HISTORIC STRUCTURE ASSESSMENT FOR 19542 PATTERSON AVENUE

PPT220026
RIVERSIDE COUNTY, CALIFORNIA

APN 317-140-042

Section 12, Township 4 South, Range 4 West
of the *Lake Mathews, California* USGS Quadrangle

Submitted to:

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Report Summary: Historic structure evaluation; George H. Sawyer residence significant under CRHR and Riverside County Historic Landmarks criteria; detached garage not historically or architecturally significant.

Archaeological Database Information

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USGS Quadrangle:	*Lake Mathews*, *California* (7.5 minute)
Study Area:	3.86 acres
Key Words:	USGS *Lake Mathews, California* topographic quadrangle; County of Riverside; historic structure evaluation of two buildings; detached garage not historically or architecturally significant; George H. Sawyer residence evaluated as CRHR and Riverside County Historic Landmarks list-eligible under Criterion 3; no direct adverse impacts anticipated to the residence and no mitigation measures recommended as part of the proposed project or for removal of the detached garage.

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I. EXECUTIVE SUMMARY

As part of off-site improvements associated with the Patterson and Harvill and Patterson and Cajalco projects, the County of Riverside has required the improvement of Patterson Avenue to facilitate increased traffic generated by the properties. The proposed improvements include widening and paving Patterson Avenue from the railroad tracks north of Rider Street to Cajalco Road. Two historic properties, 19542 and 19543 Patterson Avenue (discussed in a separate study [Oz et al. 2023]), are located on either side of Patterson Avenue near the intersection of Patterson Avenue and Cajalco Road. The 19542 Patterson Avenue residence was constructed in 1896. It was previously recorded as P-33-007640 and was determined eligible for listing on the California Register of Historical Resources (CRHR) and the Riverside County Historic Landmarks list. The 19542 Patterson Avenue property also includes a detached garage constructed between 1938 and 1948, which was not previously evaluated.

Road improvements to Patterson Avenue will require approval from the County of Riverside; therefore, BFSA was contracted to prepare a historic structure assessment for the 19542 Patterson Avenue property and evaluate the potential for adverse impacts to historic structures. The focus of the historic study is the residence and detached garage at 19542 Patterson Avenue, and the evaluation consisted of the effects of the road improvements to the two buildings. The buildings are located within Assessor's Parcel Number (APN) 317-160-042, which is legally described as:

> Parcel 1 of Parcel Map No. 6372, in the County of Riverside, State of California, as shown on a map recorded in Book 17, Page 42 of Parcel Maps, in the Office of the County Recorder of said county.
>
> Except therefrom that portion condemned by the County of Riverside, as set forth and described in that certain document recorded May 20, 1999 as Instrument No. 219179 of Official Records. (see Chain of Title in Appendix B)

BFSA was contracted to complete a historic evaluation of the 19542 Patterson Avenue property as part of the planning process for the proposed road improvement project. The purpose of this evaluation was to: (1) determine if the historic structures constitute potentially significant historic resources as defined by the California Environmental Quality Act (CEQA) and County of Riverside guidelines, and (2) determine whether or not the road improvement project would have a significant adverse effect upon the built environment. BFSA evaluated the potential architectural and historic significance of the historic buildings at 19542 Patterson Avenue in conformance with CEQA (Section 15064.5) and County of Riverside Historical Commission Procedures (Resolutions 82-131 and 2005-345).

The 19542 Patterson Avenue residence, which is also referred to as the George H. Sawyer Home, was constructed in 1896 as a vernacular ranch house in the Victorian Queen Anne style with Gothic influences. According to the Riverside Assessor Lot Block Book Page, the 19542 Patterson Avenue property was owned by farmer C.B. Bullock at the time of the residence's construction. The detached garage was constructed between 1938 and 1948. Based upon the results of the current evaluation, the residence is considered architecturally significant under Riverside County Historic Landmarks list and CRHR Criterion 3. The detached garage, however, is not representative of any architectural style and was evaluated as not eligible for listing on the Riverside County Historic Landmarks list or the CRHR. As the residence will not be removed as part of the proposed project, no direct adverse impacts are anticipated. However, the proposed road improvements will encroach onto the property and the residence may be indirectly impacted by construction activities associated with the road widening project and from increased vehicle traffic once the improvements are complete. As such, it is recommended that the property be nominated for listing on the Riverside County Historic Landmarks list and a Protection Plan be prepared to protect the residence from any future damage.

While the detached garage will be directly impacted by the project, its removal is not considered an adverse impact to the built environment due to its lack of individual significance. In addition, its removal would not constitute a negative impact to the significance of the residence, as the residence's period of significance is its 1896 date of construction and the 1938 to 1948 detached garage was constructed outside of this period of significance. No mitigation measures are recommended for the removal of the garage.

