11054 Catawba Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



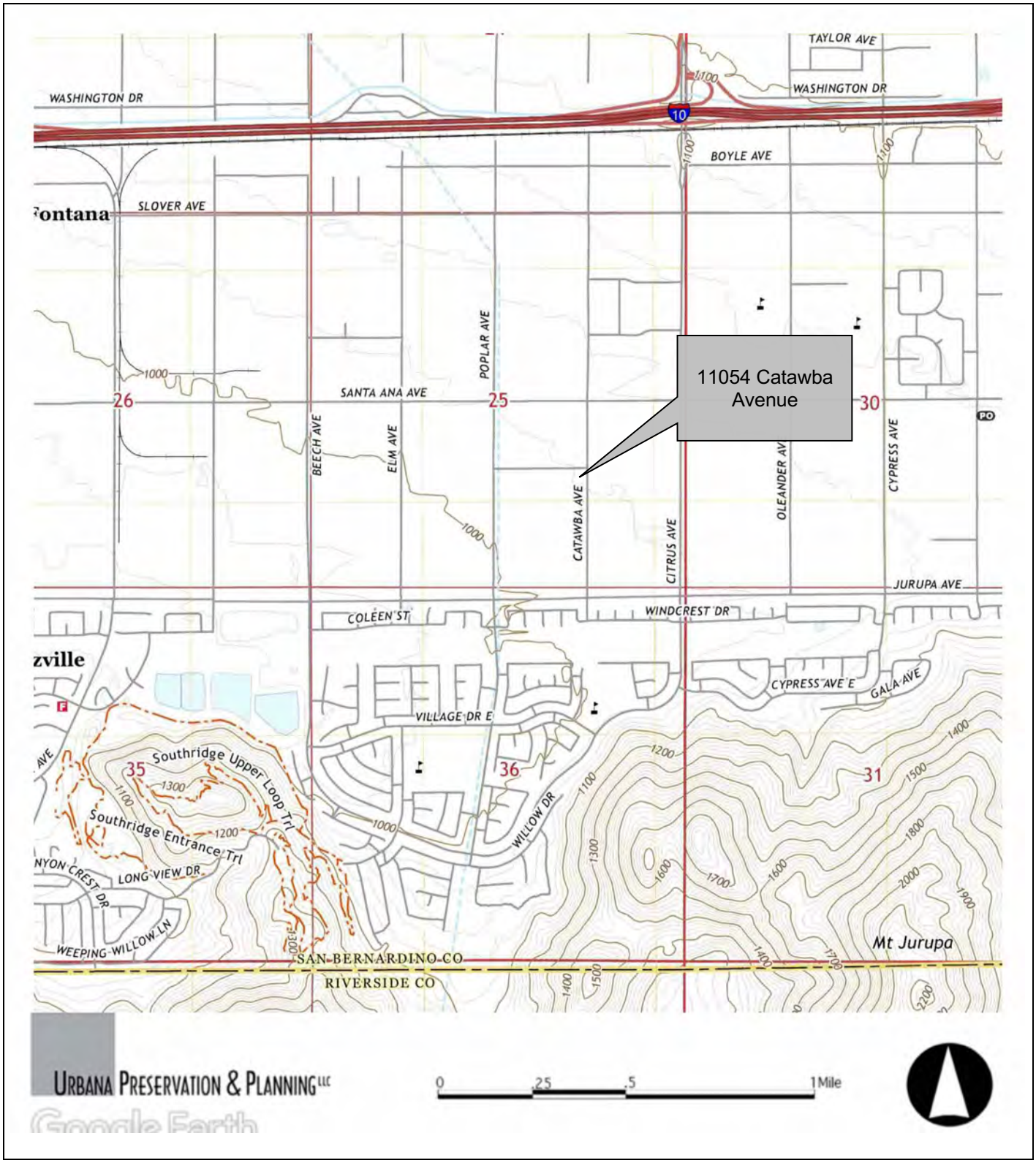
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 11054 Catawba Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 35

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 35

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and an irregular floor plan sited on a concrete foundation. The low-pitched side gable roof is topped with composite shingles and has a moderate eave overhang, open eaves and exposed rafter beams. The exterior is clad in stucco painted in peach and features vinyl multi-lite windows, a chimney on the roof slope, a stucco arched wall located on the north elevation with the roof rafter beams extending over, and a two-car attached garage with white panel overhead doors.

Current views of the property are included below and in the following pages.



View west of the east elevation from Catawba Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History

Constructed in 1979, the property was improved with the construction of a single-family residence. Between 1979 and 2003, the property was identified under the ownership of William H. Scally and his wife Patricia. The subject residence was likely constructed under their ownership. During the course of historical research, little information was identified on Mr. and Mrs. Scally. The property remained under their ownership until 2003 when it was sold to Michael A. Tommaney.

Between 2004 and 2011, the property was under the ownership of Michael A. Tommaney and the Catawba Children's Family Trust.

In 2011, the property was acquired by Francisco J. Gonzalez and his wife Marie. Mr. Gonzalez was born in 1958 in Los Angeles, California.[1] In 1980, he married Marie E. Romero in San Bernardino County.[2] The property remained under their ownership until 2015.

In 2015, the property was acquired by Jose Orihuela, Rosie Orihuela, and Nancy Castro. Little information was identified on the owners. The property remained under their ownership until 2022 when the property was acquired by LIT Industrial Limited Partnership.

Table 1. Partial Ownership History

Date	Owner	Source
1979-2003	William H. Scally, Patricia A. Scally	San Bernardino County Property Information Management System
2004-2011	Michael A. Tommaney and Catawaba Children's Family Trust	San Bernardino County Property Information Management System
2011-2015	Marie E. Gonzalez and Francisco J. Gonzalez	San Bernardino County Property Information Management System
2015-2022	Jose Orihuela, Nancy Castro, Rozie Orihuela (SP-Jose)	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

[1] Ancestry.com. *California Birth Index, 1905-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005.
[2] Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1979, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1979, the dwelling is a modest one-story residence built in the Ranch architectural style. The dwelling features an asymmetrical façade and an irregular floorplan sited on a concrete foundation, a side gable roof topped with composite shingles, a stucco façade, vinyl sliding sash windows, a chimney on the roof slope, a stucco arched wall located on the north elevation with the roof rafter beams extending over, and a two-car attached garage with white panel overhead doors. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, side gable roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 11054 Catawba Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 11054 Catawba Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 11054 Catawba Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

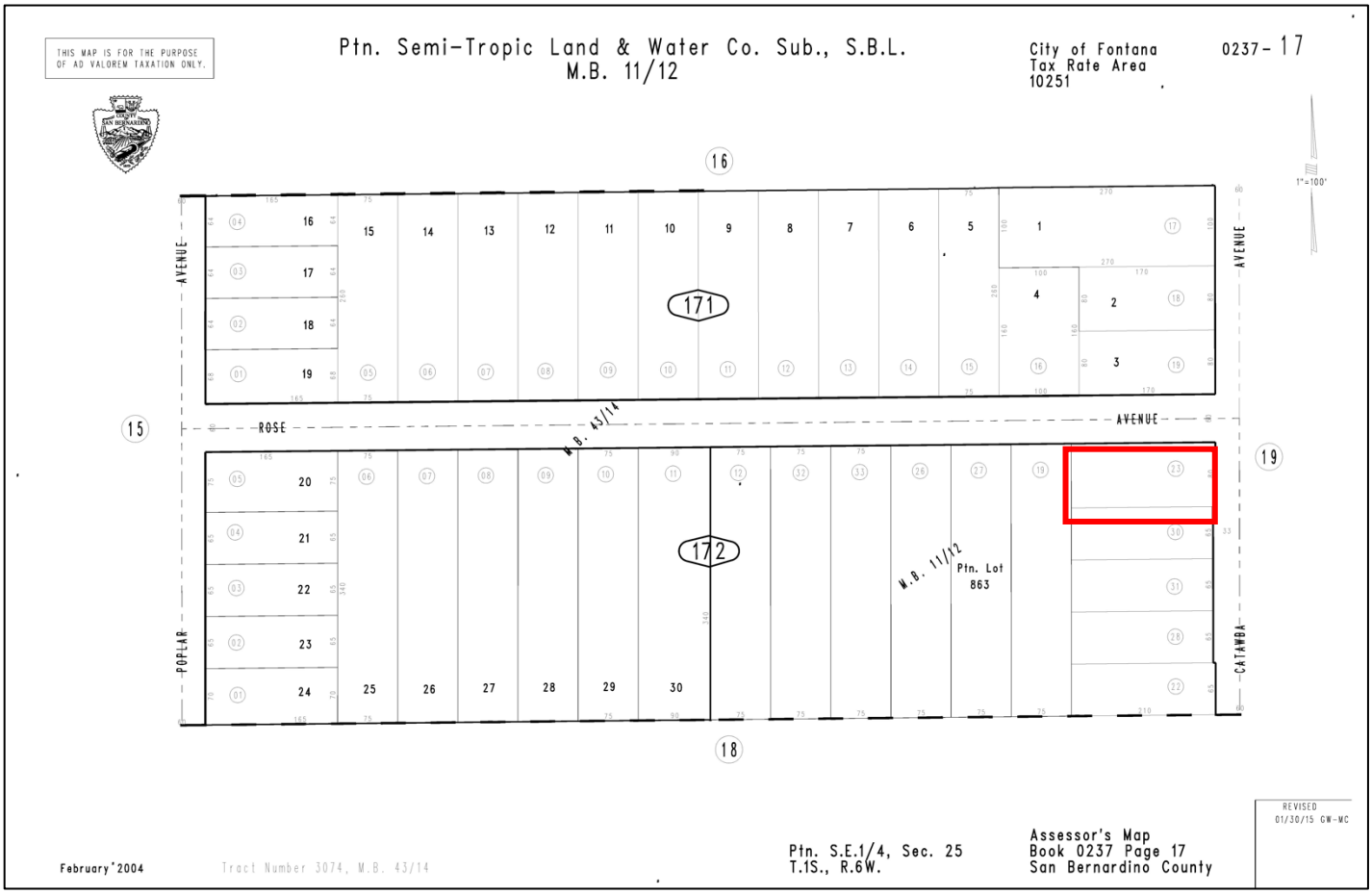
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov /.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

