

HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY

**CHIPT HIGHLAND EAST
INDUSTRIAL BUILDING PROJECT**

**APN 1192-631-09 to -14 and -22 to -28, 1192-641-08 to -11 and -15 to -21
City of Highland, San Bernardino County, California**

For Submittal to:

City of Highland Planning Department
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Highland, CA 92346

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December 5, 2022
CRM TECH Contract No. 3879A

Title: Historical/Archaeological Resources Survey: CHIPT Highland East Industrial Building Project, APN 1192-631-09 to -14 and -22 to -28, 1192-641-08 to -11 and -15 to -21, City of Highland, San Bernardino County, California

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USGS Quadrangle: Redlands, Calif., 7.5' quadrangle; Section 5, T1S R3W, San Bernardino Baseline and Meridian

Project Size: Approximately 11.33 acres

Keywords: San Bernardino Valley; Sites 3879A-1H to -4H*: circa 1940-1950 residential properties; not "historical resources" under CEQA.

** Temporary designation, pending assignment of official identification numbers*

MANAGEMENT SUMMARY

Between May and November 2022, at the request of MIG Inc., CRM TECH performed a cultural resources study for the CHIPT Highland East Industrial Building Project in the City of Highland, San Bernardino County, California. The project area consists of approximately 11.33 acres of mixed-use land in Assessor's Parcel Numbers 1192-631-09 to -14, 1192-631-22 to -28, 1192-641-08 to -11, and 1192-641-15 to -21. It is located between Third and Fifth Streets and between Central and Palm Avenues, in the southeast quarter of fractional Section 5, Township 1 South, Range 3 West, San Bernardino Baseline and Meridian.

The study is a part of the environmental review process for the project, which entails the construction of an industrial building with paved parking and landscaping. The City of Highland, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any "historical resources," as defined by CEQA, that may exist in or near the project area. In order to identify such resources, CRM TECH conducted a cultural resources records search, pursued historical background research, and carried out an intensive-level field survey, including a field inspection of all existing buildings and other built-environment features on the property.

The results of these research procedures indicate that 11 of the 24 parcels in the project area host one or more buildings. Of these, five parcels contain buildings that are modern in origin or have been modernized/alterd to such an extent that they no longer retain sufficient historical character to relate to their period of origin. Two were commercial properties that were previously recorded and found not to qualify as "historical resources" under CEQA provisions, a finding to which the present study concurs.

The buildings on the remaining four parcels are all single-family residences that date to the 1940-1950 era and retain a recognizable level of historical character despite various degrees of past alterations. As such, these four properties were recorded into the California Historical Resources Inventory during this study and designated temporarily as Sites 3879A-1H to 3879A-4H, pending assignment of official identification numbers. None of these four properties, however, appear to meet any of the criteria for listing in the California Register of Historical Resources, and therefore none meet the statutory definition of a "historical resource" under CEQA. No other potential "historical resources" were encountered throughout the course of the study.

Based on the research results summarized above, CRM TECH concludes that no "historical resources" exist within the project area. Accordingly, CRM TECH recommends to the City of Highland a finding of *No Impact* regarding "historical resources." No further cultural resources investigation is recommended for the proposed project unless construction plans undergo such changes as to include areas not covered by this study. However, if buried cultural materials are encountered during any earth-moving operations associated with the project, all work within 50 feet of the discovery should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

TABLE OF CONTENTS

MANAGEMENT SUMMARY	i
INTRODUCTION	1
SETTING.....	4
Current Natural Setting	4
Cultural Setting	5
Prehistoric Context.....	5
Ethnohistoric Context	6
Historic Context	7
RESEARCH METHODS	7
Records Search.....	7
Historical Background Research.....	8
Field Survey	8
RESULTS AND FINDINGS.....	8
Records Search.....	8
Historical Background Research.....	10
Field Survey	12
DISCUSSION	13
REFERENCES	15
APPENDIX 1: Personnel Qualifications	18
APPENDIX 2: California Historical Resources Inventory Record Forms.....	23

LIST OF FIGURES

Figure 1. Project vicinity.....	1
Figure 2. Project location.....	2
Figure 3. Recent satellite image of the project area.....	3
Figure 4. Overview of the western portion of the project area	4
Figure 5. Overview of the eastern portion of the project area	5
Figure 6. Previous cultural resources studies.....	9
Figure 7. The project area and vicinity in 1853-1877.....	10
Figure 8. The project area and vicinity in 1898-1899.....	10
Figure 9. The project area and vicinity in 1939	11
Figure 10. The project area and vicinity in 1952-1954.....	11

INTRODUCTION

Between May and November 2022, at the request of MIG Inc., CRM TECH performed a cultural resources study for the CHIPT Highland East Industrial Building Project in the City of Highland, San Bernardino County, California (Fig. 1). The project area consists of approximately 11.33 acres of mixed-use land in Assessor's Parcel Numbers (APN) 1192-631-09 to -14, 1192-631-22 to -28, 1192-641-08 to -11, and 1192-641-15 to -21. It is located between Third and Fifth Streets and between Central and Palm Avenues, in the southeast quarter of fractional Section 5, Township 1 South, Range 3 West, San Bernardino Baseline and Meridian (Figs. 2, 3).

The study is a part of the environmental review process for the project, which entails the construction of an industrial building with paved parking and landscaping. The City of Highland, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA; PRC §21000, et seq.). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any "historical resources," as defined by CEQA, that may exist in or near the project area.

In order to identify such resources, CRM TECH conducted a cultural resources records search, pursued historical background research, and carried out an intensive-level field survey, including a field inspection of all existing buildings and other built-environment features on the property. The following report is a complete account of the methods, results, and conclusion of the study. Personnel who participated in the study are named in the appropriate sections below, and their qualifications are provided in Appendix 1.

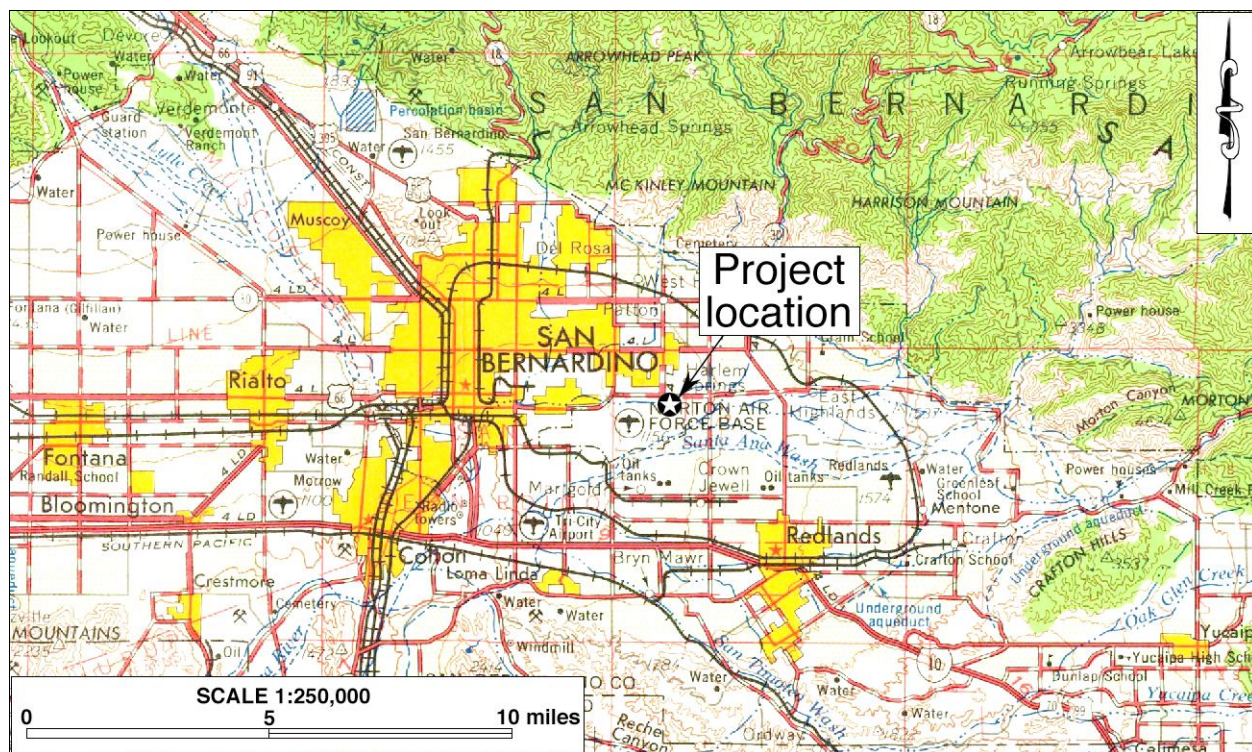


Figure 1. Project vicinity. (Based on USGS San Bernardino, Calif., 120'x 60' quadrangle [USGS 1969])