II. INTRODUCTION

Report Organization

The purpose of this study is to complete a historic structure inventory and to evaluate the potential significance of two historic buildings at 19542 Patterson Avenue in unincorporated Riverside County, California. Because the proposed road improvements will affect the subject property, this study has been prepared to address any potential direct and indirect impacts to any cultural resources within the property as part of the environmental review process for the CEQA review by the County of Riverside. This report has been prepared for submittal to the County of Riverside to present the results of the historic survey and significance evaluations of the buildings.

Project Area

The resources evaluated in this study are entirely within APN 317-160-042, covering 3.86 acres. The 19542 Patterson Avenue property is located west of the city of Perris, in unincorporated Riverside County, California. The project is situated within Section 12 of Township 4 South, Range 4 West on the USGS *Lake Mathews, California* topographic

quadrangle. The historic structure survey includes the evaluation of the residence and detached garage located on the 19542 Patterson Avenue property.

Project Personnel

This evaluation was conducted by Irem Oz, J.R.K. Stropes, and Tracy A. Stropes (Appendix E). Word processing, editing, and graphics production services were provided by Elena Goralogia.

III. PROJECT SETTING

Physical Project Setting

The project is located in unincorporated Riverside County, which is situated within the Peninsular Ranges Geologic Province of southern California. The mountain range, which lies in a northwest to southeast trend through the county, extends approximately 1,000 miles from the Raymond-Malibu Fault Zone in western Los Angeles County to the southern tip of Baja California, Mexico.

Geomorphically, the project is mostly flat with a gentle eastward gradient and is situated along the western edge of the Perris Valley, on the eastern slopes of the northern part of the Peninsular Ranges. According to Morton (2001, 2003), the project is within the central part of the Perris tectonic block and is underlain by lower Pleistocene (approximately 1.8-million- to perhaps 200,000- to 300,000-year-old) sandy, very old alluvial fan deposits (Wirths 2022). The granitic basement occurs as extensive outcrops west of the project (Morton 2001, 2003; Wirths 2022).

The specific soil types within the subject property are mapped as Greenfield sandy loam, 2 to 8 percent slopes, eroded, Hanford coarse sandy loam, 2 to 8 percent slopes, Hanford fine sandy loam, 0 to 8 percent slopes, Monserate sandy loam, 5 to 8 percent slopes, eroded, Monserate sandy loam, 8 to 15 percent slopes, eroded, and Ramona sandy loam, 2 to 5 percent slopes, eroded (NRCS 2019). The nearest natural sources of water are unnamed seasonal drainages that drain from the higher elevations of the foothills located southwest of the project.

Vegetation on the property entirely consists of non-native weeds and grasses. In prehistoric times, the natural vegetation was likely dominated by winter annual grasses, forbs, and shrubs. Mammals in the region include mule deer, coyote, bobcat, mountain lion, rabbit, hare, ground squirrel, kangaroo rat, and a variety of other small rodents. Birds include raptor, quail, mourning dove, geese and duck, heron, crow, finch, and sparrow (Miles and Gouday 1997).

Historical Overview

Traditionally, the history of the state of California has been divided into three general periods: the Spanish Period (1769 to 1821), the Mexican Period (1822 to 1846), and the

American Period (1848 to present) (Caughey 1970). The American Period is often further subdivided into additional phases: the nineteenth century (1848 to 1900), the early twentieth century (1900 to 1950), and the Modern Period (1950 to present). From an archaeological standpoint, all of these phases can be referred to together as the Ethnohistoric Period. This provides a valuable tool for archaeologists, as ethnohistory is directly concerned with the study of indigenous or non-Western peoples from a combined historical/anthropological viewpoint, which employs written documents, oral narrative, material culture, and ethnographic data for analysis.

European exploration along the California coast began in 1542 with the landing of Juan Rodriguez Cabrillo and his men at San Diego Bay. Sixty years after the Cabrillo expeditions, an expedition under Sebastian Viscaíno made an extensive and thorough exploration of the Pacific coast. Although the voyage did not extend beyond the northern limits of the Cabrillo track, Viscaíno had the most lasting effect upon the nomenclature of the coast. Many of his place names have survived, whereas practically every one of the names created by Cabrillo have faded from use. For instance, Cabrillo named the first (now) United States port he stopped at "San Miguel"; 60 years later, Viscaíno changed it to "San Diego" (Rolle 1969). The early European voyages observed Native Americans living in villages along the coast but did not make any substantial, long-lasting impact. At the time of contact, the Luiseño population was estimated to have ranged from 4,000 to as many as 10,000 individuals (Bean and Shipek 1978; Kroeber 1976).

The historic background of the project area began with the Spanish colonization of Alta California. The first Spanish colonizing expedition reached southern California in 1769 with the intention of converting and civilizing the indigenous populations, as well as expanding the knowledge of and access to new resources in the region (Brigandi 1998). As a result, by the late eighteenth century, a large portion of southern California was overseen by Mission San Luis Rey (San Diego County), Mission San Juan Capistrano (Orange County), and Mission San Gabriel (Los Angeles County), who began colonizing the region and surrounding areas (Chapman 1921).