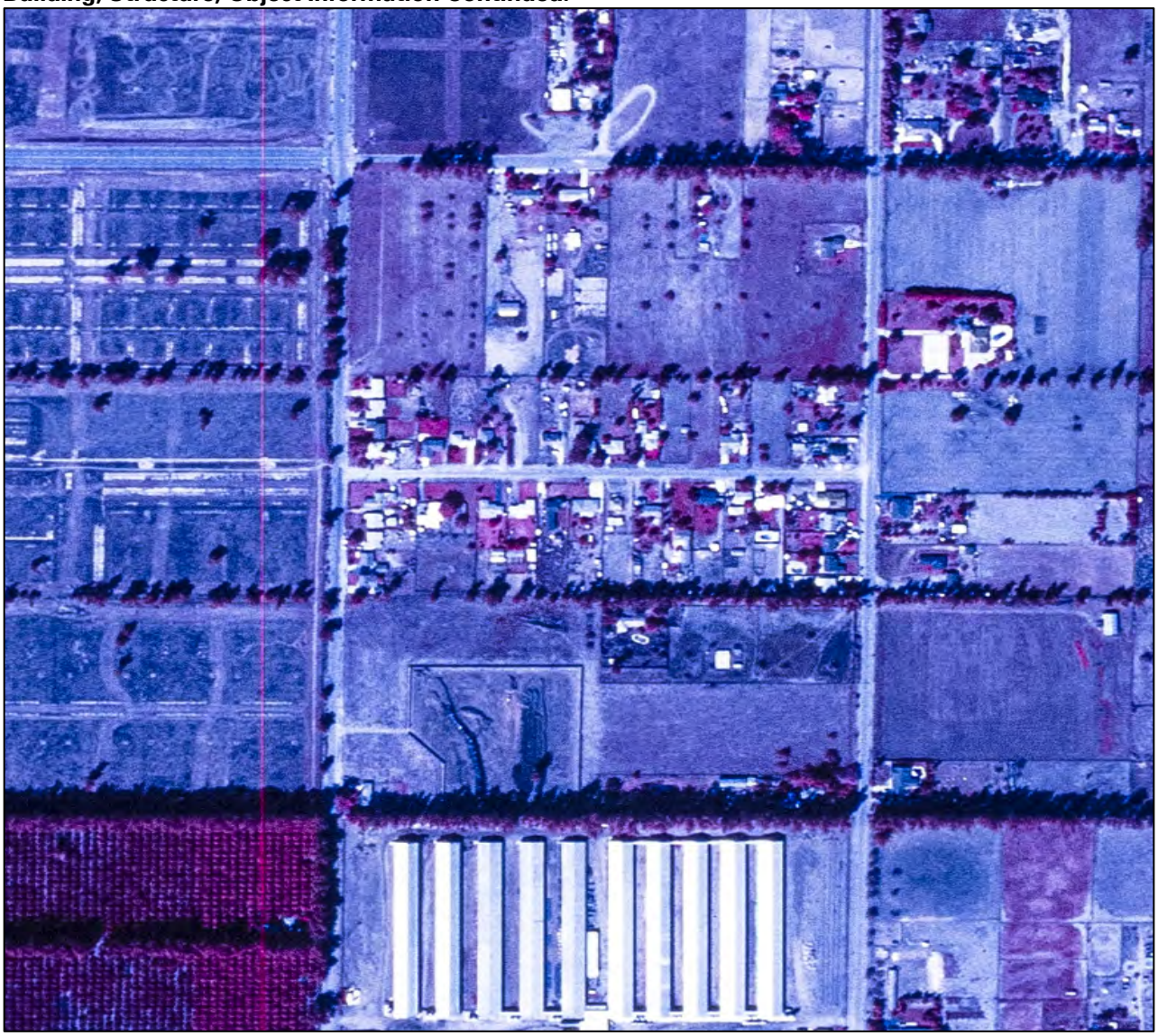
Historic Aerials



1966 aerial of the subject property and surrounding area. No structures are located on the property.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 35

Building, Structure, Object Information Continued:



1985 aerial of the subject property and surrounding area.
Source: Google Earth.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 36

Review Code _____ Reviewer _____ Date _____
Resource Name: 11068 Catawba Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 11068 Catawba Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457683.49mE / 3768099.67mN
e. Other Locational Data: The subject property fronts Catawba Avenue and is located on the Semi-Tropic Land & Water Co. Subdivision, south of Rose Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-230, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-230 and consists of a modest single-family residence with an attached carport, listed as 11068 Catawba Avenue. The dwelling was constructed in 1964 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.26 acres in size, south of Rose Ave. The property is enclosed on all sides by a chain link fence. An asphalt driveway is located on the far southeast corner of the parcel and extends from Catawba Ave providing access to the subject property. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View west of the east elevation from Catawba Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1964; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 11068 Catawba Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed in 1964, the subject property was improved with the construction of a single-family residence by an unidentified builder. Based on historic aerials, the dwelling retains its original floor plan. The original fenestration likely consisted of aluminum sliding sash or single-hung units, which were replaced at an unidentified date.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 11068 Catawba Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



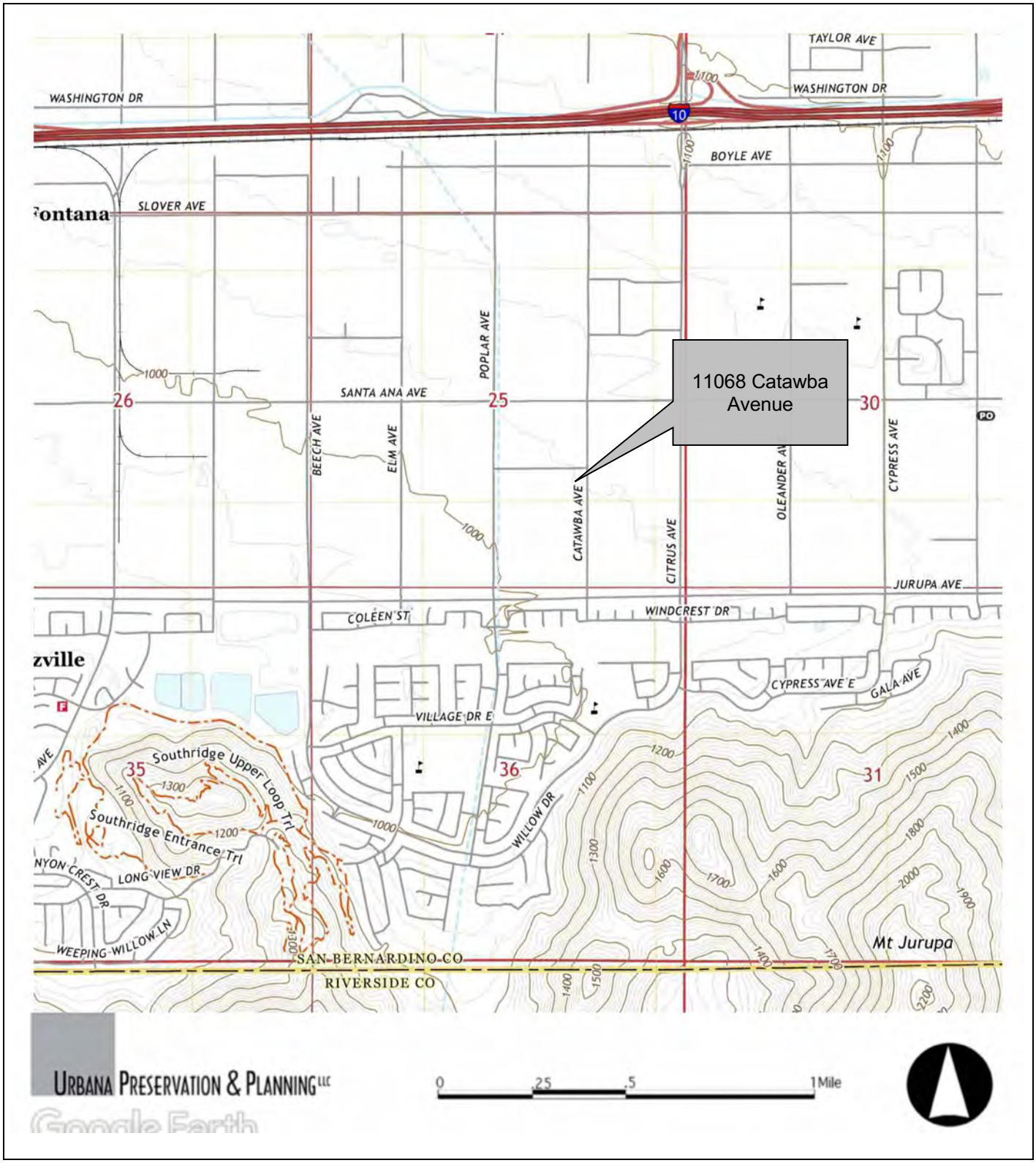
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 11068 Catawba Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 36

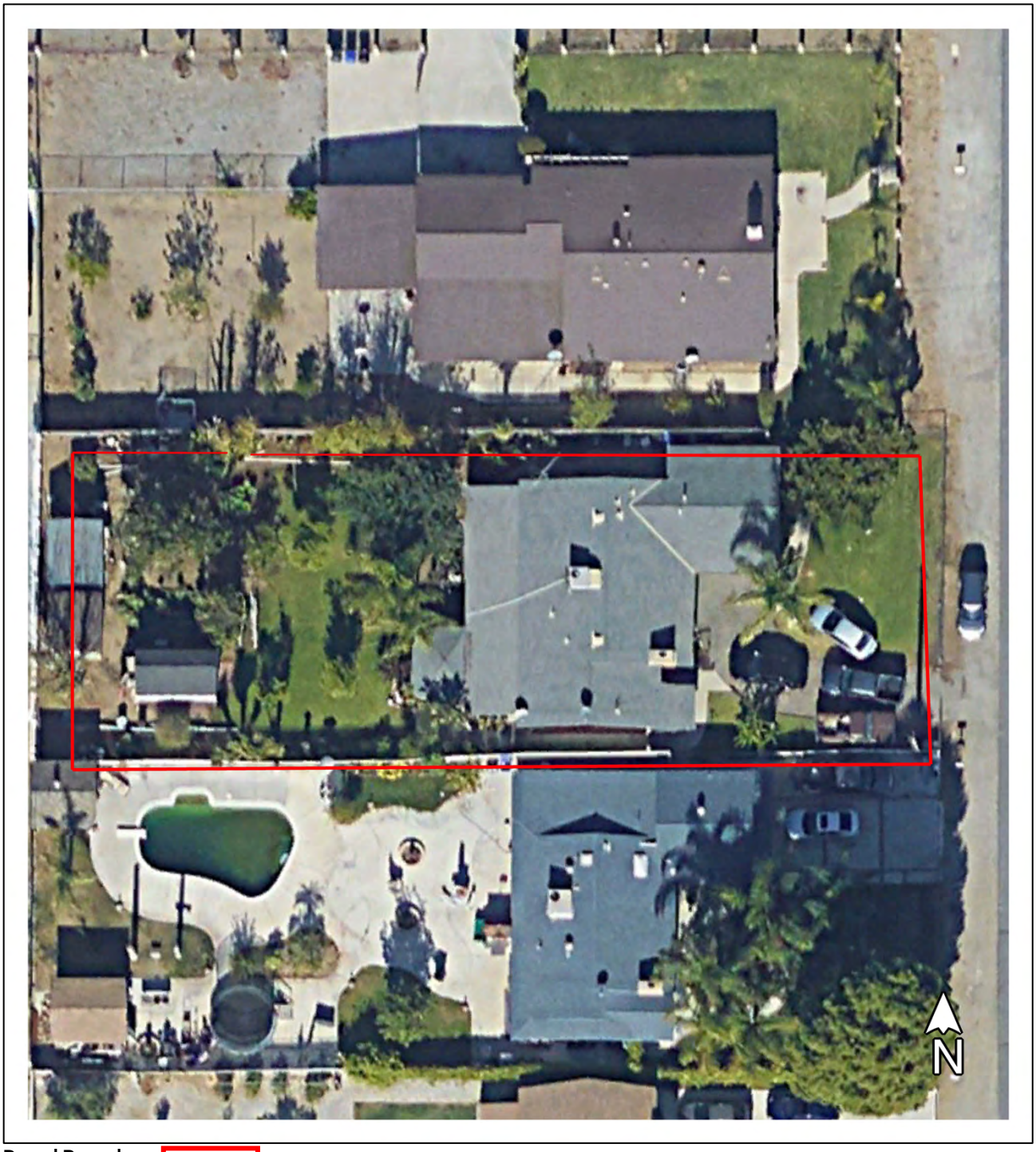
*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 36

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and an irregular floor plan sited on a concrete foundation. The low-pitched cross gable roof is topped with composite shingles and has a moderate eave overhang, and boxed eaves. The exterior is clad in stucco painted in off-white with a stone veneer visible on the main (east) elevation and features vinyl sliding sash windows, a brick chimney on the roof slope, and carport.