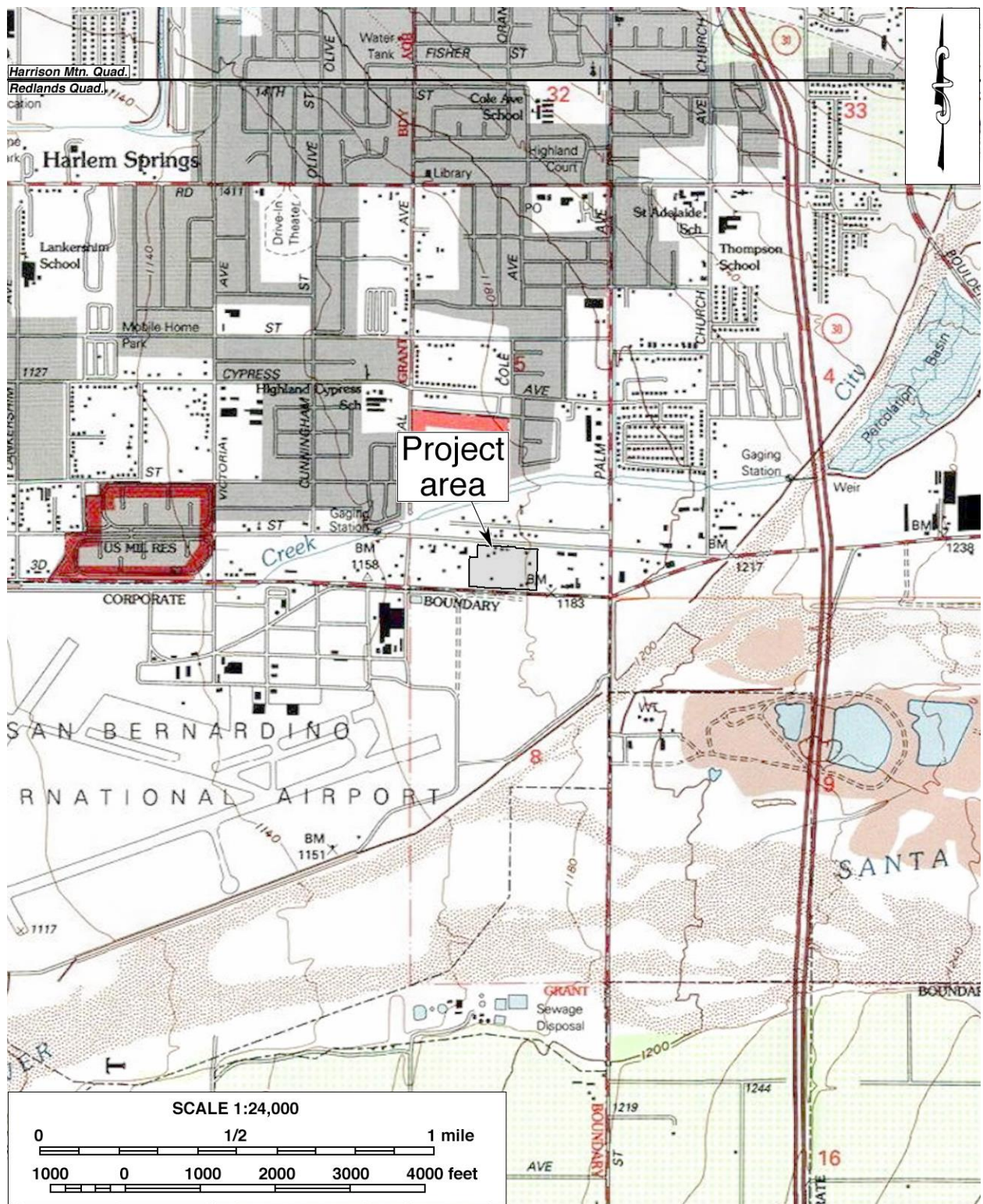


Figure 2. Project location. (Based on USGS Harrison Mtn. and Redlands, Calif., 7.5' quadrangles [USGS 1996a; 1996b])



Figure 3. Recent satellite image of the project area.

SETTING

CURRENT NATURAL SETTING

The City of Highland is situated in eastern portion of the San Bernardino Valley, a broad inland valley defined by the San Gabriel and San Bernardino Mountain Ranges on the north and a series of low rocky hills on the south. The Mediterranean climate of the San Bernardino Valley is typical of inland southern California, known as the Inland Empire, featuring hot and dry summers and mild and rainy winters. The average annual precipitation in the area is approximately 12 inches, most of which occurs between December and March.

The project area lies in the southwestern portion of the City of Highland, in an area that has recently begun to undergo redevelopment as an industrial business park. It is bounded on the north and the south by Fifth Street and Third Street, respectively, and on the east and the west by a mix of residential and commercial properties of similar character to those within the project boundaries (Fig. 3). The frontage along Fifth Street is occupied mostly by modest one-story buildings, some apparently converted from residential to commercial use.

The western portion of the project area beyond the frontage parcels is mostly used as a storage yard for semi-truck trailers, heavy equipment, and stockpiles of construction materials (Fig. 4). The southeastern portion along Third Street is occupied a several single-family residences and two former service garages (Fig. 5). Elevations range between 1,170 and 1,180 feet above mean sea level over relatively level terrain. Vegetation consists mainly of the typical low grasses, with some eucalyptus and other trees near the buildings.



Figure 4. Overview of the western portion of the project area, view to the northeast. (Photograph taken on June 24, 2022)



Figure 5. Overview of the eastern portion of the project area, view to the northwest. (Photograph taken on June 24, 2022)

CULTURAL SETTING

Prehistoric Context

The earliest evidence of human occupation in the Inland Empire was discovered below the surface of an alluvial fan in the northern portion of the Lakeview Mountains, overlooking the San Jacinto Valley, with radiocarbon dates clustering around 9,500 B.P. (Horne and McDougall 2008). Another site found near the shoreline of Lake Elsinore, close to the confluence of Temescal Wash and the San Jacinto River, yielded radiocarbon dates between 8,000 and 9,000 B.P. (Grenda 1997). Additional sites with isolated Archaic dart points, bifaces, and other associated lithic artifacts from the same age range have been found in the nearby Cajon Pass area of the San Bernardino Mountains, typically atop knolls with good viewsheds (Basgall and True 1985; Goodman and McDonald 2001; Goodman 2002; Milburn et al. 2008).

The cultural prehistory of southern California has been summarized into numerous chronologies, including those developed by Chartkoff and Chartkoff (1984), Warren (1984), and others. Specifically, the prehistory of the inland region has been addressed by O'Connell et al. (1974), McDonald et al. (1987), Keller and McCarthy (1989), Grenda (1993), Goldberg (2001), and Horne and McDougall (2008). Although the beginning and ending dates of different cultural horizons vary regionally, the general framework for the prehistory can be divided into three primary periods:

- **Paleoindian Period (ca. 18,000-9,000 B.P.):** Native peoples of this period created fluted spearhead bases designed to be hafted to wooden shafts. The distinctive method of thinning

bifaces and spearhead preforms by removing long, linear flakes are diagnostic Paleoindian markers at tool-making sites. Other artifacts associated with the Paleoindian toolkit include choppers, cutting tools, retouched flakes, and perforators. Sites from this period are very sparse across the landscape and most are deeply buried.

- Archaic Period (ca. 9,000-1,500 B.P.): Archaic sites are characterized by abundant lithic scatters of considerable size with many biface thinning flakes, bifacial preforms broken during manufacture, and well-made groundstone bowls and basin metates. During dart making many biface thinning waste flakes were generated at individual production stations, which is a diagnostic feature of Archaic sites.
- Late Prehistoric Period (ca. 1,500 B.P.-contact): Sites from this period typically contain small lithic scatters from the manufacture of small arrow points or expedient groundstone tools such as tabular metates and unshaped manos, wooden mortars with stone pestles, acorn or mesquite bean granaries, ceramic vessels, shell beads suggestive of extensive trading networks, and steatite implements such as pipes and arrow shaft straighteners.

Ethnohistoric Context

The present-day Highland area is a part of the homeland of the Serrano people, which is centered in the San Bernardino Mountains but also includes part of the San Gabriel Mountains, much of the San Bernardino Valley, and the Mojave River valley in the southern portion of the Mojave Desert, reaching as far as the Cady, Bullion, Sheep Hole, and Coxcomb Mountains to the east, the Twentynine Palms area to the north, and possibly the southern edge of Kern County to the west. The name “Serrano” was derived from a Spanish term meaning “mountaineer” or “highlander.” The basic written sources on Serrano culture are Kroeber (1925), Strong (1929), and Bean and Smith (1978). The following ethnographic discussion of the Serrano people is based mainly on these sources.

Prior to European contact, the Serrano were primarily hunter-gatherers and occasional fishers who settled mostly on elevated terraces, hills, and finger ridges near where flowing water emerged from the mountains. They were loosely organized into exogamous clans, which were led by hereditary heads, and the clans in turn were affiliated with one of two exogamous moieties. The clans were patrilineal, but their exact structure, function, and number are unknown, except that the clans were the largest autonomous political and landholding units. There was no pan-tribal political union among the clans, but they shared strong trade, ceremonial, and marital connections that sometimes extended to other surrounding nations, such as the Kitanemuk, the Tataviam, and the Cahuilla.

Although contact with Europeans may have occurred as early as 1771 or 1772, Spanish influence on Serrano lifeways was minimal until the 1810s, when a mission *asistencia* was established on the southern edge of Serrano territory. Between then and the end of the mission era in 1834, most of the Serrano in the western portion of their traditional territory were removed to the nearby missions. In the eastern portion, a series of punitive expeditions in 1866-1870 resulted in the death or displacement of almost all remaining Serrano population in the San Bernardino Mountains. Today, most Serrano descendants are affiliated with the Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians), the Morongo Band of Mission Indians, or the Serrano Nation of Indians.

Historic Context

The San Bernardino Valley, along with the rest of Alta California, was claimed by Spain in the late 18th century, and the first European explorers traveled through the area as early as 1772, three years after the beginning of Spanish colonization (Beck and Haase 1974:15). For nearly four decades afterwards, however, the arid inland valley received little attention from the European colonizers, who concentrated their efforts along the Pacific coast. Following the establishment of Mission San Gabriel in 1771, the San Bernardino Valley became a part of the mission's vast land holdings. The name "San Bernardino" was bestowed on the region in the 1810s, when the *asistencia* and an associated mission rancho, both bearing that name, were established in present-day Loma Linda (Lerch and Haenszel 1981).

After gaining independence from Spain in 1821, the Mexican authorities began in 1834 the process of secularization to dismantle the mission system in Alta California. During the next 12 years, former mission ranchos throughout Alta California were surrendered to the Mexican government, and subsequently divided and granted to various prominent citizens of the province. In 1842, the former mission rancho of San Bernardino was granted to members of a prominent Los Angeles family, the Lugos (Schuiling 1984:34). After the American annexation of Alta California in 1848, the Lugos sold the entire land grant in 1851 to a group of Mormon settlers, who promptly founded the town of San Bernardino, one of the first non-Indian settlements in the Inland Empire (*ibid.*:45).

A few miles to the northeast of San Bernardino, the present-day Highland area received the earliest Euroamerican settlers at least by the mid-1850s (Richards 1966). The name "Highland" was adopted by the settlers in 1883, when the area had a large enough population to warrant the establishment of a school district, and the town of Highland was laid out in 1891 (*ibid.*). During much of the 20th century, Highland remained a small rural settlement best known for citrus cultivation. In recent decades, however, like many other former rural towns in southern California, Highland has experienced rapid growth as a bedroom community, culminating in its incorporation in 1987.

RESEARCH METHODS

RECORDS SEARCH

On May 10, 2022, CRM TECH archaeologist Nina Gallardo completed the historical/archaeological resources records search at the South Central Coastal Information Center (SCCIC). Located on the campus of California State University, Fullerton, SCCIC is the State of California's official cultural resource records repository for the County of San Bernardino. During the records search, Gallardo examined the center's digital maps, records, and databases for previously identified cultural resources and existing cultural resources reports within a one-mile radius of the project location. Previously identified cultural resources include properties designated as California Historical Landmarks, Points of Historical Interest, San Bernardino County Landmarks, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

HISTORICAL BACKGROUND RESEARCH

Historical background research for this study was conducted by CRM TECH historian/architectural historian Terri Jacquemain. Sources consulted during the research included published literature in local and regional history, real property tax assessment and building safety records of San Bernadino County, U.S. General Land Office (GLO) land survey plat map dated 1858-1878, U.S. Geological Survey (USGS) topographic maps dated 1901-1996, and aerial photographs taken in 1938-2021. The maps are available at the websites of the U.S. Bureau of Land Management and the USGS, and the aerial and satellite photographs are available at the website of Nationwide Environmental Title Research (NETR) Online and through the Google Earth software.