Up until this time, the only known way to feasibly travel from Sonora to Alta California was by sea. In 1774, Juan Bautista de Anza, an army captain at Tubac, requested and was given permission by the governor of the Mexican State of Sonora to establish an overland route from Sonora to Monterey (Chapman 1921). In doing so, Juan Bautista de Anza passed through Riverside County and described the area in writing for the first time (Caughey 1970; Chapman 1921). In 1797, Father Presidente Lausen (of Mission San Diego de Alcalá), Father Norberto de Santiago, and Corporal Pedro Lisalde (of Mission San Juan Capistrano) led an expedition through southwestern Riverside County in search of a new mission site to establish a presence between San Diego and San Juan Capistrano (Engelhardt 1921). Their efforts ultimately resulted in the establishment of Mission San Luis Rey in Oceanside, California.

Each mission gained power through the support of a large, subjugated Native American workforce. As the missions grew, livestock holdings increased and became increasingly

vulnerable to theft. In order to protect their interests, the southern California missions began to expand inland to try and provide additional security (Beattie and Beattie 1939; Caughey 1970). In order to meet their needs, the Spaniards embarked upon a formal expedition in 1806 to find potential locations within what is now the San Bernardino Valley. As a result, by 1810, Father Francisco Dumetz of Mission San Gabriel had succeeded in establishing a religious site, or capilla, at a Cahuilla rancheria called Guachama (Beattie and Beattie 1939). San Bernardino Valley received its name from this site, which was dedicated to San Bernardino de Siena by Father Dumetz. The Guachama rancheria was located in present-day Bryn Mawr in San Bernardino County.

These early colonization efforts were followed by the establishment of estancias at Puente (circa 1816) and San Bernardino (circa 1819) near Guachama (Beattie and Beattie 1939). These efforts were soon mirrored by the Spaniards from Mission San Luis Rey, who in turn established a presence in what is now Lake Elsinore, Temecula, and Murrieta (Chapman 1921). The indigenous groups who occupied these lands were recruited by missionaries, converted, and put to work in the missions (Pourade 1961). Throughout this period, the Native American populations were decimated by introduced diseases, a drastic shift in diet resulting in poor nutrition, and social conflicts due to the introduction of an entirely new social order (Cook 1976).

Mexico achieved independence from Spain in 1822 and became a federal republic in 1824. As a result, both Baja and Alta California became classified as territories (Rolle 1969). Shortly thereafter, the Mexican Republic sought to grant large tracts of private land to its citizens to begin to encourage immigration to California and to establish its presence in the region. Part of the establishment of power and control included the desecularization of the missions circa 1832. These same missions were also located on some of the most fertile land in California and, as a result, were considered highly valuable. The resulting land grants, known as "ranchos," covered expansive portions of California and by 1846, more than 600 land grants had been issued by the Mexican government. Rancho Jurupa was the first rancho to be established and was issued to Juan Bandini in 1838. Although Bandini primarily resided in San Diego, Rancho Jurupa was located in what is now Riverside County (Pourade 1963). A review of Riverside County place names quickly illustrates that many of the ranchos in Riverside County lent their names to present-day locations, including Jurupa, El Rincon, La Sierra, El Sobrante de San Jacinto, La Laguna (Lake Elsinore), Santa Rosa, Temecula, Pauba, San Jacinto Nuevo y Potrero, and San Jacinto Viejo (Gunther 1984). As was typical of many ranchos, these were all located in the valley environments within western Riverside County.

The treatment of Native Americans grew worse during the Rancho Period. Most of the Native Americans were forced off of their land or put to work on the now privately-owned ranchos, most often as slave labor. In light of the brutal ranchos, the degree to which Native Americans had become dependent upon the mission system is evident when, in 1838, a group of Native Americans from Mission San Luis Rey petitioned government officials in San Diego to

relieve suffering at the hands of the rancheros:

> We have suffered incalculable losses, for some of which we are in part to be blamed for because many of us have abandoned the Mission … We plead and beseech you … to grant us a Rev. Father for this place. We have been accustomed to the Rev. Fathers and to their manner of managing the duties. We labored under their intelligent directions, and we were obedient to the Fathers according to the regulations, because we considered it as good for us. (Brigandi 1998:21)

Native American culture had been disrupted to the point where they could no longer rely upon prehistoric subsistence and social patterns. Not only does this illustrate how dependent the Native Americans had become upon the missionaries, but it also indicates a marked contrast in the way the Spanish treated the Native Americans compared to the Mexican and United States ranchers. Spanish colonialism (missions) is based upon utilizing human resources while integrating them into their society. The Mexican and American ranchers did not accept Native Americans into their social order and used them specifically for the extraction of labor, resources, and profit. Rather than being incorporated, they were either subjugated or exterminated (Cook 1976).