Current views of the property are included below and in the following pages.



View west of the east elevation from Catawba Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History
Constructed in 1964, the property was improved with the construction of a single-family residence. Between 1964 and 1972, property ownership was not identified.

In 1973, the property was under the ownership of Rachel M. Razo and Alex C. Razo. Mr. Razo was born in 1941 in California. In 1960, he married Rachel V. Montoya in Los Angeles, California.[3] Together they had two children: Esther and Alex C. Razo.[4] In 1973, the acquired the subject property and was under their ownership until 2022 when the property was acquired by LIT Industrial Limited Partnership.

Table 1. Partial Ownership History

Date	Owner	Source
1973-2022	Rachel M. Razo and Alex C. Razo	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

[3] Ancestry.com. *California, U.S., Marriage Index, 1960-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.
[4] *San Bernardino Sun,* November 16, 1983.

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1964, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1964, the dwelling is a modest one-story residence built in the Ranch architectural style. The dwelling features an asymmetrical façade and an irregular floorplan sited on a concrete foundation, a cross gable roof topped with composite shingles, a stucco façade with a stone veneer, vinyl sliding sash windows, a brick chimney on the roof slope, and carport. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, cross gable roof, and stucco façade and a stone veneer.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 11068 Catawba Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 11068 Catawba Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Primary Record Information Continued:

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 11068 Catawba Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

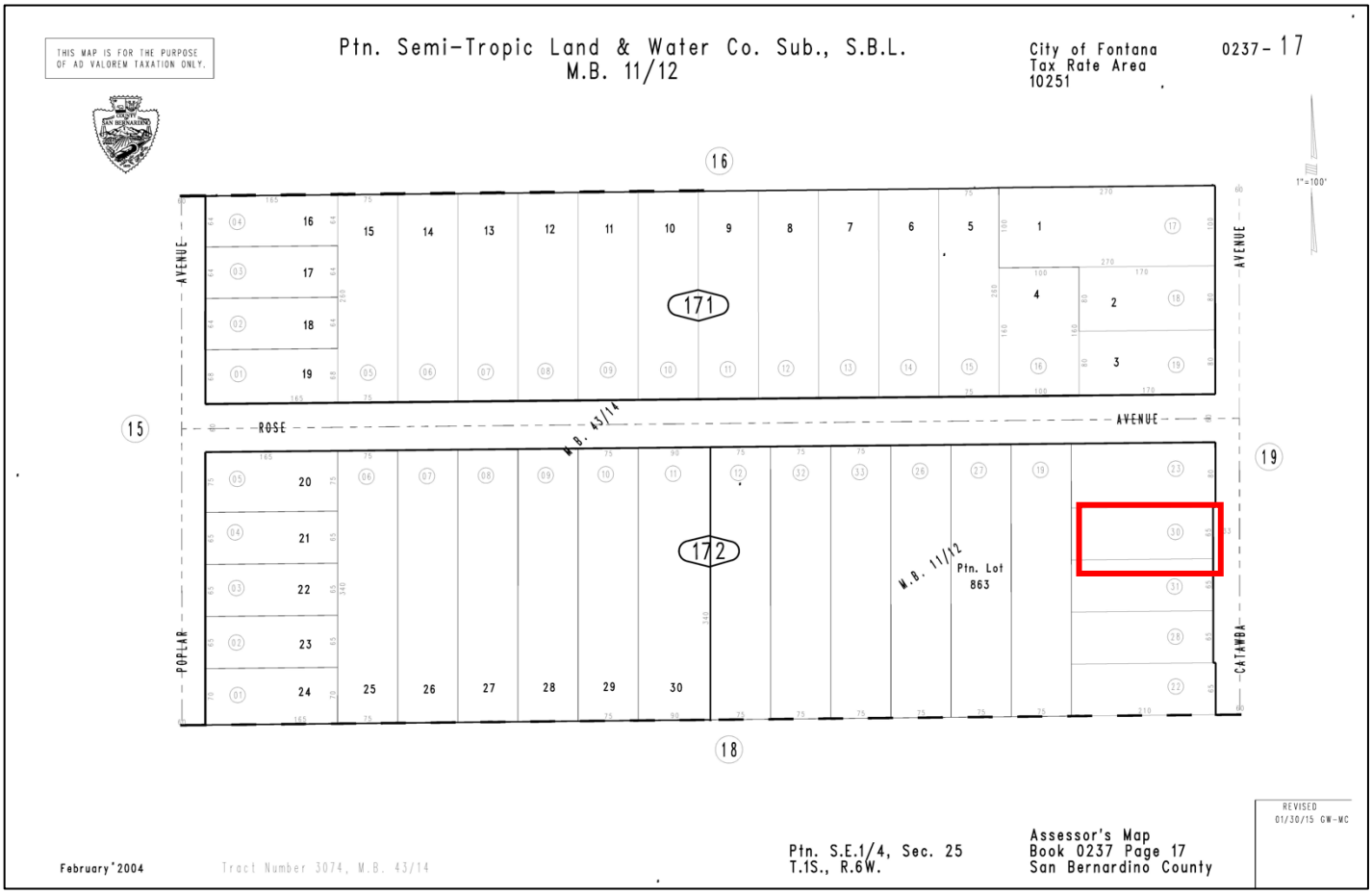
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 36

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area. No structures are located on the property.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 36

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area. Based on historic aerials, the dwelling retains its original floor plan. Source: Google Earth.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 37

Review Code _____ Reviewer _____ Date _____
Resource Name: 11072 Catawba Avenue
Page 1 of 18

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 11072 Catawba Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457680.29mE / 3768080.07mN
e. Other Locational Data: The subject property fronts Catawba Avenue and is located on the Semi-Tropic Land & Water Co. Subdivision, south of Rose Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-231, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-231 and consists of a modest single-family residence with an attached garage, listed as 11072 Catawba Avenue. The dwelling was constructed in 1964 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.26 acres in size, south of Rose Ave. The property is enclosed on all sides by a chain link fence. An asphalt driveway is located on the far southeast corner of the parcel and extends from Catawba Ave providing access to the subject property. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View northwest of the east elevation from Catawba Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1964; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 11072 Catawba Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed in 1964, the subject property was improved with the construction of a single-family residence by an unidentified builder. Based on historic aerials, the dwelling retains its original floor plan. The original fenestration likely consisted of aluminum sliding sash or single-hung units, which were replaced at an unidentified date.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 11072 Catawba Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



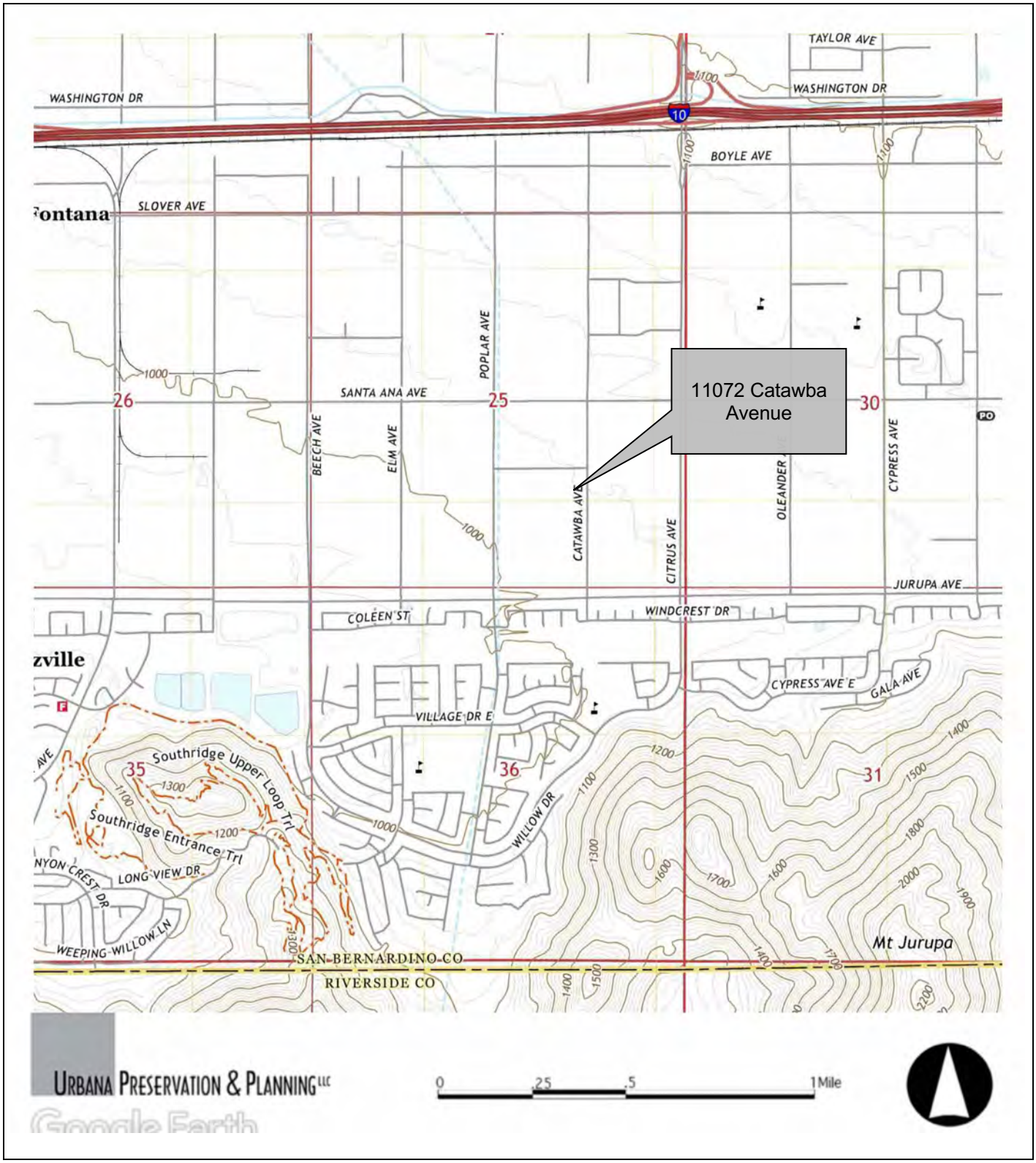
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LOCATION MAP