FIELD SURVEY

On June 24, 2022, CRM TECH archaeologist Hunter O'Donnell carried out the intensive-level field survey of the project area. During the survey, O'Donnell walked parallel east-west transects spaced 15 meters (approximately 50 feet) apart over each individually fenced-in area in the project area. In this way, the ground surface was carefully examined for any evidence of human activities dating to the prehistoric or historic period (i.e., 50 years or older). Ground visibility was excellent (95-100%) over most of the project area, except where there was pavement or gravel, and was somewhat lesser around the residences (80-85%) due to the light vegetation growth.

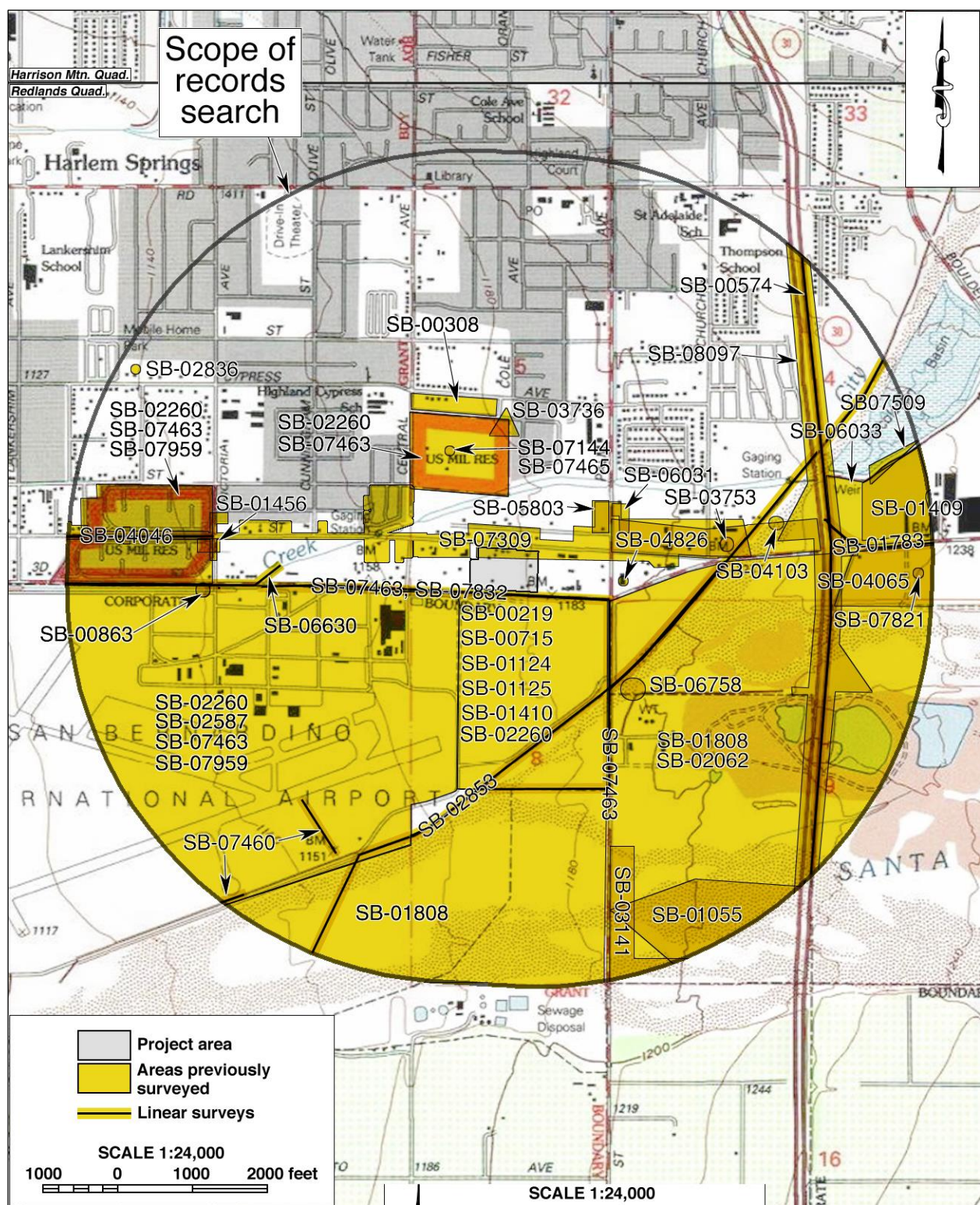
In conjunction with the archaeological field survey, Terri Jacquemain performed a field inspection of the buildings in the project area and completed field recording procedures on those that appeared to be more than 50 years old. To facilitate their proper recordation and evaluation, Jacquemain made detailed notations and preliminary photo-recordation of their structural and architectural characteristics, including notable features, construction details, and current conditions of each building. The field observations form the basis of the building descriptions and historic integrity assessments presented below.

RESULTS AND FINDINGS

RECORDS SEARCH

According to SCCIC records, the northern 100 feet of the project area along Fifth Street was included in a cultural resources survey completed in 2011 for a road widening project (SB-07309 in Fig. 5). During that study, two commercial properties at 27022-27075 Fifth Street and 27111 Fifth Street were recorded as Sites 36-025814 and 36-025816, respectively (Ballester 2011a; 2011b). Site 36-025814 consisted of a pair of circa 1948 one-story commercial buildings, one brick and the other stucco. Site 36-025816 was described as a circa 1960 one-story stucco-clad commercial buildings. Both sites were found to be ineligible for any historical designation (Tang and Hogan 2011:4).

Outside the project area but within a one-mile radius, SCCIC records identified 43 additional studies on various tracts of land and linear features, in all covering more than half of the land within the scope of the records search (Fig. 5). Many of these past studies focused on the area south of Third Street, on the former Norton Air Force Base (now the San Bernardino International Airport). As a result of these and other similar studies in the vicinity, 34 additional historical/archaeological



resources have been recorded within the one-mile radius, including one isolate (i.e., a locality with fewer than three items) of prehistoric (i.e., Native American) origin, consisting of a piece of chert found in the Santa Ana riverbed.

The rest of the previously recorded cultural resources all date to the historic period, many of them modest residential or commercial buildings along Fifth Street that were recorded during the 2011 study or located within Norton Air Force Base. Among the non-structural sites were a 1930s trash deposit recorded about a half-mile to the south; Base Line Road, recorded almost a mile north of the project location; and a segment of City Creek Road, now a part of Third Street, recorded to the west of Central Avenue. Since these 34 cultural resources were not located within or immediately adjacent to the project area, they require no further consideration during this study.

HISTORICAL BACKGROUND RESEARCH

Historical sources indicate that a typical pattern of rural settlement had developed in the project vicinity by the late 19th century, characterized by a loose grid of roads lined by scattered buildings (Figs. 7, 8). Most of these roads were located north of the project area, between the Santa Ana River and the then-unchanneled City Creek wash. Among the roads was City Creek Road, which extended from the west along the present-day course of Third Street but did not cross City Creek to the project location (Fig. 8).

As citrus cultivation became the leading industry in the San Bernardino Valley, the project location apparently remained too at risk for flooding to plant, but the vicinity nevertheless saw a steady

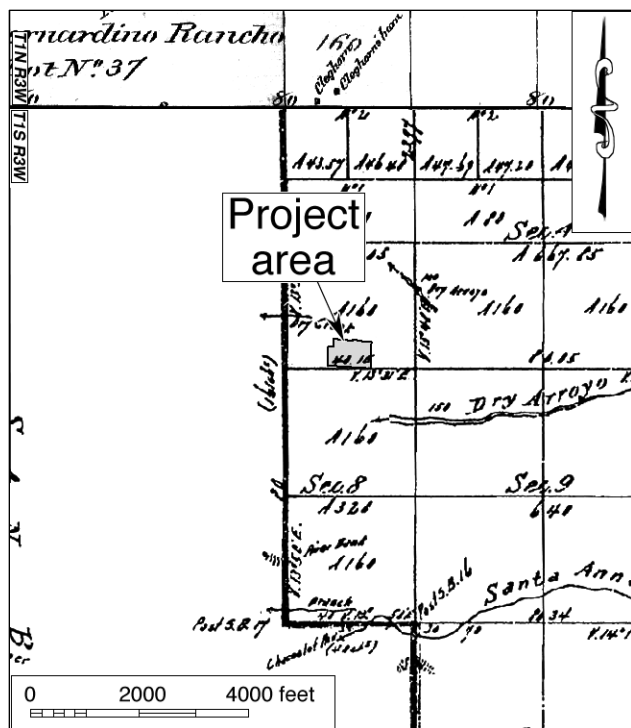


Figure 7. The project area and vicinity in 1853-1877.
(Source: GLO 1858;1878)

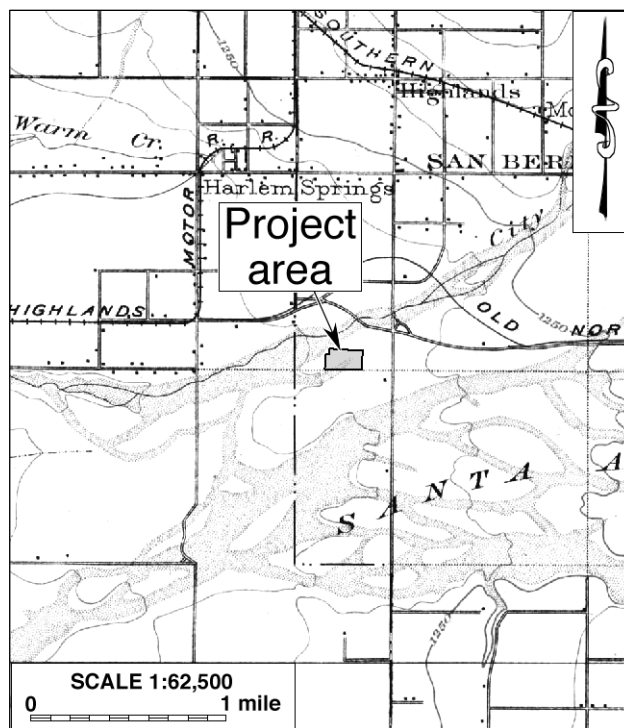


Figure 8. The project area and vicinity in 1898-1899.
(Source: USGS 1901)

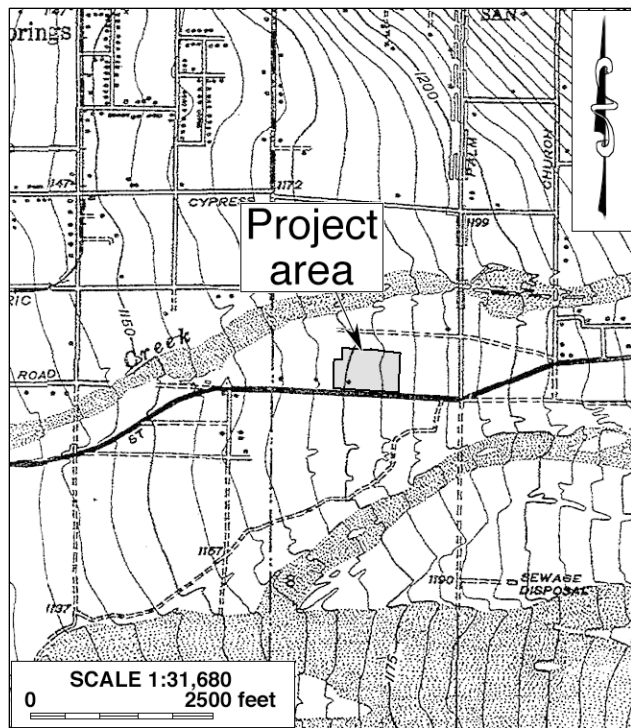


Figure 9. The project area and vicinity in 1939. (Source: USGS 1943)