By 1846, tensions between the United States and Mexico had escalated to the point of war (Rolle 1969). In order to reach a peaceful agreement, the Treaty of Guadalupe Hidalgo was put into effect in 1848, which resulted in the annexation of California to the United States. Once California opened to the United States, waves of settlers moved in searching for gold mines, business opportunities, political opportunities, religious freedom, and adventure (Rolle 1969; Caughey 1970). By 1850, California had become a state and was eventually divided into 27 separate counties. While a much larger population was now settling in California, this was primarily in the central valley, San Francisco, and the Gold Rush region of the Sierra Nevada mountain range (Rolle 1969; Caughey 1970). During this time, southern California grew at a much slower pace than northern California and was still dominated by the cattle industry that was established during the earlier rancho period. However, by 1859, the first United States Post Office in what would eventually become Riverside County was set up at John Magee's store on the Temecula Rancho (Gunther 1984).

During the same decade, circa 1852, the Native Americans of southern Riverside County, including the Luiseño and the Cahuilla, thought they had signed a treaty resulting in their ownership of all lands from Temecula to Aguanga east to the desert, including the San Jacinto Valley and the San Gorgonio Pass. The Temecula Treaty also included food and clothing provisions for the Native Americans. However, Congress never ratified these treaties, and the promise of one large reservation was rescinded (Brigandi 1998).

With the completion of the Southern Pacific Railroad in 1869, southern California saw its first major population expansion. The population boom continued circa 1874 with the completion of connections between the Southern Pacific Railroad in Sacramento to the transcontinental Central Pacific Railroad in Los Angeles (Rolle 1969; Caughey 1970). The population influx brought farmers, land speculators, and prospective developers to the region. As the Jurupa area became more and more populated, circa 1870, Judge John Wesley North and a group of associates founded the city of Riverside on part of the former rancho.

Although the first orange trees were planted in Riverside County circa 1871, it was not until a few years later when a small number of Brazilian navel orange trees were established that the citrus industry truly began in the region (Patterson 1971). The Brazilian navel orange was well suited to the climate of Riverside County and thrived with assistance from several extensive irrigation projects. At the close of 1882, an estimated half a million citrus trees were present in California. It is estimated that nearly half of that population was in Riverside County. Population growth and 1880s tax revenue from the booming citrus industry prompted the official formation of Riverside County in 1893 out of portions of what was once San Bernardino County (Patterson 1971).

Shortly thereafter, with the start of World War I, the United States began to develop a military presence in Riverside County with the construction of March Air Reserve Base. During World War II, Camp Haan and Camp Anza were constructed in what is now the current location of the National Veteran's Cemetery. In the decades that followed, populations spread throughout the county into Lake Elsinore, Corona, Norco, Murrieta, and Wildomar. However, a significant portion of the county remained largely agricultural well into the 1970s. Following the 1970s, Riverside saw a period of dramatic population increase as the result of new development, more than doubling the population of the county with a population of over 1.3 million residents (Patterson 1971).

Project Area and Vicinity

The project is located within an area traditionally known as Val Verde, which has been historically influenced by the nearby city of Perris. In 1881, the California Southern Railroad laid the tracks for the transcontinental route of the Santa Fe Railway through the plains east of the project. The area where the railroad was placed was referred to as the San Jacinto Plains. Patrick Thomas Perris, for whom the city of Perris was named, led the surveying and construction of the railroad route. The railroad was completed in 1882, which allowed hundreds of settlers to enter the area for homesteading, most of which settled in Pinacate to the south (City of Perris n.d.).

While still part of San Diego County, Rancho San Jacinto Nuevo y Portrero was patented to T.W. Sutherland, guardian of Miguel Pedrorena's children, in 1883 (Robinson 1997). In 1885, the citizens of Pinacate worked to create a more conveniently located station along the railroad route and, in 1886, after much hard work, the town site of Perris was established (City of

Perris n.d.). In 1911, Perris became an incorporated city, relying heavily upon dry grain farming and citrus groves (City of Perris n.d.).

The Val Verde Tract was platted in 1893 about five miles northwest of Perris. One of the owners of the tract, J.R. Nance, was instrumental in promoting the city of Perris and the Riverside tract to the north of the current project (Gunther 1984). The community briefly flourished due to the establishment of a railway siding and station. The area was dominated by agricultural properties focusing upon grain, grapes, potatoes, melons, alfalfa, and green vegetables. The community had a post office between 1894 and 1904 and again from 1918 through 1930; however, the post office was twice discontinued and the mail forwarded to Perris (Gunther 1984).

A portion of the Colorado River Aqueduct was constructed in the community in 1939 to conduct water from the river to nearby Lake Mathews. The alignment of the aqueduct within Val Verde was named the Val Verde Cut and the Val Verde Tunnel. The approximately one-mile Val Verde Cut was the only portion of the aqueduct that was unlined (Gunther 1984). Due to the aqueduct and availability of water in the region, the Val Verde community continued to be dominated by agriculture throughout the twentieth century.

History of the Property: Ownership and Development

According to the Historic Resources Inventory site recordation form, the George H. Sawyer Home at 19542 Patterson Avenue was constructed in 1900 as an "L"-shaped vernacular ranch house with Victorian features (Harmon 1982). However, the Riverside Assessor Lot Block Book Page shows the first year with assessed improvements as 1896, indicating that the residence was constructed in 1896. McAlester (2015) defines six substyles for the Victorian style, which would classify the residence as the Queen Anne style with Gothic influences.