Resource Name: 11072 Catawba Avenue

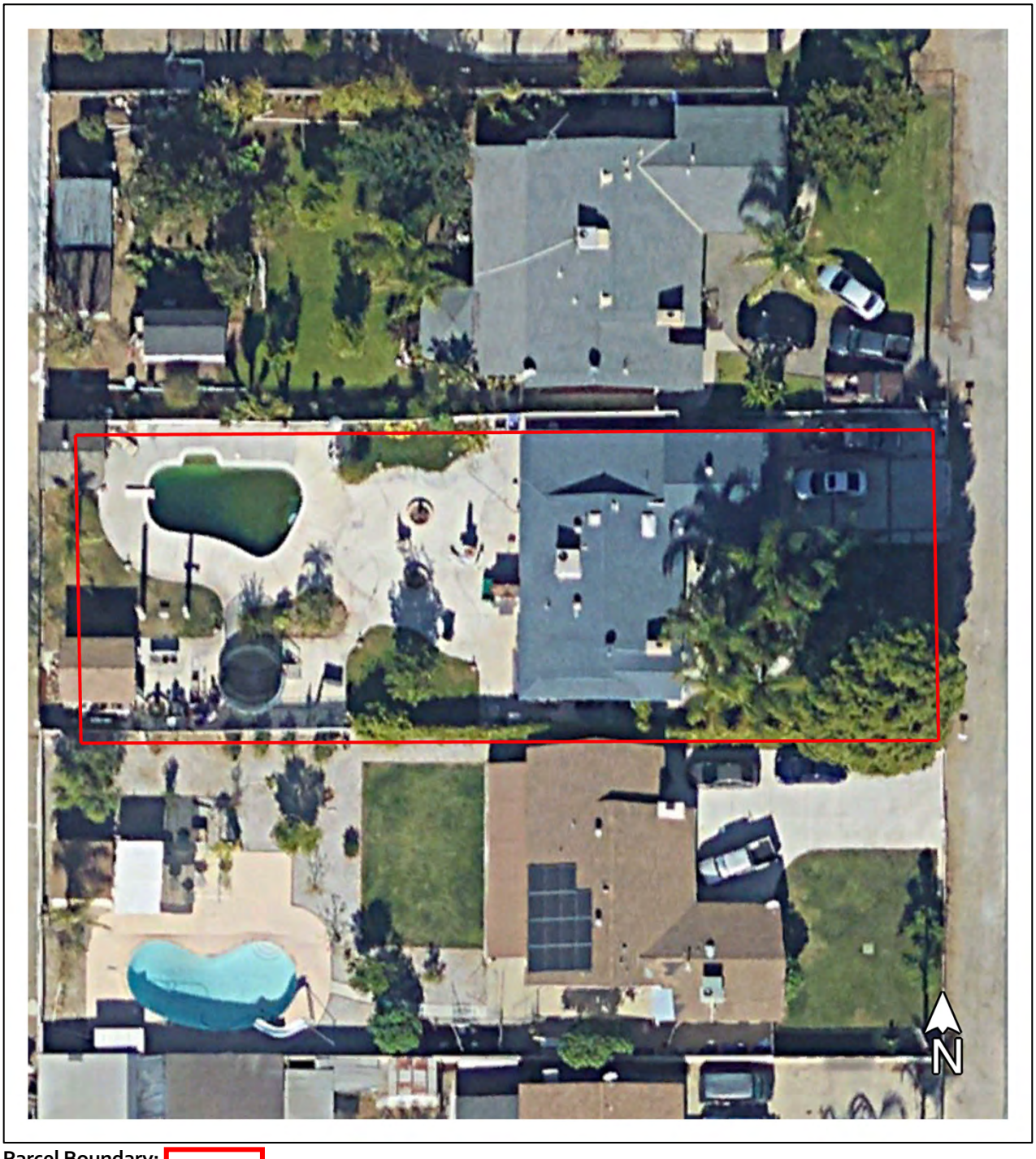
Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 37

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and an L-shaped floorplan sited on a concrete foundation. The low-pitched hipped roof is topped with composite shingles and has a moderate eave overhang, boxed eaves, a brick chimney on the roof slope, and three eyebrows visible from the south, east, and north elevations. The exterior is clad in stucco painted in blue with dark blue trim on the windows and doors. The dwelling features vinyl sliding sash windows, an off-centered portico entryway, and an attached garage with a white overhead door.

Current views of the property are included below and in the following pages.



View west of the east elevation from Catawba Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History
Constructed in 1964, the property was improved with the construction of a single-family residence. Between 1964 and 1973, property ownership was not identified.

In 1974, the property was under the ownership of Nick Collie and Angelina Collie. Born in 1894, Mr. Collie was a native of New York.[5] In the late 1940s, he relocated west where he settled in Fontana, California. Between the 1950s and 1960s, he was an employee at the Kaiser Steel Factory and later operated his own business known as "Nick's Ornamental Concrete."[6] Throughout his life, he was an active member of the community, serving as one of the founding members of the Sons of Columbus in Fontana and in the original City of Fontana formation committee.[7] In 1959, he married Angelina Cappella in Clark County, Nevada.[8] Together they had three daughters: JoAnne Camajoni, Margaret Mooney, and Nancy Bolduc. The subject property was under Mr. and Mrs. Collie's ownership until 1978.

In 1978, the property was acquired by David H. Martin and Cecilia A. Martin. Born in 1951, Mr. Martin was a native of California.[9] During the course of historical research, little information was identified on the Martin family. In 1985, Margaret L. and Wendy E. Martin were added as joint owners of the property. The property remained under their ownership until 1990.

In 1990, the property was acquired by Sam N. Kako, Mark Kako, and Amir Kako. The property remained under their ownership until 1998 when it was acquired by Francisco A. Olivia. Mr. Born in 1949, Mr. Olivia briefly owned the property until 2000.

In 2000, the property was acquired by Omar E. Ubillus. Born in 1971, Mr. Ubillus owned the propery until 2022 when the property was acquired by LIT Industrial Limited Partnership.

Table 1. Partial Ownership History

Date	Owner	Source
1974-1978	Nick Collie and Angelina Collie	San Bernardino County Property Information Management System
1978-1985	David H. Martin, Cecilia A. Martin	San Bernardino County Property Information Management System
1985-1990	David H. Martin, Margaraet L. Martin, Wendy E. Martin.	San Bernardino County Property Information Management System
1990-1998	Sam N. Kako, Mark Kako, Amir KaKo,	San Bernardino County Property Information Management System
1998-2000	Francisco A. Olivia	San Bernardino County Property Information Management System
2000-2022	Omar E. Ubillus	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

[5] Social Security Administration; Washington D.C., USA; *Social Security Death Index, Master File.*
[6] *San Bernardino Sun,* September 30, 1984.
[7] Ibid.
[8] Ancestry.com. *Nevada, U.S., Marriage Index, 1956-2005* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2007.
[9] Ancestry.com. *U.S., Public Records Index, 1950-1993, Volume 1* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010.

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1964, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1964, the dwelling is a modest one-story residence built in the Ranch architectural style. The dwelling features an asymmetrical façade and an L-shaped floorplan sited on a concrete foundation, a hipped roof topped with composite shingles, a stucco façade, vinyl sliding sash windows, an off-centered portico entryway, and an attached garage with a white overhead door. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, hipped roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 11072 Catawba Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 11072 Catawba Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 11072 Catawba Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

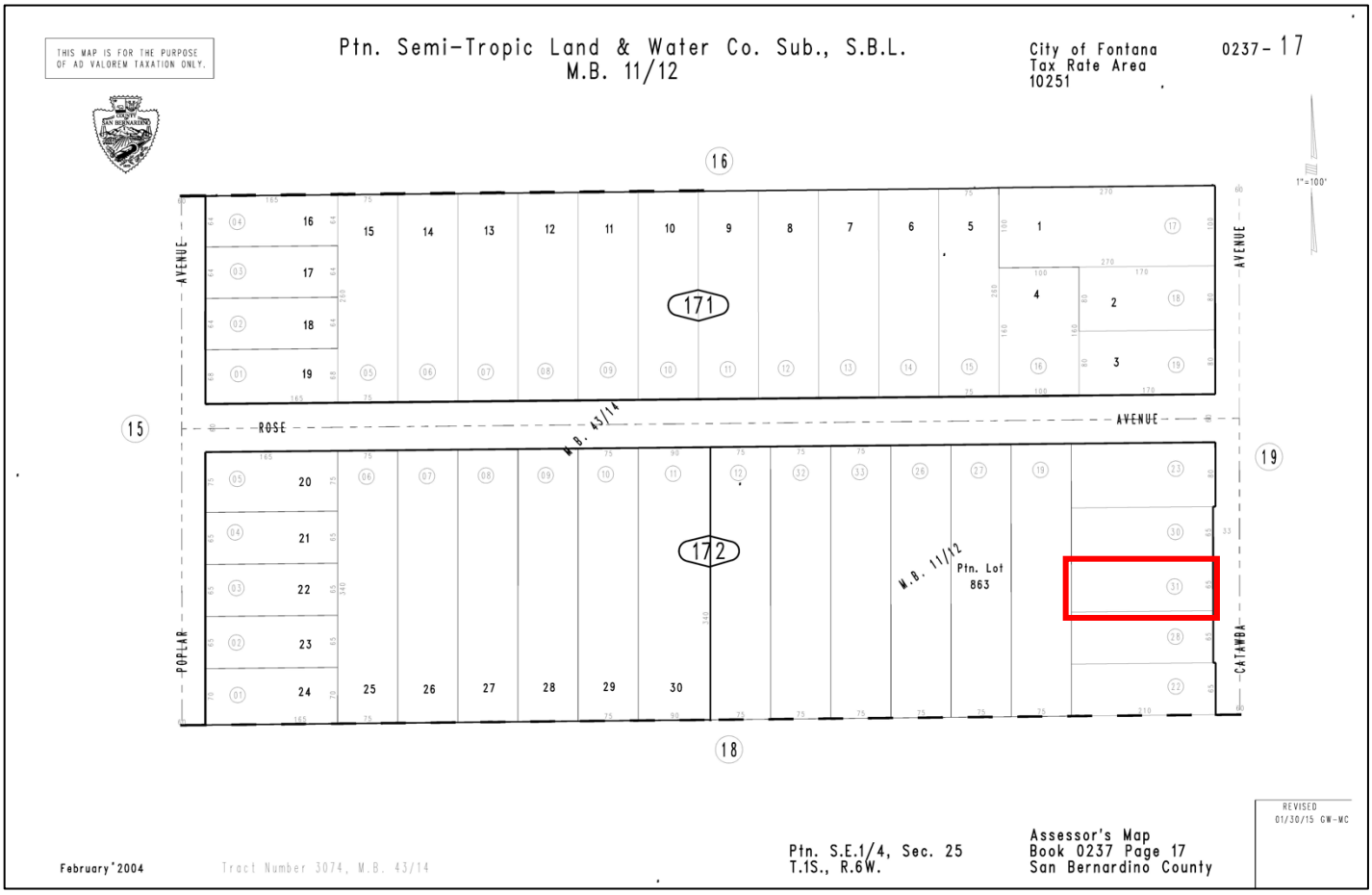
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area. No structures are located on the property.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 37

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area. Based on historic aerials, the dwelling retains its original floor plan. Source: Google Earth.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 38

Review Code _____ Reviewer _____ Date _____
Resource Name: 11082 Catawba Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 11082 Catawba Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457682.29mE / 3768062.78mN
e. Other Locational Data: The subject property fronts Catawba Avenue and is located on the Semi-Tropic Land & Water Co. Subdivision, south of Rose Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-228, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-228 and consists of a modest single-family residence with an attached garage, listed as 11082 Catawba Avenue. The dwelling was constructed in 1964 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.26 acres in size, south of Rose Ave. The property is enclosed on all sides by an iron wrought fence. A concrete driveway is located on the far northeast corner of the parcel and extends from Catawba Ave providing access to the subject property. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View west of the east elevation from Catawba Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: 1964; Parcel Quest
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 11082 Catawba Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed in 1964, the subject property was improved with the construction of a single-family residence by an unidentified builder. Based on historic aerials, the dwelling retains its original floor plan. The original fenestration likely consisted of aluminum sliding sash or single-hung units, which were replaced at an unidentified date.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 11082 Catawba Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