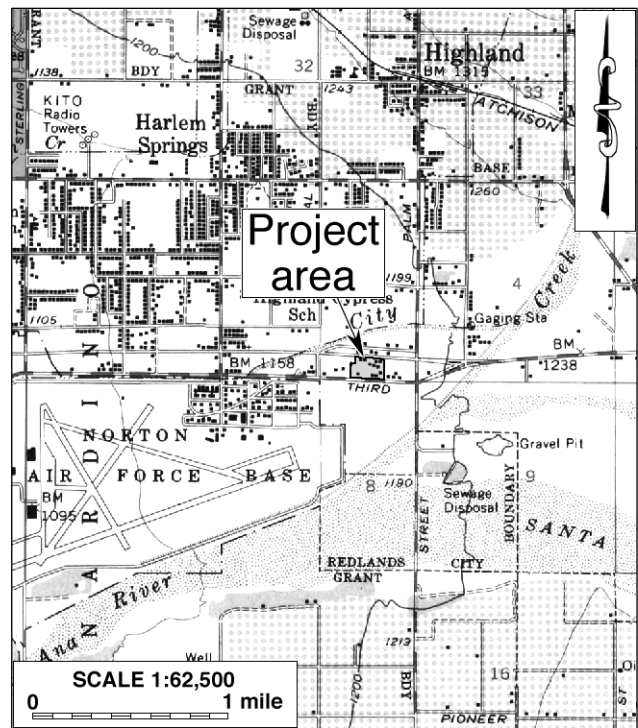


Figure 10. The project area and vicinity in 1952-1954. (Source: USGS 1954)

increase in the number of buildings by the late 1930s (NETR Online 1938). Meanwhile, a lone building had appeared in the project area near Third Street, which by then had been extended across City Creek (Fig. 9).

The influence on development after the establishment of Norton Air Force Base in 1941 is clearly reflected in maps from the 1950s (Fig. 10). Initially a U.S. Army Air Corps pilot training base established in 1941, it was called San Bernardino Army Air Field and San Bernardino Air Depot when the U.S. entered WWII a year later. After the war, it was transferred to the newly formed U.S. Air Force and renamed Norton Air Force Base in 1950, after Captain Leland F. Norton, a San Bernardino native killed in action in Europe (Schuiling 1984:140-141).

Meanwhile, the project vicinity quickly became densely populated area in service to the military base, including about a dozen buildings constructed in the project area by 1952-1954 (Fig. 10). The buildings were mostly clustered along Fifth Street and on the easternmost 300 feet along Third Street, where a dirt road had been eked out to connect Fifth and Third Streets (NETR Online 1938; 1959). Despite the increased number of buildings, the frontages along both streets remained relatively free of commercial development through the late 1980s, with Fifth Street becoming more developed into the 1990s (NETR Online 1959-1994).

More recently, the early farmstead was reduced to foundational remains by 2005, and many of the buildings present in 1959 had either been expanded in size or removed to make way for other buildings or left as open space (NETR Online 1938-2005). As a result, a dozen or more grade-level concrete slabs or perimeter foundations are found throughout the project area (NETR Online 1959-

2020). Today, 11 of the 24 parcels in the project area are occupied by 1-3 buildings dating to the 1940s-1980s, but few retain their original construction footprint (NETR Online 1938-2020). For example, the tall, one-story commercial auto repair garage at 27114 Third Street (APN 1192-641-19) is composed of a 1966-1968 rectangular mass comprising the eastern portion, which was extended to the south in 1980, and then apparently was raised in height and extend outward to the west between 2002 and 2005 (NETR Online 1966-2005).

Not surprisingly, available real property tax assessment records record dozens of property owners from the time of building construction, including some who owned several parcels and later subdividing them, but also many who retained their property for decades before the recent sale to current property owner, CHIPT, in 2021 (County Assessor 1948-1952; n.d.) Among the property owners who acquired several parcels and later subdivided them was John R. Gladney, who in 1948 owned most of the Fifth Street frontage as well as the eastern half of the project area (*ibid.*). After 1950, Gladney retained a few parcels, but the rest had been meted out in lots ranging from one-third to one acre in size. Among the owners found in archival records in the 1950s were Alfred Botts, C.N. and Ida Mae Ruggles, Alfred B. and Jenny H Sepulveda, Arthur F. and Ruth V. Crow, Tiffin R. and Catherine B. Jenkins, Henry H. and Alice O. Adams, and Arthur R. and Jackie O. Rainey (*ibid.*; see App. 2 for further details).

Among the longtime owners was Arthur F. Crow (1914-1994), who lived at 27059 Fifth Street from around 1948 until his death in 1994 (County Assessor 1948-1952; n.d.; County of San Bernardino 1961; Ancestry.com n.d.). Crow was born in Birmingham, Warwickshire, England in 1914 and arrived in New York in 1920, at age 6 (Ancestry.com n.d.). He lived in Cook County, Illinois, and in Junction City, Kansas, before moving with his mother and stepfather to Los Angeles by 1940, where he worked as a “barn man.” In February 1943, Crow was naturalized as a citizen prior to becoming a private in the U.S. Army. Later that year, he married West Virginia native in Ruth V. McKay (1916-1978; *ibid.*). After World War II, Crow worked at the newly minted Norton Air Force Base disassembling aircraft (*ibid.*).

FIELD SURVEY

During the field survey, no archaeological resources, features, or artifact deposits of prehistoric origin were encountered within the project area boundaries. The two previously recorded properties, 36-025814 and 36-025816, were observed as appearing much the same as they did when originally recorded in April 2011 (Ballester 2011a; 2011b). Nine other parcels in the project area also host one or more buildings. Of those, the buildings on five parcels modern in origin or have been modernized/alterd to such an extent that they no longer retain sufficient historical character to relate to their period of origin. The remaining four properties all contain buildings known to be more than 50 years of age and, although each has been altered to some extent, retain sufficient historic integrity to relate to their period of origin, namely the 1940-1950 era (see Table 1). These four properties were recorded during this study and designated temporarily as Site 3879A-1H to 3879A-4H, pending assignment of official identification numbers in the California Historical Resources Inventory.

The design, layout, materials, and overall appearance of the residences are all consistent to the modest Minimal Traditional-style or early Ranch-style residential buildings that prevailed during WWII and in the years soon after. None are remarkable architecturally or in character, with their

wood-framed forms resting on concrete foundations and surmounted by medium-pitched side or cross-gable roofs. Typical exterior cladding tends to be stucco, and each features single-door entryways and double-hung windows or aluminum-framed sliding windows of normal sizes. The buildings are all vacant and suffering from neglect and vandalism. Further buildings description and other details are contained in the record forms attached to this study as Appendix 2. No other potential “historical resources” were encountered throughout the course of the survey.

Table 1. Properties Recorded during This Study				
APN	Address	Year Built	Property Description	Temporary Designation
1192-641-15	27098/27106 Third Street	1947	Single-family residences (2) and garage	3879A-1H
1192-641-18	27110 Third Street	1946	Single-family residence	3879A-2H
1192-641-20	27134 Third Street	1950	Single-family residence	3879A-3H
1192-641-21	27132 Third Street	1940	Single-family residence	3879A-4H

DISCUSSION

The purpose of this study is to identify any cultural resources in the project area, and to assist the City of Highland in determining whether such resources meet the definition of “historical resources,” as provided in the California Public Resources Code. According to PRC §5020.1(j), “‘historical resource’ includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

More specifically, CEQA guidelines state that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). Regarding the proper criteria for significance evaluation in the lead agency’s discretionary actions, CEQA guidelines provide that “generally, a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- (2) Is associated with the lives of persons important in our past;
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values;
- (4) Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

In summary of the research results outlined above, Sites 36-025814 and 36-025816 were previously recorded within the project boundaries and four sites, 3879A-1H to 3879A-4H, were recorded during this study. Sites 36-025814 and 36-025816 were both commercial properties found to be ineligible

for listing in the National Register of Historic Places or the California Register of Historical Resources when they were originally recorded in 2011 (Tang and Hogan 2011:4). The current study found the buildings to be relatively unchanged since then and discovered no new information that would warrant a reconsideration of the 2011 evaluation. Therefore, this study concurs with that conclusion.

Sites 3879A-1H to 3879A-4H all represent residential properties occupied by buildings constructed between 1940 and 1950, located at 27098/27106, 27110, 27134, and 27132 Third Street, respectively. These buildings have been long-lived elements of the rural landscape on the western outskirts of the City of Highland and were part of the development occurring around San Bernardino Army Air Field at the time. Nevertheless, as some of the many surviving properties of similar character and similar vintage in the vicinity, these buildings do not demonstrate an important or particularly close association with wartime development of in Highland-San Bernardino area as a pattern of events, or with any other established themed in local history. Furthermore, historic research carried out during this study has found no evidence that any of the buildings is closely associated with persons or specific events of recognized significance in national, state, or local history.

In terms of architectural, structural, engineering, or aesthetic merits, the buildings are of common character and are not considered important or particularly remarkable examples of any style, property type, period, region, and method of construction, nor do they embody the work of any prominent architect, designer, or builder. Furthermore, the buildings hold little potential for any new or important data for the study of World War II-era residential growth, a subject well documented in historical accounts and in archival records. Based on these considerations, the present study concludes that Sites 3879A-1H to 3879A-1H do not appear eligible for listing in the California Register of Historical Resources and, therefore, do not meet the definition of “historical resources” as provided by CEQA guidelines.

CONCLUSION AND RECOMMENDATIONS

CEQA establishes that “a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment” (PRC §21084.1). “Substantial adverse change,” according to PRC §5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.” Since no “historical resources,” as defined by CEQA, were identified within the project area throughout the course of this study, CRM TECH presents the following recommendations to the City of Highland:

- The project as currently proposed will not cause a substantial adverse change to any known “historical resources.”
- No further cultural resources investigation will be necessary for the project unless construction plans undergo such changes as to include areas not covered by this study.
- If buried cultural materials are discovered inadvertently during any earth-moving operations associated with the project, all work within 50 feet of the discovery should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

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City of Highland

1991-2012 Building permit records for 27110 Third Street and 27059 Fifth Street. On file, City of Highland Building and Safety Department, Highland.

County Assessor, San Bernardino

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County of San Bernardino

1961 Building permit records for 27059 Fifth Street. On file, County of San Bernardino Land Use Services Department, Building and Safety Division, San Bernardino.