According to the Riverside Assessor Lot Block Book Page, the 19542 Patterson Avenue property was owned by C.B. Bullock at the time of the residence's construction. According to the 1900 Federal Census, Charles B. and Etta W. Bullock were born in New Hampshire in 1855 and 1858, respectively. This census record shows they were residents of Perris and Charles Bullock worked as a farmer (Ancestry.com 2004). While no directory records could be located, it is likely that the Bullocks resided at 19542 Patterson Avenue in the early 1900s. Census records from 1910, 1920, 1930, and 1940 indicate they moved to Los Angeles County in the cities of Los Nietos and Whittier where Charles Bullock continued to work as a farmer (Ancestry.com 2002, 2006, 2010a, 2012).

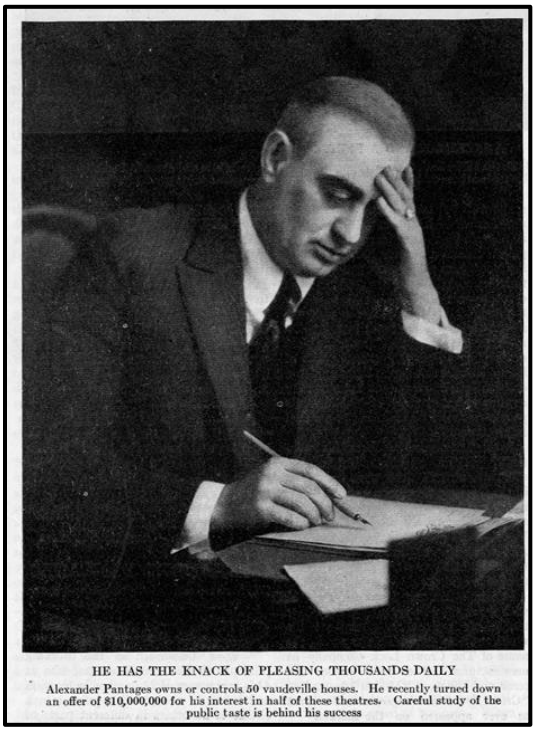
C.E. and Anna B. Richardson purchased the property in 1903, sold it to B.E. and Bettie B. Carden in 1910, who sold it to H.M. Reasoner the same year. Ownership of the property changed hands frequently between 1912 and 1916, being purchased by William and Carolina Domries in 1912; Marvin R. and Sarah Lee in 1913; Oscar M. and Sarah A. Packard in 1914; Ida Wildey in 1914; Jennie and Myer Livingston in 1915; Hugh J. Cameron 1916; and Rose Pendell in 1917. A notice of foreclosure sale published in the *Perris Progress* (1916) indicates Pendell

won a case against those individuals listed above for mortgage payment. Pendell was born in 1864 in Saginaw County, Michigan (Ancestry.com 2010a). Census records from 1910, 1920, and 1930 indicate she resided in Los Angeles County. There is no indication she ever lived at 19542 Patterson Avenue property (Ancestry.com 2002, 2006, 2010a).

Patrick Joseph Molyneux purchased the property in 1922. Molyneux was born in 1884 in Ireland. He emigrated to the United States from Vancouver, British Columbia in 1919. His declaration of intention filed in 1925 lists his address as "1822 1/2 Broadway, Los Angeles" (Ancestry.com 2010b). There is no indication that he and his wife Myrtle ever lived at 19542 Patterson Avenue.

Alexander Pantages (Plates 1 and 2) purchased the property in 1923 and it remained in the possession of the Pantages family until 1939. Although not much is known about his early years, Pantages became a prominent figure in Los Angeles as he built one of the biggest theatrical empires in the American West. Pantages was told he was born in one of the Dodecanese Islands circa 1864, but his first memories were from Cairo, Egypt. When he was nine, he ran away from his father and boarded a French ship, ending up in Panama two years later working helping to construct the Panama Canal. With the Malaria outbreak, he moved to California, settling in San Francisco. By 1896, he was running a restaurant at 121 Fifth Street in San Francisco. He was arrested the same year for smuggling opium, but he was able to have the charges dropped by proving he was training for a prize fight the same night. In 1898, he joined the Yukon Gold Rush, where he met "Klondike Kate" Rockwell and entered the theater business. He moved to Seattle and opened the Crystal Theatre in 1903 (Lagos 2018).