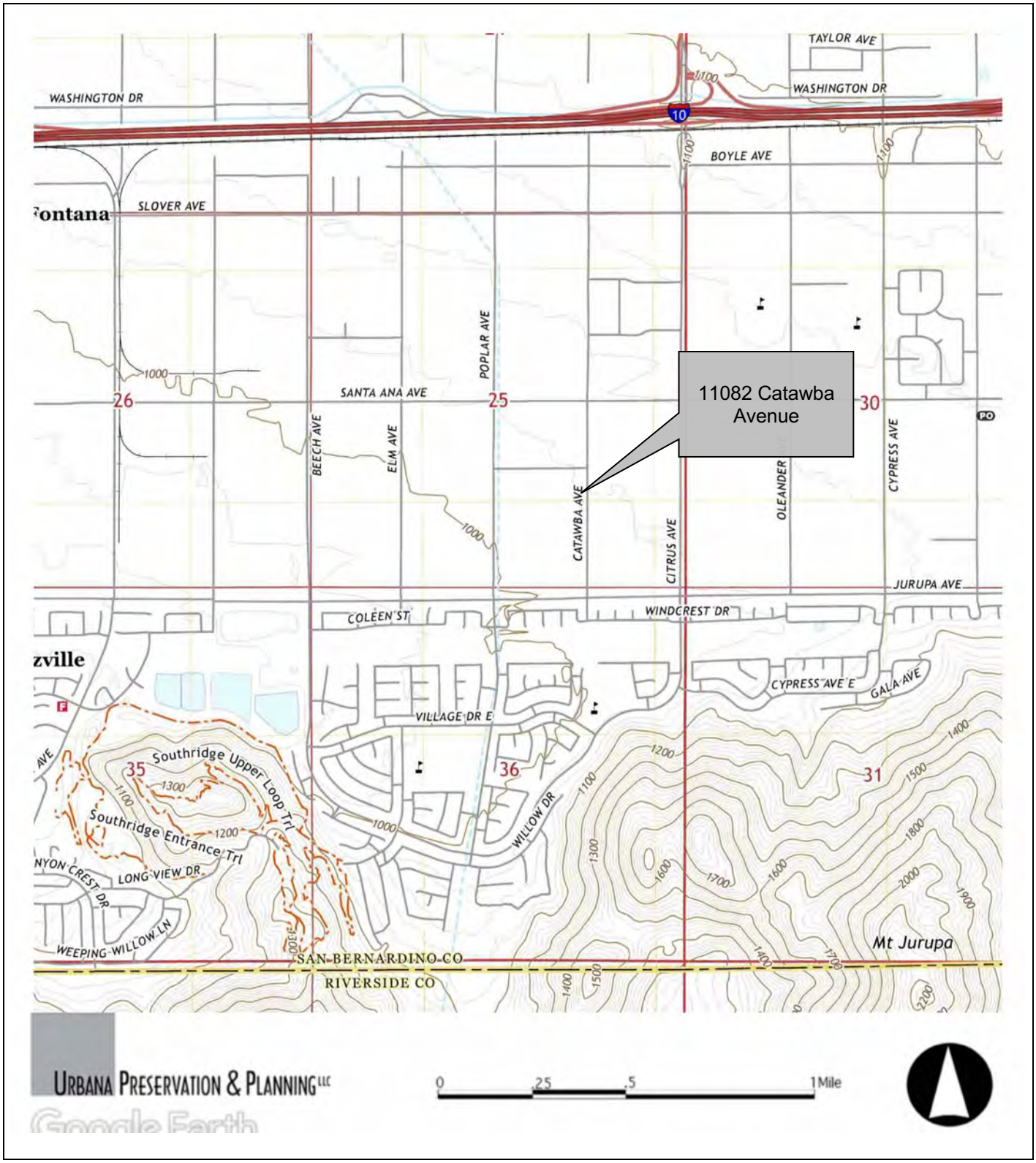
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 11082 Catawba Avenue

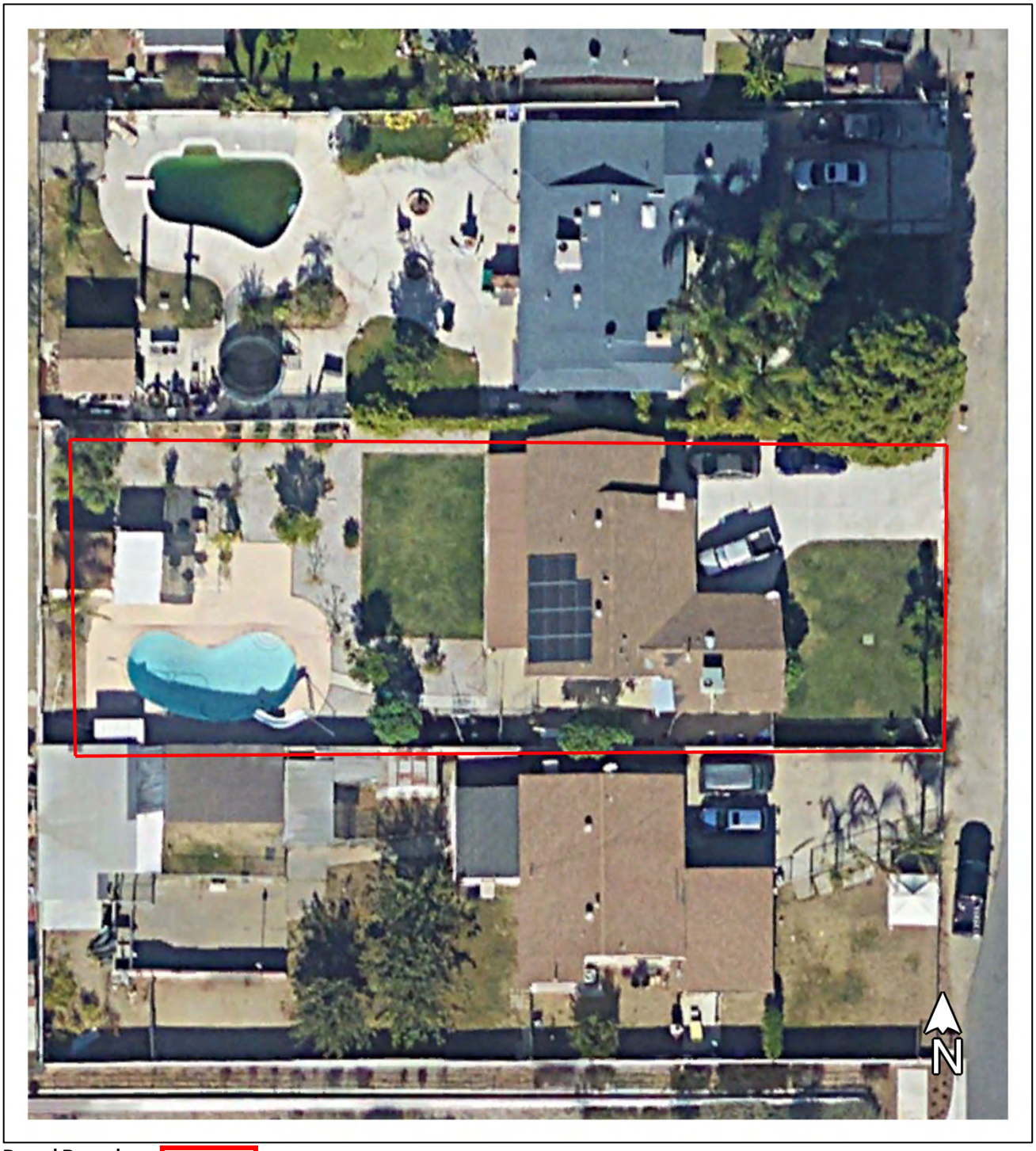
Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 38

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:
P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and an irregular floor plan sited on a concrete foundation. The low-pitched cross gable roof is topped with composite shingles and has a moderate eave overhang, and boxed eaves. The exterior is clad in stucco painted in peach with white trim on the windows and doors. The dwelling features vinyl sliding sash windows, a recessed main entryway below the main roof line, a stucco chimney visible on the east elevation, and an attached garage with a white overhead door.

Current views of the property are included below and in the following pages.



View west of the east elevation from Catawba Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History
Constructed in 1964, the property was improved with the construction of a single-family residence. Between 1964 and 1972, property ownership was not identified.

In 1973, the property was under the ownership of William J. Ochoa and his wife Noreen. Born in 1938, Mr. Ochoa was a native of Mexico.[10] In 1955, he married Noreen Kincaid in Tijuana, Mexico. The couple settled in Fontana during the late 1960s and later acquired the subject property. In 1979, Mr. and Mrs. Ochoa separated and divorced.[11] The subject property was retained by Mrs. Ochoa and continued under her ownership until 2016.

In 2016, the property was acquired by Sara D. Cruz, Boanerge Cruz, David Cruz, and Erik Cruz. The property remained the Cruz family until 2022 when the property was acquired by LIT Industrial Limited Partnership.

Table 1. Partial Ownership History

Date	Owner	Source
1973-1979	William J. Ochoa and Noreen A Ochoa	San Bernardino County Property Information Management System
1980-2016	Noreen A. Ochoa	San Bernardino County Property Information Management System
2016-2022	Sara D. Cruz, Boanerge Cruz, David Cruz, Erik Cruz	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

[10] National Archives at Riverside; Riverside, California; *Petitions For Naturalization, U.S. District Court For the Central District of California (Los Angeles), 1940-1991*; NAI Number: *594890*; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: *21*
[11] Ancestry.com. *California, U.S., Divorce Index, 1966-1984* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed in 1964, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed in 1964, the dwelling is a modest one-story residence built in the Ranch architectural style. The dwelling features an asymmetrical façade and an irregular floorplan sited on a concrete foundation, a cross gable roof topped with composite shingles, a stucco façade, vinyl sliding sash windows, a recessed main entryway below the main roof line, a stucco chimney visible on the east elevation, and an attached garage with a white overhead door. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, cross gable roof, and stucco façade.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 11082 Catawba Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 11082 Catawba Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 11082 Catawba Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

Ancestry.com. A variety of records were accessed online in July 2022 at: http://home.ancestry.com/. These include city directories, voter registration records, military records, and United States Census Data.

Anicic, John Charles Jr. Images of America: Fontana. Charleston, SC: Arcadia Publishing, 2005.

City of Fontana. Building Permits for 16025 Slover Ave. On file at the City of Fontana, Building Division.

California Office of Historic Preservation. California Register and National Register: A Comparison. Technical Assistance Series 6. (1999). Office of Historic Preservation, Sacramento.

County of San Bernardino, Property Information Management System. Website: (n.d.). Accessed August 2022. http://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX.

National Park Service. National Register Bulletin 16A: How to Complete the National Register Registration Form." Washington DC: US Dept. of the Interior, 1991.