GLO (General Land Office, U.S. Department of the Interior)

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2002 Archaeological Survey of the Charter Communications Cable Project, Mountaintop Ranger District, San Bernardino National Forest, California. San Bernardino National Forest Technical Report 05-12-BB-102. San Bernardino, California.

Goodman, John D., II, and Meg McDonald

2001 Archaeological Survey of the Southern California Trials Association Event Area, Little Pine Flats, Mountaintop Ranger District, San Bernardino National Forest, California. San Bernardino National Forest Technical Report 05-12-BB-106. San Bernardino, California.

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**APPENDIX 1:
PERSONNEL QUALIFICATIONS**

**PRINCIPAL INVESTIGATOR/HISTORIAN
Bai “Tom” Tang, M.A.**

Education

- | | |
|-----------|--|
| 1988-1993 | Graduate Program in Public History/Historic Preservation, University of California, Riverside. |
| 1987 | M.A., American History, Yale University, New Haven, Connecticut. |
| 1982 | B.A., History, Northwestern University, Xi'an, China. |
| 2000 | “Introduction to Section 106 Review,” presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno. |
| 1994 | “Assessing the Significance of Historic Archaeological Sites,” presented by the Historic Preservation Program, University of Nevada, Reno. |

Professional Experience

- | | |
|-----------|---|
| 2002- | Principal Investigator, CRM TECH, Riverside/Colton, California. |
| 1993-2002 | Project Historian/Architectural Historian, CRM TECH, Riverside, California. |
| 1993-1997 | Project Historian, Greenwood and Associates, Pacific Palisades, California. |
| 1991-1993 | Project Historian, Archaeological Research Unit, University of California, Riverside. |
| 1990 | Intern Researcher, California State Office of Historic Preservation, Sacramento. |
| 1990-1992 | Teaching Assistant, History of Modern World, University of California, Riverside. |
| 1988-1993 | Research Assistant, American Social History, University of California, Riverside. |
| 1985-1988 | Research Assistant, Modern Chinese History, Yale University. |
| 1985-1986 | Teaching Assistant, Modern Chinese History, Yale University. |
| 1982-1985 | Lecturer, History, Xi'an Foreign Languages Institute, Xi'an, China. |

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California's Cultural Resources Inventory System (with Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

PRINCIPAL INVESTIGATOR/ARCHAEOLOGIST
Michael Hogan, Ph.D., RPA (Registered Professional Archaeologist)

Education

- 1991 Ph.D., Anthropology, University of California, Riverside.
- 1981 B.S., Anthropology, University of California, Riverside; with honors.
- 1980-1981 Education Abroad Program, Lima, Peru.

- 2002 “Section 106—National Historic Preservation Act: Federal Law at the Local Level,”
UCLA Extension Course #888.
- 2002 “Recognizing Historic Artifacts,” workshop presented by Richard Norwood,
Historical Archaeologist.
- 2002 “Wending Your Way through the Regulatory Maze,” symposium presented by the
Association of Environmental Professionals.
- 1992 “Southern California Ceramics Workshop,” presented by Jerry Schaefer.
- 1992 “Historic Artifact Workshop,” presented by Anne Duffield-Stoll.

Professional Experience

- 2002- Principal Investigator, CRM TECH, Riverside/Colton, California.
- 1999-2002 Project Archaeologist/Field Director, CRM TECH, Riverside, California.
- 1996-1998 Project Director and Ethnographer, Statistical Research, Inc., Redlands, California.
- 1992-1998 Assistant Research Anthropologist, University of California, Riverside.
- 1992-1995 Project Director, Archaeological Research Unit, U.C. Riverside.
- 1993-1994 Adjunct Professor, Riverside Community College, Mt. San Jacinto College, U.C.
Riverside, Chapman University, and San Bernardino Valley College.
- 1991-1992 Crew Chief, Archaeological Research Unit, U.C. Riverside.
- 1984-1998 Project Director, Field Director, Crew Chief, and Archaeological Technician for
various southern California cultural resources management firms.

Research Interests

Cultural Resource Management, Southern Californian Archaeology, Settlement and Exchange Patterns, Specialization and Stratification, Culture Change, Native American Culture, Cultural Diversity.

Cultural Resources Management Reports

Principal investigator for, author or co-author of, and contributor to numerous cultural resources management study reports since 1986.

Memberships

Society for American Archaeology; Society for California Archaeology; Pacific Coast Archaeological Society; Coachella Valley Archaeological Society.

PROJECT HISTORIAN/ARCHITECTURAL HISTORIAN
Terri Jacquemain, M.A.

Education

- 2004 M.A., Public History and Historic Resource Management, University of California, Riverside.
- M.A. thesis: Managing Cultural Outreach, Public Affairs and Tribal Policies of the Cabazon Band of Mission Indians, Indio, California; internship served as interim Public Information Officer, Cabazon Band of Mission Indians, June-October, 2002.
- 2002 B.S., Anthropology, University of California, Riverside.
- 2001 Archaeological Field School, University of California, Riverside.
- 1991 A.A., Riverside Community College, Norco Campus.

Professional Experience

- 2003- Historian/Architectural Historian/Report Writer, CRM TECH, Riverside/Colton, California.
- Author/co-author of legally defensible cultural resources reports for CEQA and NHPA Section 106;
 - Historic context development, historical/archival research, oral historical interviews, consultation with local communities and historical organizations;
 - Historic building surveys and recordation, research in architectural history; architectural description.
- 2002-2003 Teaching Assistant, Religious Studies Department, University of California, Riverside.
- 2002 Interim Public Information Officer, Cabazon Band of Mission Indians.
- 2000 Administrative Assistant, Native American Student Programs, University of California, Riverside.
- 1997-2000 Reporter, *Inland Valley Daily Bulletin*, Ontario, California.
- 1991-1997 Reporter, *The Press-Enterprise*, Riverside, California.

Membership

California Preservation Foundation.

PROJECT ARCHAEOLOGIST
Hunter C. O'Donnell, B.A.

Education

- 2016- M.A. Program, Applied Archaeology, California State University, San Bernardino.
2015 B.A. (*cum laude*), Anthropology, California State University, San Bernardino.
2012 A.A., Social and Behavioral Sciences, Mt. San Antonio College, Walnut, California.
2011 A.A., Natural Sciences and Mathematics, Mt. San Antonio College, Walnut, California.
- 2014 Archaeological Field School, Santa Rosa Mountains; supervised by Bill Sapp of the United States Forest Service and Daniel McCarthy of the San Manuel Band of Mission Indians.

Professional Experience

- 2017- Project Archaeologist, CRM TECH, Colton, California.
2016-2018 Graduate Research Assistant, Applied Archaeology, California State University, San Bernardino.
2016-2017 Cultural Intern, Cultural Department, Pechanga Band of Luiseño Indians, Temecula, California.
2015 Archaeological Intern, U.S. Bureau of Land Management, Barstow, California.
2015 Peer Research Consultant: African Archaeology, California State University, San Bernardino.

PROJECT ARCHAEOLOGIST
Nina Gallardo, B.A.

Education

- 2004 B.A., Anthropology/Law and Society, University of California, Riverside.

Professional Experience

- 2004- Project Archaeologist, CRM TECH, Riverside/Colton, California.

Cultural Resources Management Reports

Co-author of and contributor to numerous cultural resources management reports since 2004.

APPENDIX 2

CALIFORNIA HISTORICAL RESOURCES INVENTORY
RECORD FORMS

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource Name or # (Assigned by recorder) CRM TECH 3879A-1H

P1. Other Identifier: 27098 and 27106 Third Street

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County San Bernardino

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Redlands, Calif. Date 1996

T1S; R3W; S 1/2 of SE 1/4 of Sec 5; S.B. B.M.

c. Address 27098/27106 Third Street City Highland Zip 92346

d. UTM: (Give more than one for large and/or linear resources) Zone 11 ; 480,360 mE/ 3,774,103 mN

UTM Derivation: ☐ USGS Quad ☐ GIS ☒ Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Parcel Number 1192-641-15; on the north side of Third Street,
about 1,200 feet west of Palm Avenue, then north about 300 feet

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) There are two residences and a tall garage on this property. The rectangular one-story single-family residence at 27106 Third Street rests its wood-frame on a concrete slab and is surmounted by a low-pitched, gray composition shingle side-gabled roof ending in narrow open eaves with some exposed rafter tails. The roof stretches out over a likely addition at the rear. A broad white brick fireplace chimney extends from the eastern side. White stucco clads the exterior walls. Windows include a large aluminum-framed tripart window composed of a fixed sash with sliding sidelights, while others elsewhere on the building are boarded over, as are off-centered entries on the main, south-facing side and another at the rear. (Continued on p. 4)

*P3b. Resource Attributes: (List attributes and codes) HP2: Single-family property (2)

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

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



P5b. Description of Photo (view, date, accession number): Photo taken on June 24, 2022, view to the northwest (also see p. 5)

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
Circa 1947-1950

*P7. Owner and Address: CHIPT, c/o Crow Holdings, 3819 Maple Avenue, Dallas, TX 75219

*P8. Recorded by (Name, affiliation, & address): Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324

*P9. Date Recorded: June 24, 2022

*P10. Survey Type (describe): Phase I survey for CEQA-compliance purposes

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Terri Jacquemain and Hunter O'Donnell (2022): Historical/Archaeological Resources Survey: CHIPT Highland East Industrial Building Project, APN 1192-631-09 to -14 and -22 to -28, 1192-641-08 to -11 and -15 to -21, City of Highland, San Bernardino County, California

*Attachments: ☐ None ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 3879A-1H