HE HAS THE KNACK OF PLEASING THOUSANDS DAILY

Alexander Pantages owns or controls 50 vaudeville houses. He recently turned down an offer of $10,000,000 for his interest in half of these theatres. Careful study of the public taste is behind his success

Plates 1 and 2: Alexander Pantages. ***(Photographs courtesy of Lagos 2018)***

At the beginning of his career, he was ridiculed and fought against by theatrical establishments due to being illiterate and speaking broken English with a thick accent; however, he was able to turn his career around and acquired and constructed many theater houses that dominated the American West. The rapid growth of the film industry in the 1920s eventually led to his demise in 1929, forcing him to sell his chain of 15 theaters and theatrical empire to Radio-Keith-Orpheum corporation (RKO). The demise of his theater empire was also heavily influenced by his famous arrest on charges of attempted rape against 17-year-old dancer Eunice Pringle. The media extensively covered this trial and he was sentenced to a prison sentence of one to 50 years. He served a year of his sentence and was released in the aftermath of several heart attacks and hospitalizations. He was granted a retrial two years later where he was acquitted (Lagos 2018). There is no evidence that the Pantages family ever resided at the subject property.

In 1939, Steven and Barbara Toth purchased the 19542 Patterson Avenue property and it still remains in the possession of the Toth family. The Toths were born in Hungary in 1875 and 1874, respectively (Ancestry.com 2010a). They immigrated to the United States in 1881 and 1885 and both worked as farmers (Ancestry.com 2002). They were listed at "Rt. 1, Box 41, Cajalco Road, Perris" in the 1950s, which is likely either 19542 or 19543 Patterson Avenue (*Perris Progress* 1956). Ownership passed to their sons Charles and Joseph William Toth in 1954. Charles Toth was born in 1906 in Cape Girardeau, Missouri and resided at "Rte 1 Box 41 Perris" (*Perris Progress* 1963) for 55 years before he died in 1963 at the age of 56. He spent 40 years working as a grain farmer (*Perris Progress* 1963). Joseph Toth was born in 1907 in Colorado (Ancestry.com 2006). The 1930 census indicates he also lived in Perris (Ancestry.com 2002). After the death of his wife Irene, he became the sole owner of the property (*Perris Progress* 1971). Upon his death in 1992, ownership of the property passed to their children Helen I., Joey M., and Steven P. Toth (Ancestry.com 2023). The property remains in the possession of the trustees of Helen Toth, who died in 2002 (*The Desert Sun* 2002).

Table 1
Title Records for APN 317-160-042

Seller	Buyer	Year
C.B. Bullock	C.B. Bullock	1896
C.B. Bullock and Etta W. Bullock	C.E. Richardson and Anna B. Richardson	1903
C.E. Richardson and Anna B. Richardson	B.E. Carden	1910
B.E. Carden and Bettie B. Carden	H.M. Reasoner	1910

Seller	Buyer	Year
H.M. Reasoner	William Domries and Carolina Domries	1912
William Domries and Carolina Domries	Marvin R. Lee and Sarah Lee	1913
Marvin R. Lee and Sarah Lee	Oscar M. Packard	1914
Oscar M. Packard and Sarah A. Packard	Ida Wildey	1914
Ida Wildey	Jennie Livingston	1915
Jennie Livingston and Myer Livingston	Hugh J. Cameron	1916
C.A. Lowentrout	Rose Pendell	1917
Rose Pendell	Patrick J. Molyneux	1922
Patrick J. Molyneux and Myrtle Moleneux	Ben White	1922
Ben White	Ida Wildey	1922
Ida Wildey	Ben White	1923
Benjamin Alvin White	Ben White	1923
Ben White and Anna D. White	Alexander Pantages	1923
Alexander Pantages	Lois A. Pantages	1930
Lois A. Pantages	Rodney A. Pantages and Lloyd Pantages	1930
Pantages Theatre Company	Lois A. Pantages	1936
Lois A. Pantages	Steven Toth and Barbara Toth	1939
Barbara Toth	Charles Toth	1953
Barbara Toth	Charles Toth and Joe Toth	1954
Joe W. Toth and Irene Toth	Charles E. Knapp and Goldie H. Knapp	1954
Charles Toth and Mabel Toth	Joe W. Toth and Irene Toth and Charles E. Knapp and Goldie H. Knapp	1954
Charles E. Knapp and Goldie H. Knapp	Joe W. Toth and Irene Toth	1955
Charles Toth and Mabel Toth	Joe W. Toth and Irene Toth	1956

Seller	Buyer	Year
Joe Toth	Joe W. Toth, as Trustee, and the subsequent trustee, of the Joe W. Toth, Trust dated May 2, 1990	1990
Joe W. Toth	Joe W. Toth, as Trustee, and the subsequent trustee, of the Joe W. Toth, Trust dated May 2, 1990	1990
Joe W. Toth (aka Joe Toth)	Joe W. Toth, as Trustee, and the subsequent trustee, of the Joe W. Toth, Trust dated May 2, 1990	1992
Helen I. Toth, Joey M. Toth, and Steven P. Toth, as successor Co-Trustees of the Joe W. Toth Trust dated May 2, 1990	Helen I. Toth, Joey M. Toth, and Steven P. Toth	1992
Joey M. Toth	Joey M. Toth, Trustee of Joey M. Toth Separate Property Trust dated DEC 02, 1999, for the benefit of Joey M. Toth	1999
Helen I. Toth	Helen I. Toth, Trustee of the Family Trust of Helen I. Toth, dated FEB 12 2002	2002

IV. METHODS AND RESULTS

Archival Research

Records relating to the ownership and developmental history of the property were sought to identify any associated potential historic or architectural significance. Records located at the BFSA research library, the Riverside County Assessor/Recorder/County Clerk, and the Riverside County Planning Department were accessed for information regarding the buildings. Title records for the property were also obtained. Appendix C contains maps of the property, including a general location map, historic USGS project location maps, a current USGS project location map, and a current Assessor's parcel map. There are no Sanborn maps for the project area.