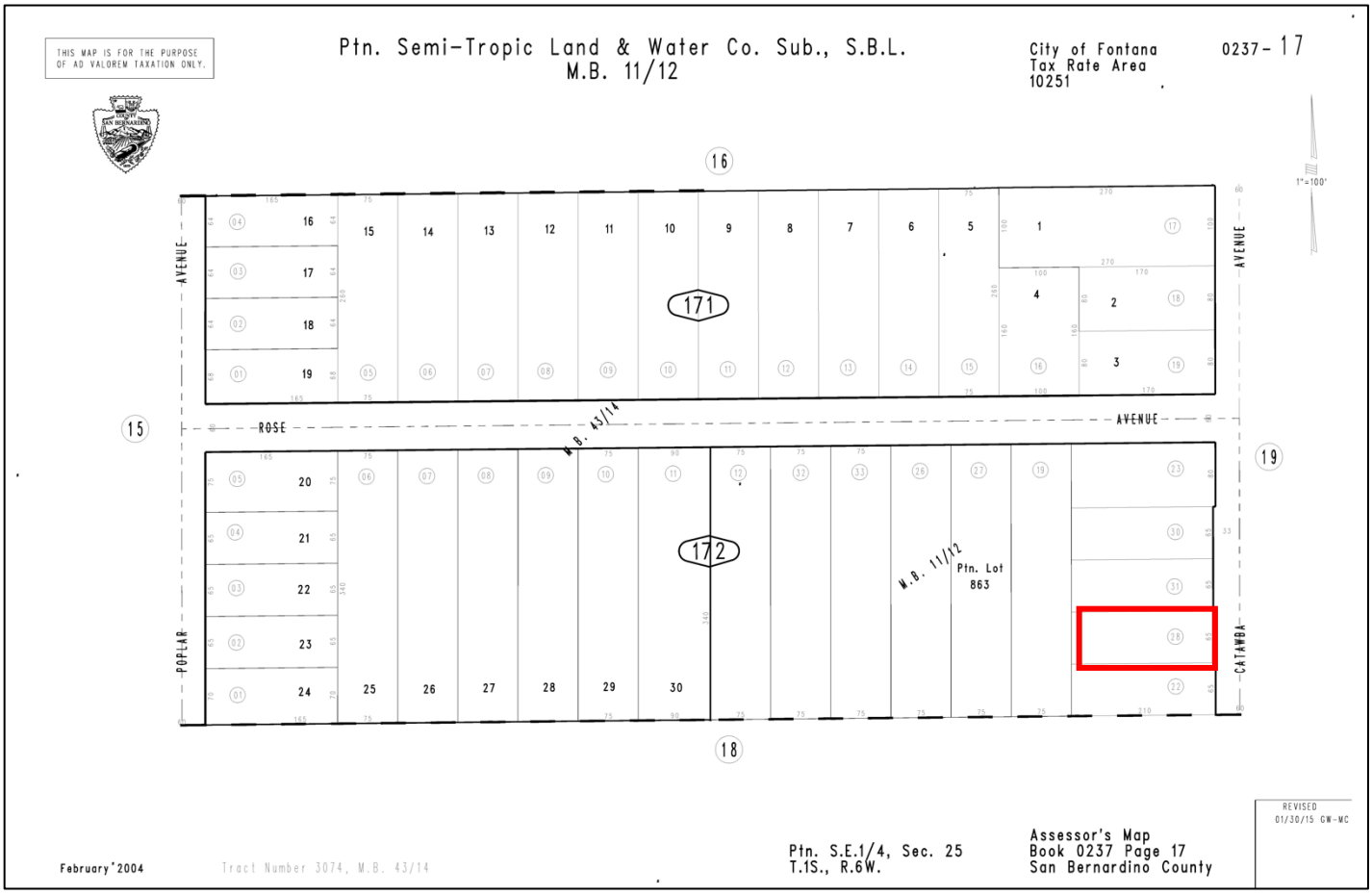
Nationwide Environmental Title Research. Historic Aerials. Website, (1999). Accessed August 2022. https://www.historicaerials.com/.

University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area. No structures are located on the property.
Source: Earth Explorer.

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area. Based on historic aerials, the dwelling retains its original floor plan. Source: Google Earth.

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

PRIMARY RECORD

Primary#: N/A
HRI#: N/A
Trinomial #: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 39

Review Code _____ Reviewer _____ Date _____
Resource Name: 11098 Catawba Avenue

P1. Other Identifier: None
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** San Bernardino
***b. USGS 7.5' Quad:** Fontana Date: 2021 **T** 1S; **R** 6W; _ ¼ **of** _ ¼ **of Sec** 25; S. B. **B.M.** _____
c. Address: 11098 Catawba Avenue City: Fontana Zip: 92337 d. UTM Zone: 11S, 457681.93mE / 3768042.14mN
e. Other Locational Data: The subject property fronts Catawba Avenue and is located on the Semi-Tropic Land & Water Co. Subdivision, south of Rose Avenue. Identified as San Bernardino County Assessor's Parcel Numbers 023-717-222, the property is located towards the south end of the Fontana city boundaries.

***P3a. Description:** The evaluated property is located on a parcel identified as 023-717-222 and consists of a modest single-family residence with an attached garage, listed as 11082 Catawba Avenue. The dwelling was constructed ca.1966 in the Ranch architectural style by an unidentified builder. The building is sited on a rectangular parcel, approximately 0.27 acres in size, south of Rose Ave. The property is enclosed on all sides by a chain link and concrete masonry unit fence. A concrete driveway is located on the far northeast corner of the parcel and extends from Catawba Ave providing access to the subject property. The surrounding area is composed of a light residential, industrial, and commercial-use properties. See Continuation Sheet for additional description.

***P3b. Resource Attributes:** HP2-Single Family
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo: View west of the east elevation from Catawba Ave.
***P6. Date Constructed/Age and Source:**
☒Historic: ca.1966; HistoricAerials.com
☐ Prehistoric
☐ Both
***P7. Owner and Address:**
LIT Industrial Limited Partnership
1717 Mckinney Ave STE 1900
Fontana, CA. 92335
***P8. Recorded by:**
Urbana Preservation & Planning, LLC
www.urbanapreservation.com
***P9. Date Recorded:** September 2022
***P10. Survey Type:**
Historical Resource Assessment
***P11. Report Citation:** None

***Attachments:** ☐ None ☒ Location 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:

B1. Historic Name: Not Identified
B2. Common Name: 11098 Catawba Avenue
B3. Original Use: Single-family **B4. Present Use:** Single-Family
***B5. Architectural Style:** Ranch Style

***B6. Construction History:** Construction history is based on historic and current aerials. Building permits were not on file for the subject property. Constructed ca.1966, the subject property was improved with the construction of a single-family residence by an unidentified builder. Based on historic aerials, the dwelling retains its original floor plan. The original fenestration likely consisted of aluminum sliding sash or single-hung units, which were replaced at an unidentified date.

***B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:** N/A **Original Location:** N/A
***B8. Related Features:** None
B9a. Architect: Not Identified **b.** Builder: Not Identified
***B10. Significance: Theme:** N/A **Area:** N/A
Period of Significance: N/A **Property Type:** Single-Family **Applicable Criteria:** Local Register / CRHR Ineligible

The 11098 Catwaba Avenue property does not qualify for designation under the City of Fontana's Local Register and CRHR criteria. The property does not have a special historical, archeological, cultural, architectural, community or aesthetic value (CRHR / Local Register Criterion 1, 4 / 1);it has not been identified with persons, a business use or events significant in local, state or national history (CRHR / Local Register Criterion 2 / 2); it does not embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship (CRHR / Local Register Criterion 3 / 3); it is not located in a unique location or singular physical characteristic that represents an established and familiar visible feature of a neighborhood or community or the city (Local Register Criterion 4); the subject property does not contribute to the well-being of the people of Fontana (Local Register Criterion 5); it is not in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development (Local Register Criterion 6); Lastly, further research and analysis of the subject property is unlikely to yield information important in prehistory or history (CRHR Criterion 4). See Continuation Sheet for additional information.

B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for references.
B13. Remarks: None
***B14. Evaluator:** Alexia Landa, BA, Historian / Archaeologist
Urbana Preservation & Planning, LLC,
www.urbanapreservation.com
***Date of Evaluation:** October 2022



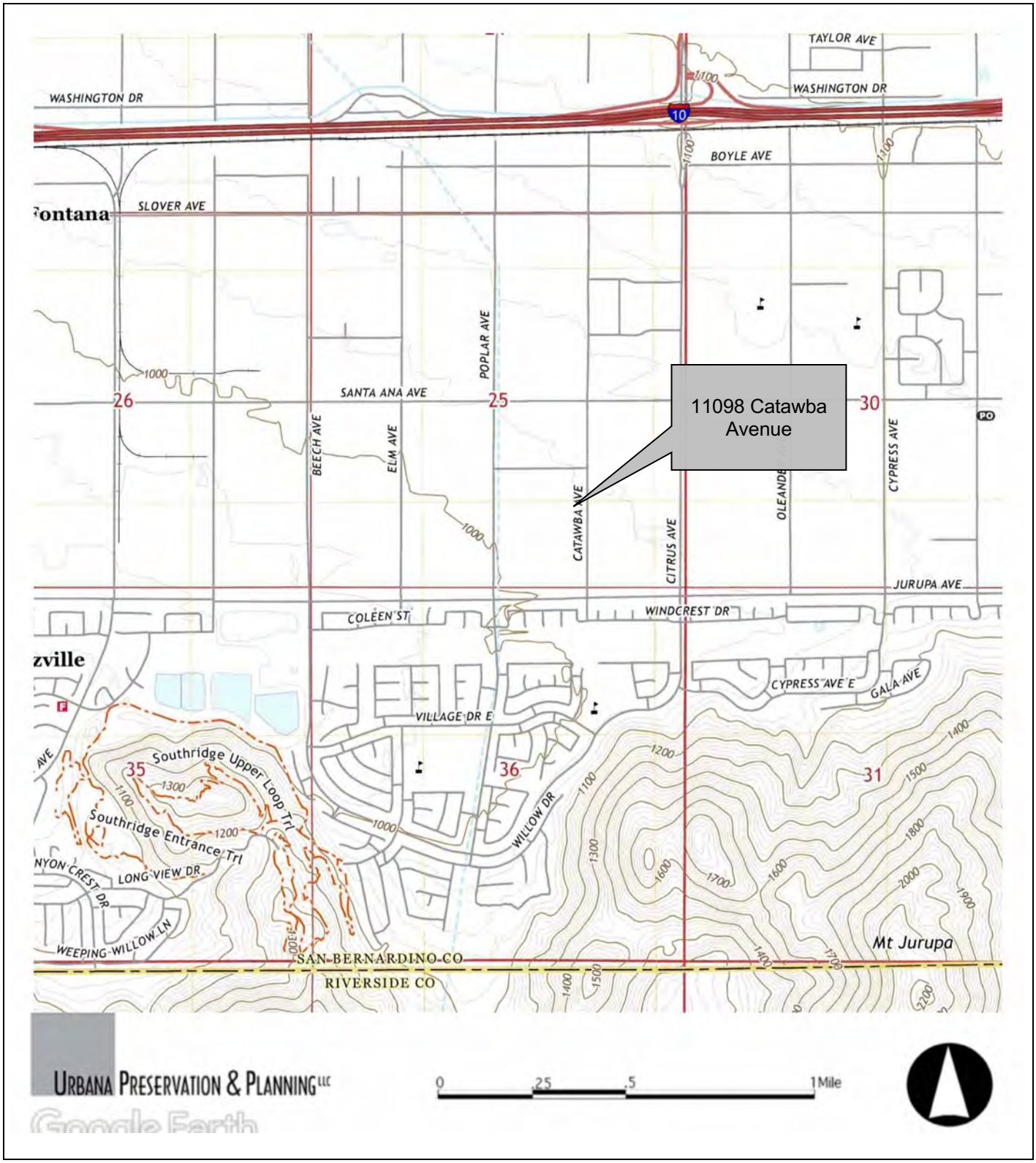
(This space reserved for official comments.)

LOCATION MAP

Resource Name: 11098 Catawba Avenue

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 39

*Map Name: Fontana USGS Quadrangle Map *Scale: 1:24,000 *Map Date: 2021



Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 39

Primary Record Information Continued:

Site Plan



Parcel Boundary:

Primary Record Information Continued:

P3a. Description Continued from page 1.
The single-family residence is one-story with an asymmetrical façade and an irregular floor plan sited on a concrete foundation. The low-pitched gable roof is topped with composite shingles and has a minimal eave overhang, and boxed eaves. The exterior is clad in stucco painted in peach with a brick veneer visible on the main (east) elevation and features vinyl sliding sash windows, a recessed main entryway below the main roof line, and an attached garage with a wood overhead door.