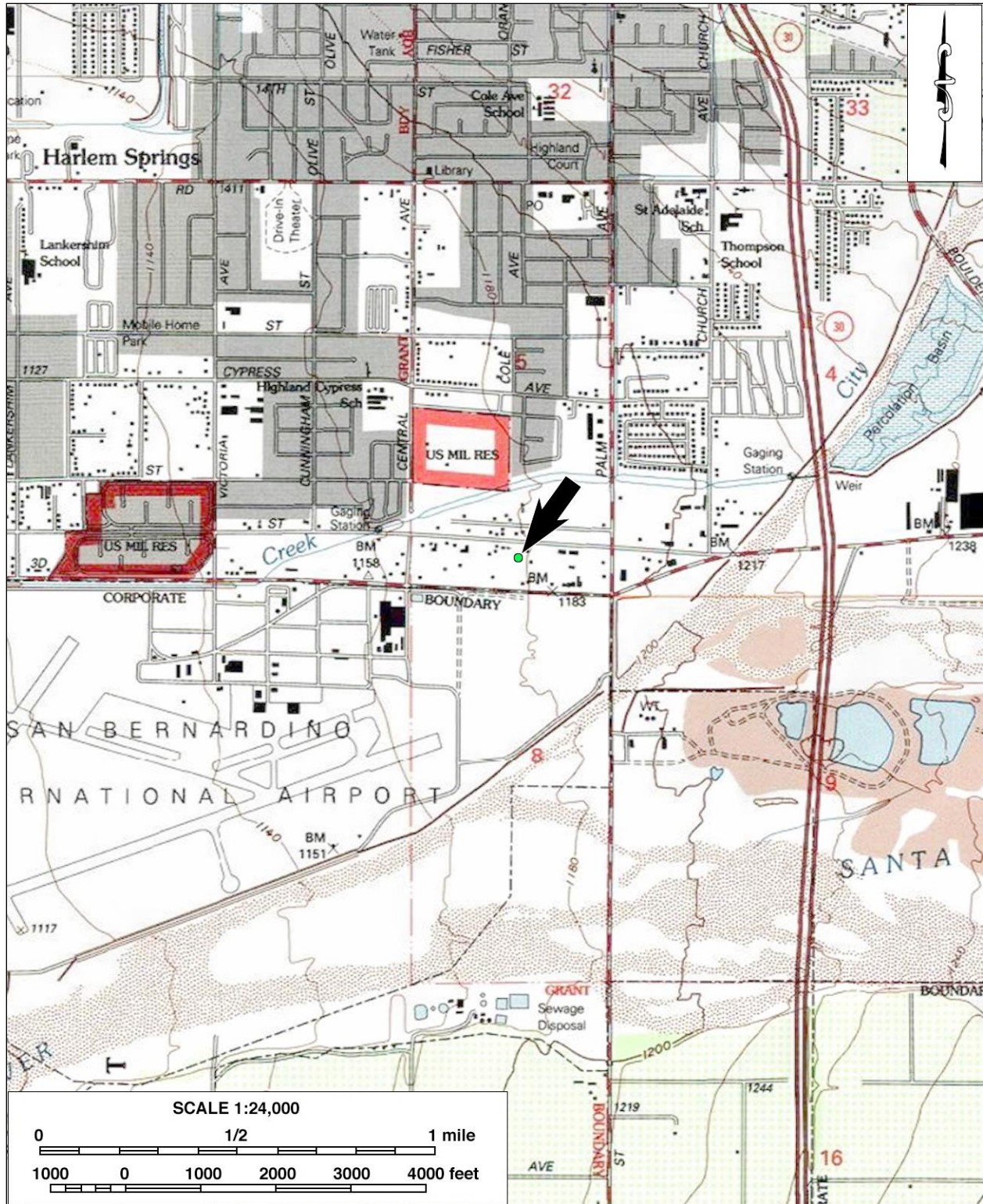
- B1. Historic Name: _____ B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Vacant
*B5. Architectural Style: Minimal Traditional
*B6. Construction History: (Construction date, alterations, and date of alterations) County Assessor's databases indicate the buildings date to the circa 1947-1950 era. No permits were found for this address in city or county building records. In 1948 John R. Gladney was owner of this and several adjacent parcels. He subdivided his lots over the next few years but retained ownership of this parcel until around 1956, when Benigno P. and Josefa Ybarra acquired the property. Gabriel Ybarra owned the property from 1988 to 2004, after which it was deeded to Catherine Jenkins, who remained owner until CHIPT acquired the property in 2021.
*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: See Item P3a.
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Post-World War II residential development
Area Highland Period of Significance 1945-1965
Property Type Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The buildings were among those built after the establishment of Norton Air Force Base in 1941 brought a military presence to the area and a robust need for attendant housing and services. While the buildings can relate to the theme of post-World War II residential development, they are counted among many buildings of similar vintage and thus do not share a particularly close or important association to that specific event or with any other pattern (Continued on p. 4)
B11. Additional Resource Attributes: (List attributes and codes) HP4: Ancillary building
B12. References: San Bernardino County Assessor's real property tax assessment records and property information database (<http://www.sbcounty.gov/assessor/pims/>); County of San Bernardino and City of Highland building safety records; aerial and satellite photographs taken in 1938-2020 (<https://www.historicaerials.com>); genealogical databases at <https://www.ancestry.com/>
B13. Remarks: _____
*B14. Evaluator: Terri Jacquemain, M.A.
*Date of Evaluation: September 30, 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



LOCATION MAP



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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5

Resource name or # (Assigned by recorder) CRM TECH 3879A-1H

Recorded by: Terri Jacquemain *Date: June 24, 2022 √ Continuation Update

***P3a. Description (continued):** Situated approximately 18 feet to the west, the one-story wood-framed single-family residence at 27098 Third Street rests on a concrete slab with white stucco exterior walls that are surmounted by a low-pitched, gray composition shingle front-gabled roof ending narrow open eaves with exposed rafter tails. The slightly off-centered main entry flanked by two window openings on the south-facing side are all boarded over, as are those found on the rest of the building, and the rear entry. To the south of the residences, which stand are at the end of an unmarked access road, is a tall wood-framed service garage that has been stripped of its siding in some areas and reinforced with particle board panels in other areas.

***B10. Significance (continued):** of events or persons of recognized significance in national, state, or local history.

Architecturally, the buildings are of common character and are not considered important or particularly remarkable examples of any style, property type, period, region, and method of construction, nor are they known to embody the work or accomplishment of any prominent architect, designer, or builder. Furthermore, these buildings hold little potential for any new or important data for the study of local history, which is well-documented in historical accounts and in archival records. Based on these considerations, the residential buildings and garage at 27098 and 27106 Third Street do not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

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

Primary # _____

HRI # _____

Trinomial _____

Page 5 of 5

Resource name or # (Assigned by recorder) CRM TECH 3879A-1H

Recorded by: Terri Jacquemain

*Date: June 24, 2022

✓ Continuation Update

Additional Photographs:



Clockwise from top: single-family residence at 27106 Third Street (view to the northeast); single-family residence at 27098 Third Street (view to the north); garage to the south of the residences (view to the southeast).

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource Name or # (Assigned by recorder) CRM TECH 3879A-2H

P1. Other Identifier: 27110 Third Street

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County San Bernardino

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Redlands, Calif. Date 1996

T1S; R3W; S 1/2 of SE 1/4 of Sec 5; S.B. B.M.

c. Address 27110 Third Street City Highland Zip 92346

d. UTM: (Give more than one for large and/or linear resources) Zone 11; 480,382 mE/ 3,774,045 mN

UTM Derivation: ☐ USGS Quad ☐ GIS ☒ Google Earth

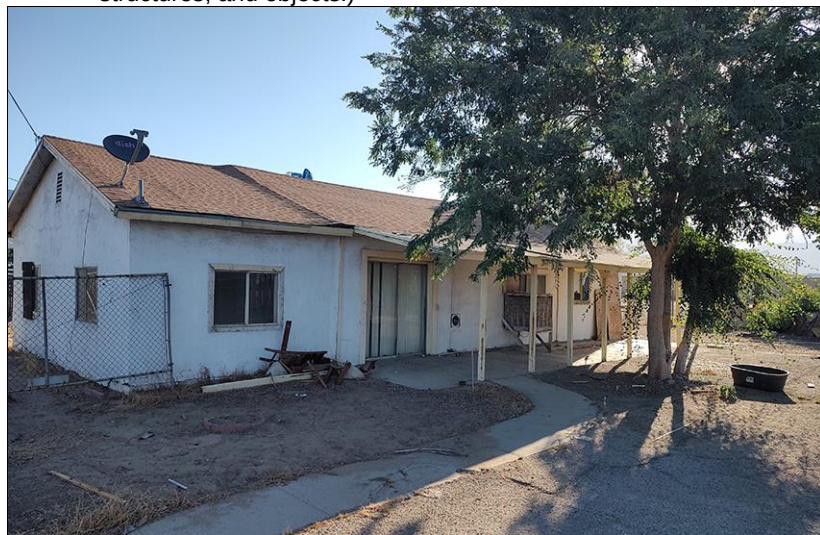
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Parcel Number 1192-641-18; on the north side of Third Street,
about 1,100 feet west of Palm Avenue, then north about 100 feet

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This rectangular one-story single-family residence rests its wood frame on a concrete slab and is surmounted by a low-pitched, reddish-brown composition shingle side-gabled roof ending in narrow eaves and light-yellow narrow board trim. The roof lowers a slightly over the western portion to cover over an apparent addition. White stucco clads the exterior walls. A near full length sunshade is attached to the front of this south-facing building, supported by eight square wood posts sunk into a poured concrete patio. Sliding glass doors have been installed just west of the patio cover. A similar patio and covering and another set of sliding glass doors are found at the rear of (Continued on p. 4)

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

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

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



P5b. Description of Photo (view, date, accession number): Photo taken on June 24, 2022, view to the northeast (also see p. 5)

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
Circa 1946

*P7. Owner and Address: CHIPT, c/o Crow Holdings, 3819 Maple Avenue, Dallas, TX 75219

*P8. Recorded by (Name, affiliation, & address): Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324

*P9. Date Recorded: June 24, 2022

*P10. Survey Type (describe): Phase I survey for CEQA-compliance purposes

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Terri Jacquemain and Hunter O'Donnell (2022): Historical/Archaeological Resources Survey: CHIPT Highland East Industrial Building Project, APN 1192-631-09 to -14 and -22 to -28, 1192-641-08 to -11 and -15 to -21, City of Highland, San Bernardino County, California

*Attachments: ☐ None ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 3879A-2H

B1. Historic Name: _____ B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Vacant

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alterations, and date of alterations) County Assessor databases indicate this building dates to around 1946. John R. Gladney was owner in 1948, followed by Arthur R. and Jackie D. Rainey in 1950. At the time, Oklahoma native Arthur Rainey worked as a lineman for a power company. More recently, the property belonged to Coleman and Lucille La Fon, who also owned an equipment company on their adjacent property to the south. The La Fon family remained owners of the property until it acquired by current owners CHIPT in 2021. A permit for electrical work was issued to Leva Lefonis at this address in 1991.

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

*B8. Related Features: See Item P3a

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Post-World War II residential development

Area Highland

Period of Significance 1945-1965

Property Type Residential

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This building was among those built after the establishment of Norton Air Force Base in 1941 brought a military presence to the area and a robust need for attendant housing and services. Although related to the theme of post-World War II residential development, it could not be considered to share a particularly close or important association to that event or with any other pattern of events or persons of recognized significance in national, state, or local history. (Continued on p. 4)

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

B12. References: San Bernardino County Assessor's real property tax assessment records and property information database (<http://www.sbcounty.gov/assessor/pims/>); County of San Bernardino and City of Highland building safety records; aerial and satellite photographs taken in 1938-2020 (<https://www.historicaerials.com>); genealogical databases at <https://www.ancestry.com/>

B13. Remarks: _____

*B14. Evaluator: Terri Jacquemain, M.A.