Field Survey

BFSA conducted a historic structure survey on April 27, 2023. The purpose of the survey was to locate and document any potentially historic structures on the property that would potentially be affected by the off-site road improvements. Preparation of architectural

descriptions was conducted in the field and supplemented using photographic documentation. Additional information was drawn from supplemental research efforts and incorporated into this report.

Description of Surveyed Resources

According to the Historic Resources Inventory site recordation form, the George H. Sawyer Home at 19542 Patterson Avenue was constructed in 1900 as an "L"-shaped vernacular ranch house with Victorian features (Harmon 1982). However, the Riverside Assessor Lot Block Book Page shows the first year with assessed improvements as 1896, indicating that the residence was constructed in 1896. McAlester (2015) defines six substyles for the Victorian style, which would classify the residence as the Queen Anne style with Gothic influences (Plate 3).

The single-family, two-story residence features a cross-gable roof with a tower attached on the northwest side. The roof has closed moderate overhangs and is covered with composite shingles. The residence features west, south, and north wings and some projections attached to the main structure (Plate 4). The projections feature shed and hipped roof forms and the tower features a hipped roof with flared eaves. The residence features wood board cladding, except for the gable walls close to the roof and the area under the flared eaves of the tower, which exhibit fishscale- and diamond-patterned shingles.

The primary (west) façade of the residence faces Patterson Avenue with access directly from the street. The entrance is through the entry porch on the north end of the west façade, in the corner where the west and north wings meet and the tower is located. The main entry door is featured on the north façade of the tower (Plate 5). The porch is supported by three wood posts with decorative ends. Access to the porch is provided by staircases on its west and north sides. A wood railing is located on the outer corner of the porch. The porch features a cut hipped roof form. Two wood-framed, double-hung windows face the porch, on the west façade of the north wing and the north façade of the west wing. The second floor of the corner formed by the north and west wings features two sets of double-hung, double windows on the tower and two double-hung windows on both the west façade of the north wing and the north façade of the west wing. The area above the windows on the tower features fishscale- and diamond-patterned shingles (Plates 6 and 7). The gable wall of the west wing is located south of the porch. The gable wall on the west façade projects forward and features two double-hung windows on each level. The area between the windows and the gable roof features fishscale- and diamond-patterned shingles and a metal gable ornament. The west façade of the south wing is located south of the gable wall and features a wood and glass door sheltered by a wood-framed shed roof and a wood-framed sliding window (Plate 8). The southern end of the east façade of the south wing features the southern projection and does not exhibit any elements. The southern projection features a hipped roof and a brick foundation, which differs from the post and pier foundation of the residence, indicating that the projection was constructed at a later date.