Current views of the property are included below and in the following pages.



View west of the east elevation from Catawba Ave.

Building, Structure, Object Information Continued:

B10. Significance Continued from page 2:

Brief Overview of the City of Fontana

The City of Fontana is located in the northern portion of San Bernardino Valley along the southern foothills of the San Gabriel Mountains in San Bernardino County. It is bordered to the east by the City of Rialto, to the west by Rancho Cucamonga, and to the south by the Jurupa Valley. The region is part of a flat and southward sloping alluvial plain, with elevations ranging between 1,200-feet to 2,000-feet above sea level. The region's major water source comes from the Lytle Creek located east of the city. Lytle Creek is the largest tributary source emanating from the San Gabriel Mountains that joins with the Santa Ana River. The city is located in a semi-permanent high-pressure zone and experiences a mild and tempered climate ranging between 43 to 95 degrees Fahrenheit. The region's main transportation corridors include Interstates 15, 10, and 210. For much of its history, the area remained relatively unchanged, with intermittent settlement occurring until the beginning of the 20th century.

Prior to European settlement, the area was traditionally occupied by the native Gabrielino-Tongva and Serrano people. The two groups occupied the San Bernardino Valley seasonally and maintained a semi-sedentary settlement system. Although the Gabrielino territory was primarily centered in the Los Angeles Basin and the Serrano territory in the San Bernardino Mountains, both groups adjoined and overlapped each other in the San Bernardino Valley. A significant amount of trade was conducted between the two groups, as well as with neighboring groups such as the Cahuilla, Mohave, and Chemehuevi. The Mojave Trail was just one of a vast network of prehistoric trails that once spanned throughout the region, facilitating trade, communication, hunting, war, diplomacy and cultural interaction. Native American trails were later utilized by early European and American explorers, who adapted them to fit their own political, social and economic needs.

During the late 18th century, European exploration of the San Bernardino Valley commenced. The earliest reported exploration occurred during the Spanish occupation of California. In 1771, Father Francisco Garces was the first European to pass through the area. Garces was a Franciscan missionary and explorer who made several expeditions through the region. During his expeditions he managed to establish peaceful relationships with the tribes he encountered along his journey. He later served as a guide to Spanish explorer Juan Bautista De Anza. In 1772, Garces was followed by Pedro Fages, a Spanish soldier who would later become governor of Alta California. Fages is reported to have reached the region in search of military deserters from the San Diego Presidio.

As Spanish exploration of the region increased, California missions were founded to convert Native Americans to Catholicism and to expand European territory. The mission system of Alta California was led by Franciscan missionaries who carefully selected lands located near major water sources and with ample land for agriculture. With the establishment of the missions an economy of agriculture, ranching, and trade emerged. Each mission owned a number of ranches where they raised livestock and crops. The most extensive ranchlands in the whole mission system belong to Mission San Gabriel, located in present-day Los Angeles County, extending over 2,100 square miles.

In 1819, Rancho San Bernardino was established by Mission San Gabriel. It encompassed much of the San Bernardino Valley, including the area that would become the City of Fontana. The region was initially explored in 1810 by the mission and found to be a suitable location for agricultural and social endeavors. Ranch labor was often carried out by Native American populations. Ranches often served as industrial-agricultural schools where indigenous communities were taught manual trades such as carpentry, tanning, weaving, and farming. However, ownership of the ranch was short-lived following Mexico's independence from Spain.

In 1821, California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully documented on maps known as diseños, that delineated the boundaries of each grant. In 1842, Jose Del Carmen Lugo and his three sons were formally granted the lands of Rancho San Bernardino by Governor Alvarado. The rancho encompassed a total of 35,509-acres and extended through a large portion of the San Bernardino Valley, encompassing the present-day cities of Fontana, Rialto, Redlands, Colton, and San Bernardino.

Building, Structure, Object Information Continued:

During the 1830s and 1840s, as settlement in the region increased, Mexican ranchos were subjected to a series of attacks by Native American populations. Ranchos located in remote areas, such as the San Bernardino Valley, were especially vulnerable. Native American raids often resulted in large numbers of livestock being taken or in the death of ranchers. Landowners petitioned the Mexican authorities for help and, as a result, military expeditions were sent out to the San Bernardino Valley. Settlement along the Cajon Pass was also encouraged by larger rancheros in an effort to ward off further raids from coming into the valley.

In 1843, the Mexican government granted Michael Claringbund White the rights to the Muscupiabe Rancho. White, also known as Miguel Blanco, was a former English sailor who migrated from New Mexico to California in the 1840s following the separation of Texas from Mexico. The Muscupiabe Rancho was located adjacent to the Cajon Pass and neighbored Rancho San Bernardino to the east. The rancho encompassed approximately 30,145-acres. White remained on the rancho with his family for only nine months and was forced to leave after all his livestock was stolen.

During the 1850s, following California's admission into the Union as the 31st state, the San Bernardino Valley became the headquarters of a Mormon colony. The region was viewed as a desirable location to establish a base where supplies could be gathered for the Mormon heartland in Utah with its close proximity to both a reliable route through the Cajon Pass and to the port of San Pedro in Los Angeles. Mormon Battalions were sent out to scout the valley for potential locations, including one led by Captain Andrew Lytle for whom Lytle Creek is named. On September 22, 1851, Rancho San Bernardino was purchased for $77,000 from the Lugo family by the Mormon church. Within two years the region was transformed from a former Mexican Rancho to the largest Anglo-American settlement in California, boasting a population of over 1,000. Mormon settlers established farmsteads within Rancho San Bernardino, including Rancho Muscupiabe. By the end of 1856, the colony was reported to have a population of 3,000 inhabitants, rivaling the population of Los Angeles. However, after six years the President of the Mormon church, Brigham Young, recalled the colony to Utah. Between 1857 and 1858, California saw the evacuation of the Mormon community in the San Bernardino Valley.

Following the mass exodus of the Mormon community, the region was once again transformed with the enactment of the 1862 Homestead Act. Under the Homestead Act, large tracts of U. S. Government land were made available for homesteading in the San Bernardino Valley, resulting in the development of desert communities such as the Grapeland District. The Grapeland District, located in present-day Fontana, encompassed more than 10,000-acres. It was named for the grape and raisin vines planted in the area between 1860 and 1890s.Transportation networks such as the Mojave Trail intersected the area, further facilitating settlement. Early settlers of the district included the Perdew family who settled in the area between the 1860s and 1880s and established the community's first school and post office. Notable members of the family included Alexander Garrison Perdew of Ohio, his son Joseph Edward Perdew, and Greenberry Ferdinand Ruidoux Benton Perdew of Iowa. Alexander and his wife Sarah settled in the area in 1866 and Greenberry Perdew arrived in ca.1880. During the 1880s, the family began patenting lands around Section 18 and construction of an irrigation ditch, known as Perdew Ditch, located north of present-day Interstate 15. Towards the end of the century the family had acquired most of the lands in Section 18.

By the 1880s, the construction of the Southern Pacific and Santa Fe Railroads supplanted the Mojave Trail as the primary mode of transportation. In 1887, a railroad station was established in the Grapeland District and was named Rosena. The introduction of the railroad led to the development of new settlements in the San Bernardino Valley. That same year the Semi-Tropic Water and Land Company was formed for the purpose of purchasing land and encouraging settlement of the area. After its formation, the company purchased 285,000 acres of land near the mouth of Lytle Creek and acquired the water rights. As a result, the Rialto, Bloomington, and Fontana townsites were laid out. Dwellings were constructed in the popular architectural styles of the era including Victorian, Mediterranean, Spanish Revival, Mission Revival, and later the Craftsman style.

Building, Structure, Object Information Continued:

While the towns of Rialto and Bloomington saw some growth, little development occurred in the area that would become the City of Fontana. One of the reasons for its lack of development was due to an insufficient and unreliable water supply. In 1890, the Grapeland Irrigation District was established, with Alexander Perdew as Director. Although the district constructed a number of water conveyance systems throughout the area during the 1890s, improper management could not overcome the satisfaction of potential customers. By 1901, the Grapeland Irrigation District lost its water rights to Lytle Creek and the district was disbanded.

Following the water district's collapse, further development of the area did not resume until the formation of the Fontana Development Company. In 1905, Azariel Blanchard (A.B.) Miller, a rancher and entrepreneur, arrived in the area and purchased 17,000-acres of land. Through the Fontana Development Company, Miller promoted the area as a community of affordable and productive small-scale farming. By the 1920s, the area was transformed into a diverse agricultural center with citrus, grapes, poultry, and livestock as its key commodities. On June 7, 1913, the Fontana townsite was founded. Much of the town's development occurred in close proximity to the Atchison, Topeka and Santa Fe railroad tracks.

During the 1930s, economic growth of the region decreased, but later picked back up following World War II. The expansion of the area was spurred by the establishment of the Kaiser Steel Company. In 1942, Henry J. Kaiser established the first steel plant west of the Mississippi River in Fontana. From the company plant, steel plates were manufactured and distributed to naval shipyards for the construction of wartime ships during World War II. Fontana quickly became the west coast's leading steel producer and the plant remained open until 1984. The establishment of the company created much needed jobs and consequently spurred residential and commercial developments in the area.

By the late 1940s, the area began to succumb to urban sprawl, resulting in the decline of the agricultural industry. As the population increased, Fontana was further subdivided and new subdivisions replaced agricultural lands. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Additionally, the construction of major transportation networks such as Interstate 15, Interstate 10, and State Route 210 further stimulated Fontana's growth.

On June 25, 1952, Fontana was officially incorporated as a city. By the 1980s, Fontana experienced unparalleled growth and new industrial and commercial developments were established in the city, including the Kaiser Permanente Hospital facility, one of the largest medical facilities in the region. In 2000, the area was named as one of the fastest growing cities in Southern California. Today, the City of Fontana is known as the "crossroads of the Inland Empire" due to its geographical location and has a population that exceeds 200,000. The city's shipping and trucking industry play a major role in the local economy.

Building, Structure, Object Information Continued:

Ranch Style
The Ranch style house first emerged in the early 1930s when architect Cliff May designed the first of its kind in San Diego, California. Initially designed to be low-cost tract housing, the Ranch style was not intended to be eye-catching. Its low-profile appearance and plain use of materials was a precursor architectural style to the post-World War II building boom and extended the Minimal Traditional-style aesthetic that had been popularized in the 1930s and 1940s. With deep eaves and long horizontal frames, Ranch style homes gave Americans an easily constructed dwelling suitable for mass production.

Typically having a deep setback from the street, the horizontality of the house stretched interior spaces in a linear, L-shaped, U-shaped, or H-shaped fashion. The Ranch style embraced the outdoors through redefining courtyards and patios as out-door "rooms." New meaning was given to the roles and location of rooms. The kitchen was brought forward to the front and rear of the dwelling. Ranch style homes typically had open floor plans, combining the kitchen, dining, and living room into one communal family area. These features were popular with parents of the postwar baby boomer generation. As a result, the Ranch style dominated residential tracts developed in the 1950s, 1960s, and 1970s throughout the United States.

Character-defining features of the Ranch include:
- One-story in height,
- Large, landscaped yards,
- Horizontal, angular massing,
- Hipped, cross-gable, or side-gable roofs, with moderate to wide eave overhang,
- Large windows, often aluminum framed, with or without mullions,
- Single car carport or garage sometimes attached to primary façade or in rear, rarely a two-car garage is present,
- Wood, brick, stucco, and stone wall cladding.

Building, Structure, Object Information Continued:

Property Ownership History
Constructed ca.1966, the property was improved with the construction of a single-family residence. Between 1966 and 1973, property ownership was not identified.