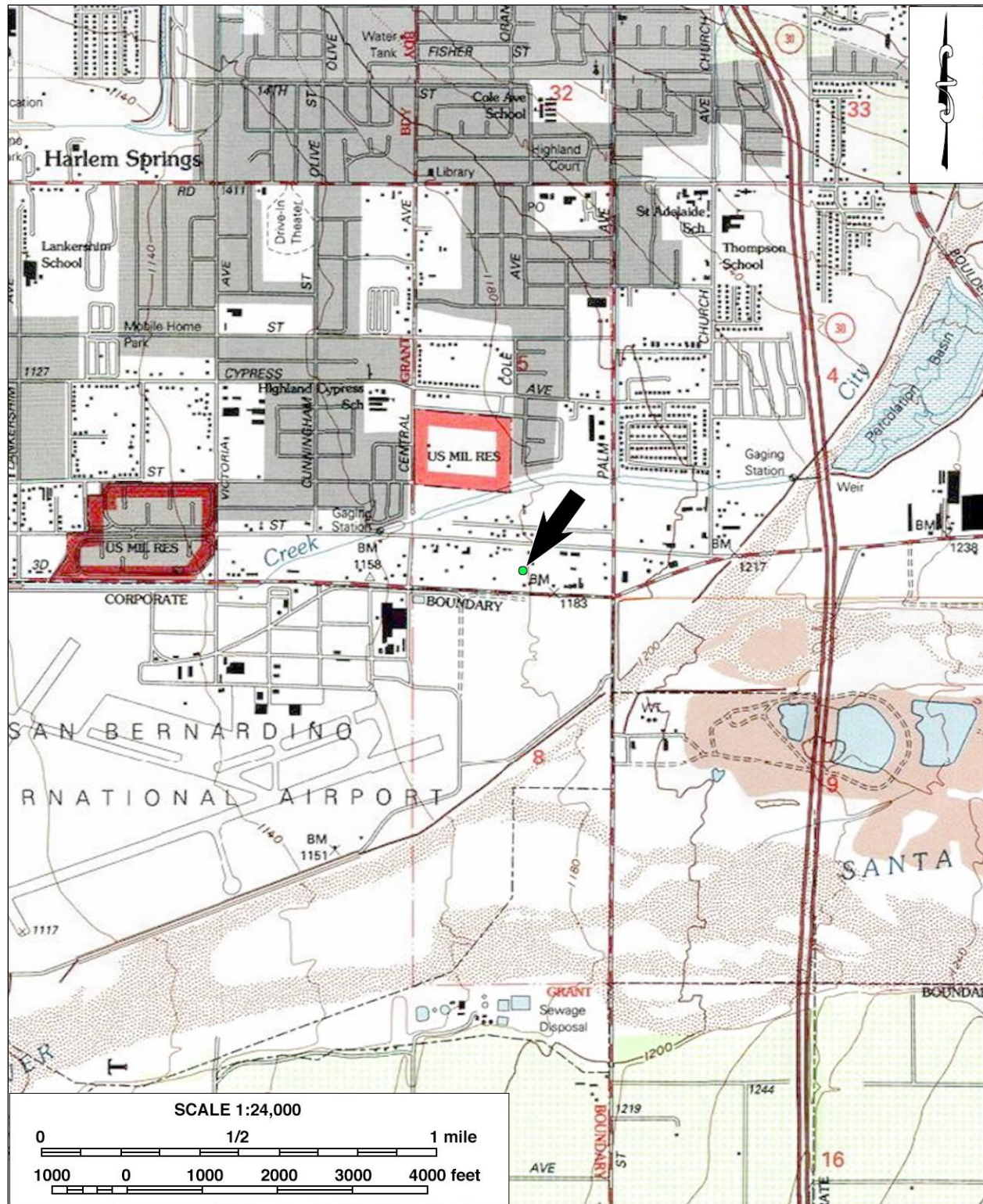
*Date of Evaluation: September 30, 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



LOCATION MAP



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

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 5

Resource name or # (Assigned by recorder) CRM TECH 3879A-2H

Recorded by: Terri Jacquemain

*Date: June 24, 2022

√ Continuation Update

***P3a. Description (continued):** the building, along with wood-framed door near the eastern end of the rear. Vertically divided aluminum-framed sliding windows on all sides sport wide wood trim.

***B10. Significance (continued):** Architecturally, the building is of common character and is not considered an important or particularly remarkable examples of any style, property type, period, region, and method of construction, nor is it known to embody the work or accomplishment of any prominent architect, designer, or builder. Furthermore, the building holds little potential for any new or important data for the study of local history, which is well-documented in historical accounts and in archival records. Based on these considerations, the residential building and garage at 27110 Third Street does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

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

Primary # _____

HRI # _____

Trinomial _____

Page 5 of 5

Resource name or # (Assigned by recorder) CRM TECH 3879A-2H

Recorded by: Terri Jacquemain

*Date: June 24, 2022

☒ Continuation ☐ Update

Additional Photograph:



Rear (north) of 27110 Third Street, view to the southwest.

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource Name or # (Assigned by recorder) CRM TECH 3879A-3H

P1. Other Identifier: 27134 Third Street

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County San Bernardino

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Redlands, Calif. Date 1996

T1S; R3W; S 1/2 of SE 1/4 of Sec 5; S.B. B.M.

c. Address 27110 Third Street City Highland Zip 92346

d. UTM: (Give more than one for large and/or linear resources) one 11 ; 480,415 mE/ 3,774,087 mN

UTM Derivation: ☐ USGS Quad ☐ GIS ☒ Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Parcel Number 1192-641-20; on the north side of Third Street,
about 1,000 feet west of Palm Avenue, then north about 300 feet

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This generally L-shaped one-story single-family residence at 27134 Third Street rests its wood-frame on a concrete slab and is surmounted by a medium-pitched, dark-brown composition shingle cross-gable roof ending in narrow eaves with exposed rafter tails and green, medium board trim. A lower flat roof extends over a small addition to the southern side. Whitish green stucco clads the exterior walls. Centered on the east-facing main façade, attached about three feet below the roofline, a boxed front gable shelters the slightly off-centered centered main entry supported by two square posts sunk into a small concrete pad flanked by low concrete planters. The entry is
(Continued on p. 4)

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

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

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



P5b. Description of Photo (view, date, accession number): Photo taken on June 24, 2022, view to the southwest (also see p. 5)

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
Circa 1950

*P7. Owner and Address: CHIPT, c/o Crow Holdings, 3819 Maple Avenue, Dallas, TX 75219

*P8. Recorded by (Name, affiliation, & address): Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324

*P9. Date Recorded: June 24, 2022

*P10. Survey Type (describe): Phase I survey for CEQA-compliance purposes

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Terri Jacquemain and Hunter O'Donnell (2022): Historical/Archaeological Resources Survey: CHIPT Highland East Industrial Building Project, APN 1192-631-09 to -14 and -22 to -28, 1192-641-08 to -11 and -15 to -21, City of Highland, San Bernardino County, California

*Attachments: ☐ None ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 3879A-3H

B1. Historic Name: _____ B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Vacant

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alterations, and date of alterations) County Assessor databases indicate the building dates to around 1950. No permits were found for this address in city or county building records. In 1948 John R. Gladney was owner of this and several adjacent parcels. He subdivided his lots over the next few years but retained ownership of this parcel until around 1956, when Benigno P. and Josefa Ybarra acquired the property. Gabriel Ybarra owned the property from 1988 to 2004, after which it was deeded to Catherine Jenkins who remained owner until CHIPT acquired the property in 2021.

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

*B8. Related Features: See Item P3a

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Post-World War II residential development

Area Highland

Period of Significance 1945-1965

Property Type Residential

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This building was among those built after the establishment of Norton Air Force Base in 1941 brought a military presence to the area and a robust need for attendant housing and services. Although related to the theme of post-World War II residential development, it could not be considered to share a particularly close or important association to that event or with any other pattern of events or persons of recognized significance in national, state, or local history. (Continued on p. 4)

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

B12. References: San Bernardino County Assessor's real property tax assessment records and property information database (<http://www.sbcounty.gov/assessor/pims/>); County of San Bernardino and City of Highland building safety records; aerial and satellite photographs taken in 1938-2020 (<https://www.historicaerials.com>)

B13. Remarks:

*B14. Evaluator: Terri Jacquemain, M.A.

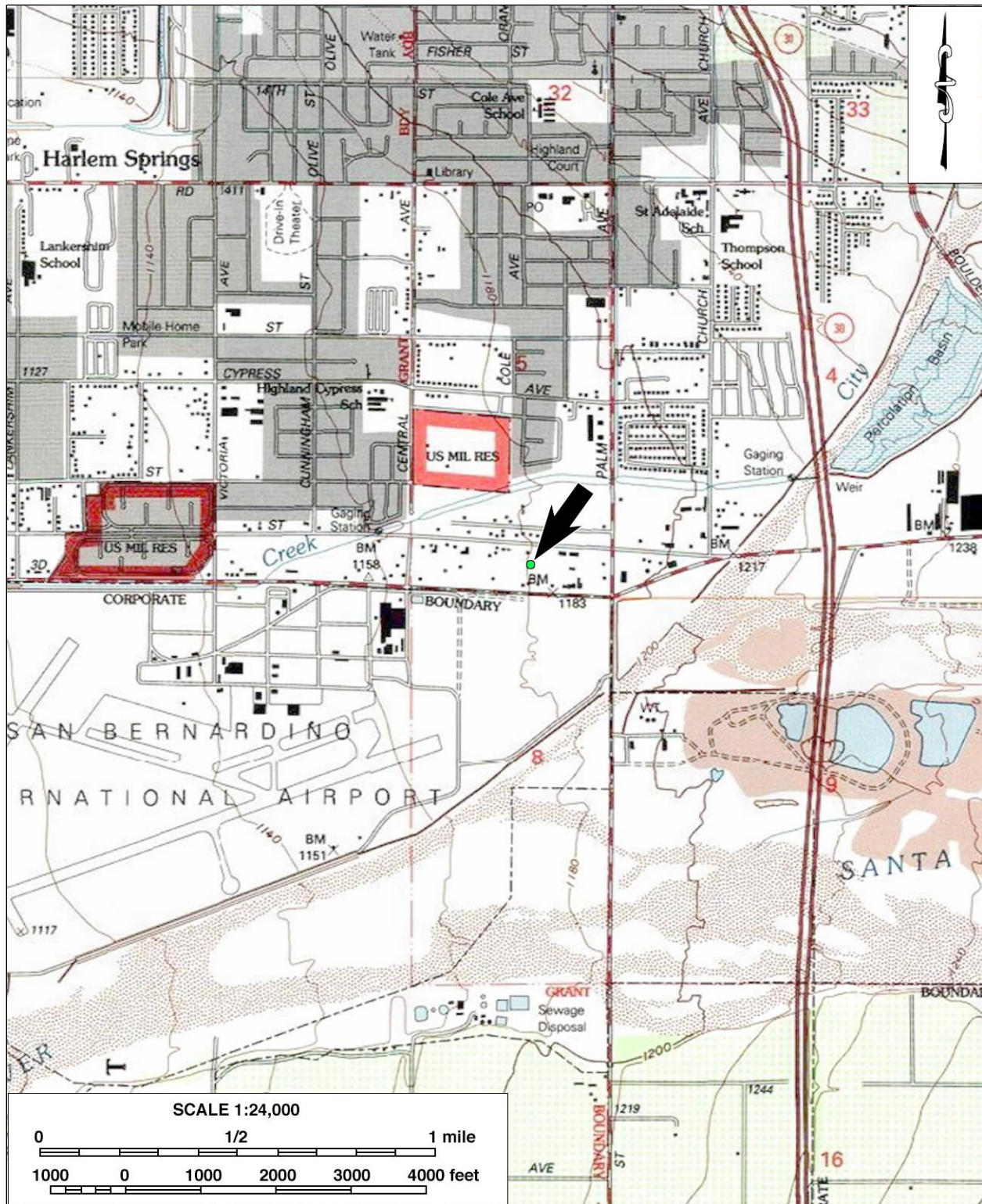
*Date of Evaluation: September 30, 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



LOCATION MAP



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

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 5

Resource name or # (Assigned by recorder) CRM TECH 3879A-3H

Recorded by: Terri Jacquemain

*Date: June 24, 2022

√ Continuation Update

***P3a. Description (continued):** flanked by a wood-framed double-hung windows with green wood trim and lug sills. Similar windows are regularly spaced on all sides of the building, with a set of two placed to the north of the main entry. The building is vacant but in good condition. To the northeast of this structure is a 23x14' concrete platform first appearing between 1938 and 1959. As the concrete is not thick and no anchors or holes are present it is likely this was utilized for parking rather than to support a structure. Also associated with the structure is a 22x15' red concrete platform to the south, a 20x14' concrete-bounded garden area, and an approximately 4-foot-tall conical stone and mortar grill/firepit/incinerator.

***B10. Significance (continued):** Architecturally, the building the building is of common character and is not considered an important or particularly remarkable examples of any style, property type, period, region, and method of construction, nor is it known to embody the work or accomplishment of any prominent architect, designer, or builder. Furthermore, the building holds little potential for any new or important data for the study of local history, which is well-documented in historical accounts and in archival records. Based on these considerations, the residential building and garage at 27110 Third Street does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

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

Primary # _____

HRI # _____

Trinomial _____

Page 5 of 5

Resource name or # (Assigned by recorder) CRM TECH 3879A-3H

Recorded by: Terri Jacquemain

*Date: June 24, 2022

☒ Continuation ☐ Update

Additional Photographs:



North side and rear (west) of 27134 Third Street, view to the southeast.



South side of 27134 Third Street, view to the north.

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource Name or # (Assigned by recorder) CRM TECH 3879A-4H

P1. Other Identifier: 27132 Third Street

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County San Bernardino

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Redlands, Calif. Date 1996

T1S; R3W; S 1/2 of SE 1/4 of Sec 5; S.B. B.M.

c. Address 27132 Third Street City Highland Zip 92346

d. UTM: (Give more than one for large and/or linear resources) one 11; 480,048 mE/ 3,774,008 mN

UTM Derivation: ☐ USGS Quad ☐ GIS ☒ Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Parcel Number 1192-641-21; on the north side of Third Street,
about 1,000 feet west of Palm Avenue

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The original mass of this T-shaped one-story single-family residence at 27132 Third Street appears to rest on a deteriorating concrete perimeter while a long rectangular addition at the rear was built on a slab. A full-length concrete patio and shed roof shade covering on the southern side and an enclosed roofless side patio to the east are also later additions. The original mass is surmounted by a low-pitched side-gable east-facing side, attached about three feet below the roofline, a boxed front gable shelters the slightly off-centered centered main entry supported by two square posts sunk into a small concrete pad flanked by low concrete planters. The entry is
(Continued on p. 4)

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

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

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



P5b. Description of Photo (view, date, accession number): Photo taken on June 24, 2022, view to the southwest (also see p. 5)

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
Circa 1940

*P7. Owner and Address: CHIPT, c/o Crow Holdings, 3819 Maple Avenue, Dallas, TX 75219

*P8. Recorded by (Name, affiliation, & address): Terri Jacquemain, CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324

*P9. Date Recorded: June 24, 2022

*P10. Survey Type (describe): Phase I survey for CEQA-compliance purposes

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Terri Jacquemain and Hunter O'Donnell (2022): Historical/Archaeological Resources Survey: CHIPT Highland East Industrial Building Project, APN 1192-631-09 to -14 and -22 to -28, 1192-641-08 to -11 and -15 to -21, City of Highland, San Bernardino County, California

*Attachments: ☐ None ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Resource Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 3879A-4H

B1. Historic Name: _____ B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Vacant

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alterations, and date of alterations) County Assessor databases and aerial images indicate this building dates to around 1940. No permits were found for this address in city or county building records, but aerial images show the front porch and side patio were added between 1959 and 1966, followed by the rectangular addition on the north between 1966 and 1968. John R. Gladney was owner in 1948, followed by Henry H. and Alice O. Adams in 1950. Ten years later, Tiffin and Catherine Jenkins became deed holders, and it remained in the Jenkins family until acquired by the present owners, CHIPT, in 2021.

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

*B8. Related Features: See Item P3a

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Post-World War II residential development

Area Highland/San Bernardino

Period of Significance 1945-1965

Property Type Residential

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This building is among the older residences to appear on the rural landscape of Highland, and prior to the establishment of Norton Air Force Base in 1941. Despite its longevity historical research has found no evidence that the building is closely associated with any persons or events, or a pattern of events, of recognized significance in in national state, or local history.

Architecturally, the building is of common character and is not considered an important or remarkable example of any style, property type, period, region, (Continued on p. 4)

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

B12. References: San Bernardino County Assessor's real property tax assessment records and property information database (<http://www.sbcounty.gov/assessor/pims/>); County of San Bernardino and City of Highland building safety records; aerial and satellite photographs taken in 1938-2020 (<https://www.historicaerials.com>)

B13. Remarks: _____

*B14. Evaluator: Terri Jacquemain, M.A.

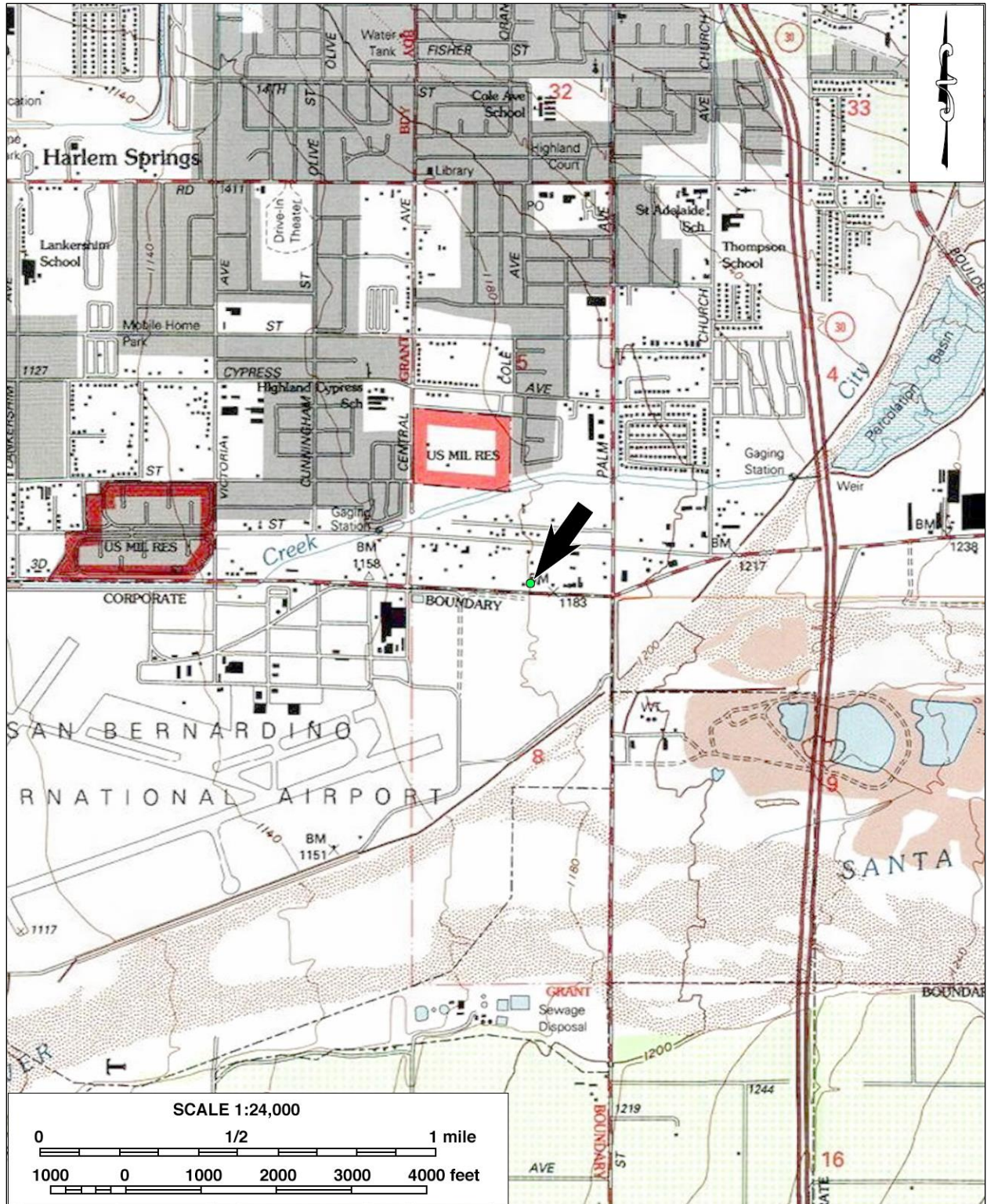
*Date of Evaluation: September 30, 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



LOCATION MAP



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

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 5

Resource name or # (Assigned by recorder) CRM TECH 3879A-4H

Recorded by: Terri Jacquemain

*Date: June 24, 2022

√ Continuation Update

***P3a. Description (continued):** flanked by a wood-framed double-hung windows with green wood trim and lug sills. Similar windows are regularly spaced on all sides of the building, with a set of two placed to the north of the main entry. The building is vacant but in good condition.

To the northeast of this structure is a 23x14' concrete platform first appearing between 1938 and 1959. As the concrete is not thick and no anchors or holes are present it is likely this was utilized for parking rather than to support a structure. Also associated with the structure is a 22x15' red concrete platform to the south, a 20x14' concrete-bounded garden area, and an approximately 4-foot-tall conical stone and mortar grill/firepit/incinerator.

***B10. Significance (continued):** and method of construction, or to embody the work or accomplishment of any prominent architect, designer, or builder. Furthermore, the building holds little potential to yield any new or important data for the study of local history, which is well-documented in historical accounts and archival records. Based on these considerations, residential building at 27132 Third Street does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

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

Primary # _____

HRI # _____

Trinomial _____

Page 5 of 5

Resource name or # (Assigned by recorder) CRM TECH 3879A-4H

Recorded by: Terri Jacquemain

*Date: June 24, 2022

☒ Continuation ☐ Update

Additional Photograph:



Rear (north) side of 27132 Third Street (view to the south).