In 1974, the property was under the ownership of Wayne and Margaret E. Brechbiel. Born in 1921, Mr. Brechbiel was a native of Indiana and a United States Navy World War II veteran.[12] In 1940, he married Margret "Betty" E. Mullin of Indiana.[13] In 1950, the couple relocated to California where they settled in Los Angeles, California. By 1974, the couple acquired the subject property and remained under their ownership until 1975.

In 1975, the property was under the ownership of Jerry A. Harr and Cheryl J. Harr. Little information was found on Mr. and Mrs. Harr. The property remained under their ownership until 1978.

In 1978, the property was acquired by Mardell S. Denney and Jerry L. Denney. Born in 1957, Mr. Denney was a native of San Bernardino, California.[14] In 1977, Mr. Denny married Mardell Sue Forester in Clark County Nevada.[15] The property remained under their ownership until 2022 when the property was acquired by LIT Industrial Limited Partnership.

Table 1. Partial Ownership History

Date	Owner	Source
1974-1975	Margaret E. Brechbiel and Wayne Brechbiel	San Bernardino County Property Information Management System
1975-1978	Jerry A Harr and Cheryl J. Harr	San Bernardino County Property Information Management System
1978-2022	Mardell S. Denney and Jerry L. Denney	San Bernardino County Property Information Management System
2022-present	LIT Industrial Limited Partnership	Parcel Quest San Bernardino County Property Information Management System

[12] United States of America, Bureau of the Census; Washington, D.C.; *Seventeenth Census of the United States, 1950*; Record Group: *Records of the Bureau of the Census, 1790-2007*; Record Group Number: *29*; Residence Date: *1950*; Home in 1950: *El Monte, Los Angeles, California*; Roll: *1633*; Sheet Number: *19*; Enumeration District: *19-732*
[13] Ancestry.com. *Indiana, U.S., Marriages, 1810-2001* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2014.
[14] Ancestry.com. *California Birth Index, 1905-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005.
[15] Ancestry.com. *Nevada, U.S., Marriage Index, 1956-2005* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2007.

Building, Structure, Object Information Continued:

Local Register Eligibility Review - City of Fontana Historic Resource Designation Criteria (Section 5-355).

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

Research does not indicate that the subject property has a special historical, archaeological, or cultural history, nor does it have a high architectural, community, or aesthetic value. Constructed ca.1966, the residence is a modest one-story dwelling built in the Ranch architectural style. The dwelling was constructed at a time when Fontana was transitioning from a largely agrarian society to a dense suburban development. During the 1950s, agricultural lands were gradually replaced by new residential, commercial, and industrial-use properties to accommodate the population boom that occurred following World War II. Architectural styles such as the Ranch and Minimal Traditional style were introduced in residential construction. Construction of larger and improved transportation networks further stimulated Fontana's development and growth. By the 1980s, the area transformed into an important commuter city, with new residents relocating to the area in search of affordable housing.

Although the subject property was improved during the early suburbanization of Fontana, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of the City or California's history. The subject property is one of many residential use properties constructed in the area between the 1950s and 1970s. For this reason, Urbana determined the property is not individually eligible under Criterion 1.

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

Research does not indicate that the subject property is associated with individuals or a business significant in local, state, or national history. For this reason, Urbana determined the property does not have a significant documentation under Criterion 2.

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

Under Local Register Criterion 3, the subject dwelling does not embody the distinctive characteristics of a style, type, period, or method of construction. Constructed ca.1966, the dwelling is a modest one-story residence built in the Ranch architectural style. The dwelling features an asymmetrical façade and an irregular floorplan sited on a concrete foundation, a gable roof topped with composite shingles, a stucco façade with a brick veneer, vinyl sliding sash windows, a recessed main entryway below the main roof line, and an attached garage with a wood overhead door. Visible characteristics of the Ranch architectural style include: a horizontal floorplan, one-story in height, side gable roof, and stucco façade and a brick veneer.

Although the house continues to reflect the Ranch style, it is not a distinctive representation of the architectural style. The dwelling is a modest example and does not present any exemplary or artistic features to distinguish the property from other Ranch style properties constructed contemporaneously in the area. For this reason, Urbana determined that the 11098 Catawba Avenue property is not eligible under Criterion 3.

Building, Structure, Object Information Continued:

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

The subject property is located in a light industrial / commercial use neighborhood with some single-family residences within the vicinity. The property is not located in a unique location nor is it within the proximity of a designated historic district. Therefore, the property is not eligible under Criterion 4.

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

Under Local Register Criterion 5, the subject property does not contribute to the quality of life of the people of Fontana. Therefore, the property is not eligible under Criterion 5.

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

The subject property is not located in a geographically definable area possessing a concentration of sites, buildings, structures or objects that are unified by past events or are unified aesthetically by plan or physical development. Additionally, the property is not located an established historic district. Therefore, the property is not eligible under Criterion 6.

Building, Structure, Object Information Continued:

CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR) ELIGIBILTY REVIEW

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

This is equivalent to Local Criterion 1. This is equivalent to Local Criterion 1. Research does not indicate that the subject property qualifies for designation under Criterion 1. The property is not individually eligible under Criterion 1.

CRHR Criterion 2: Association with the lives of persons important in California's past.

This is equivalent to Local Criterion 2. Research does not indicate that the subject property qualifies for designation under Criterion 2. The 11098 Catawba Avenue property is not associated with the lives of persons important to local or California history. Little information was found on the owners and occupants. Therefore, the subject property does not qualify under Criterion 2.

CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction, or represent the work of an important creative individual or possess high artistic values.

This is equivalent to Local Criterion 3. Under Criterion 3, the building is not the work of a master and does not possess high artistic values and does not rise to a level beyond the ordinary. While the dwelling does exhibit characteristics of the Ranch architectural style, these features are considered common and visible in many other properties of similar construction. For this reason, Urbana determined the property is not individually eligible under Criterion 3.

CRHR Criterion 4: Potential to yield information important in prehistory or history.

The subject property is not eligible under Criterion 4 as it is unlikely to yield information important in prehistory or history.

Building, Structure, Object Information Continued:

Integrity

Integrity is the ability to physically convey significance. Evaluation of integrity must always be grounded in an understanding of a resource's physical features and how they relate to its significance. To retain historic integrity, a resource will possess several, and usually most of the following seven aspects of integrity: location, materials, design, setting, workmanship, feeling, and association. If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability to convey its significance. Only after the historic significance of the resource is fully established can the issue of integrity be addressed.

The 11098 Catawba Avenue property has not been found by Urbana to be individually eligible for designation under any of the Local Register or CRHR criteria. Further integrity analysis is not merited.

Building, Structure, Object Information Continued:

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

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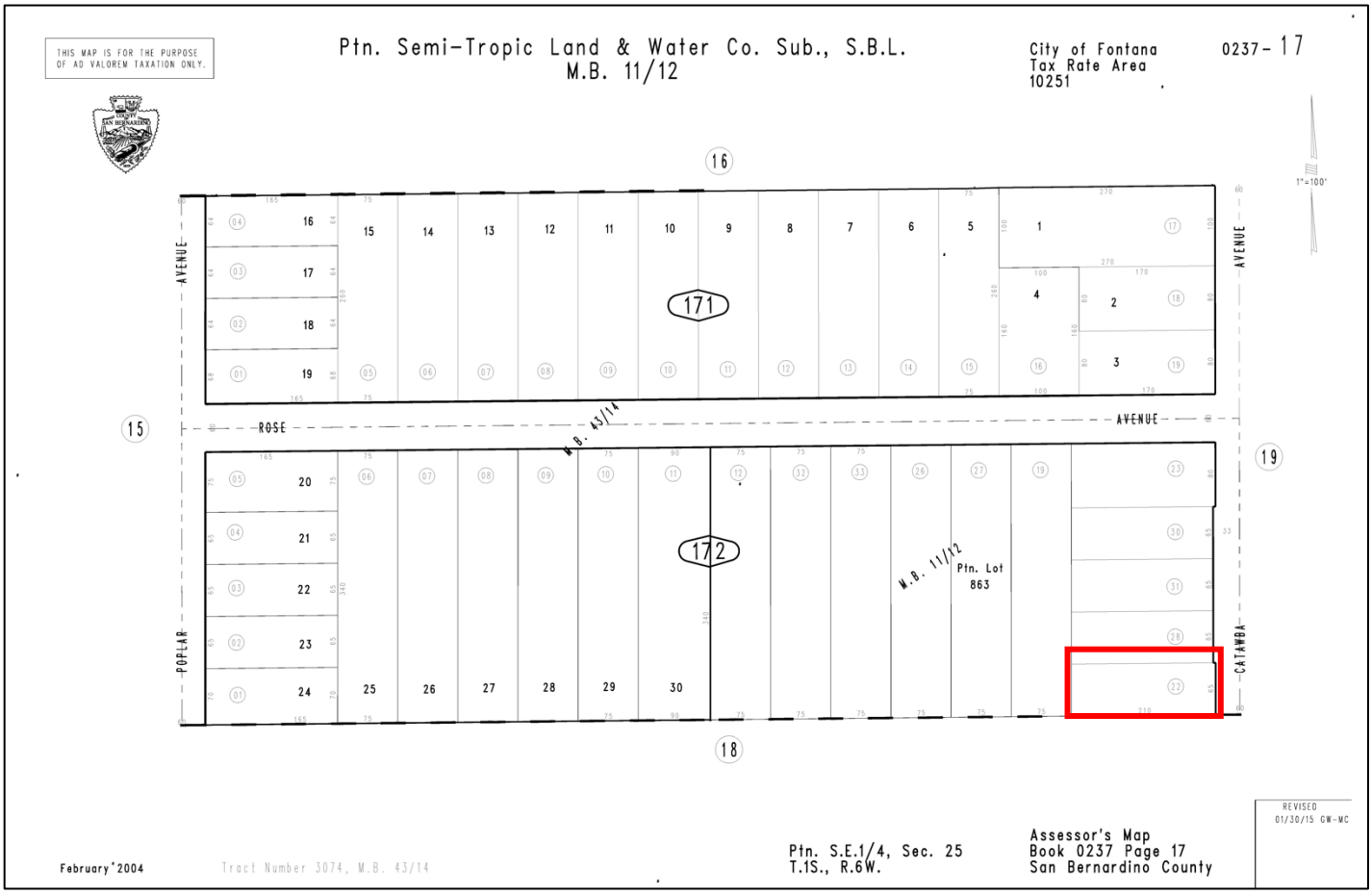
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University of California Santa Barbara Library. Frame Finder. Website (n.d.). Accessed August 2022. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

U.S. Department of the Interior. Earth Explorer. Website (n.d.) Accessed August 2022. https://earthexplorer.usgs.gov/.

Building, Structure, Object Information Continued:

Assessor's Parcel Map



The subject building is located on Lot 841 of the Semi-Tropic Land & Water Company Subdivision.
Source: February 2004 Semi-Tropic Land & Water Company Subdivision, Assessor's Map Book 0237 Page 11, County of San Bernardino Assessor's Office.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 39

Building, Structure, Object Information Continued:

Historic Aerials



1961 aerial of the subject property and surrounding area. No structures are located on the property.
Source: Earth Explorer.

Primary#: N/A
HRI #: N/A
Trinomial: N/A
CRHR Status Code: 6Z
Other Listings: Urbana Survey No.: 39

Building, Structure, Object Information Continued:



1966 aerial of the subject property and surrounding area. Based on historic aerials, the dwelling retains its original floor plan. Source: Google Earth.