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Plate 3

West Façade of the Residence, Facing East

19542 Patterson Avenue

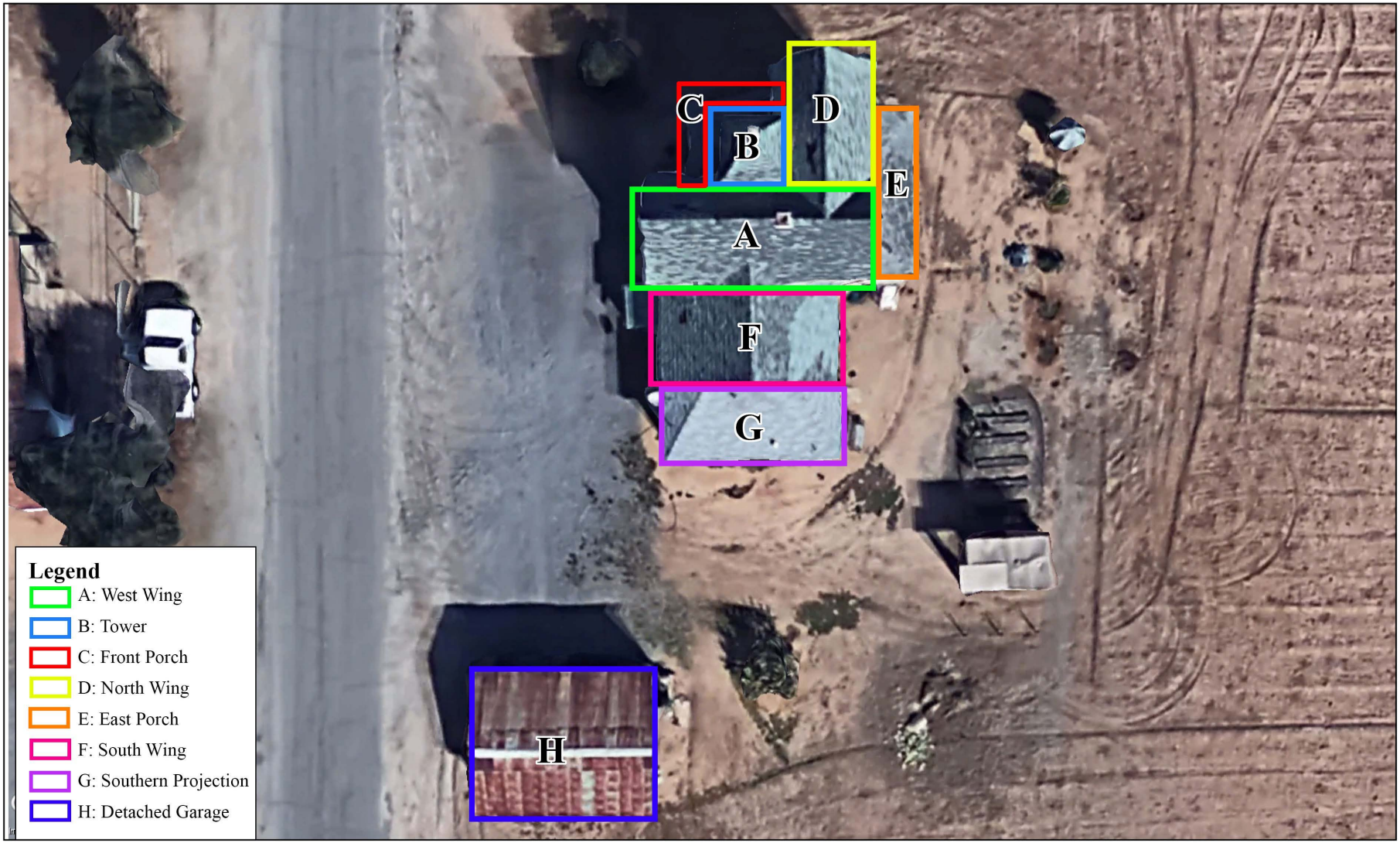

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Plate 4

Building Footprints

19542 Patterson Avenue



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Plate 5

North Façade of the Residence, Facing South

19542 Patterson Avenue



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Plate 6

West Façade of the Residence, Facing East

19542 Patterson Avenue



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Plate 7

West Façade of the Residence, Facing East

19542 Patterson Avenue



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Plate 8

West Façade of the Residence, Facing East

19542 Patterson Avenue

The north façade of the residence faces Cajalco Road. As mentioned above, the west end of the north façade is recessed and features the tower and front porch (Plate 9). The east end of the north façade features the gable wall of the north wing, which features a set of double-hung, double windows on the first floor and a double-hung window on the second floor (see Plate 5). The south façade of the one-story southern projection features a square picture window on its west side and a wood-framed, double-hung window on its east side. The gable wall of the south wing is visible above the southern projection. A window is featured above the hipped roof of the southern projection, which is covered with an Oriented Strand Board (Plate 10).

The east façade of the residence faces Harvill Avenue. The north side of the east façade features the east façades of the north and west wings. The east façade of the west wing is a gable wall and features a metal gable ornament. A single-story porch is located in front of the north side of the east façade. Similar to the porch on the west façade, this porch features wood beams with decorative ends and a simple railing with an opening on its southern end to provide access to the residence. Two double-hung, wood-framed windows and a wood and glass door are located behind the porch. The second floor of the east façade above the porch features two wood-framed, double-hung windows. The southern side of the east façade features the east façades of the south wing and southern projection and includes a double-hung window on the east façade of the south wing and an entrance door on the east façade of the southern projection (Plates 11 and 12).

According to historic aerial photographs, the detached garage was constructed between 1938 and 1948 (Plates 13 and 14). The rectangular structure has a wood frame construction and a gable roof. The roof and exterior are clad with corrugated metal sheets. The roof has narrow overhanging eaves with exposed rafters. Access to the detached garage is provided from its north façade and the west façade faces Patterson Avenue. The north façade features two garage doors (Plate 15). The south and east façades do not feature any elements. Research did not find any indication of applied changes that would alter the overall form, plan, space, structure, or style of the building since its initial construction.

V. SIGNIFICANCE EVALUATIONS

Because the project would require approval from the County of Riverside, CEQA and County of Riverside Historical Commission Procedures were used to evaluate the residence and the detached garage buildings as potentially significant historic buildings. Therefore, criteria for listing on the CRHR and the Riverside County Historic Landmarks list were used to measure the significance of the resources. When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of construction.



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Plate 9

North (Left) and West (Right) Façades of the Residence, Facing Southeast

19542 Patterson Avenue



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Plate 10

West (Left) and South (Right) Façades of the Residence, Facing Northeast

19542 Patterson Avenue



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Plate 11

East (Left) and North (Right) Façades of the Residence, Facing Southwest

19542 Patterson Avenue



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Plate 12

East Façade of the Residence, Facing West

19542 Patterson Avenue

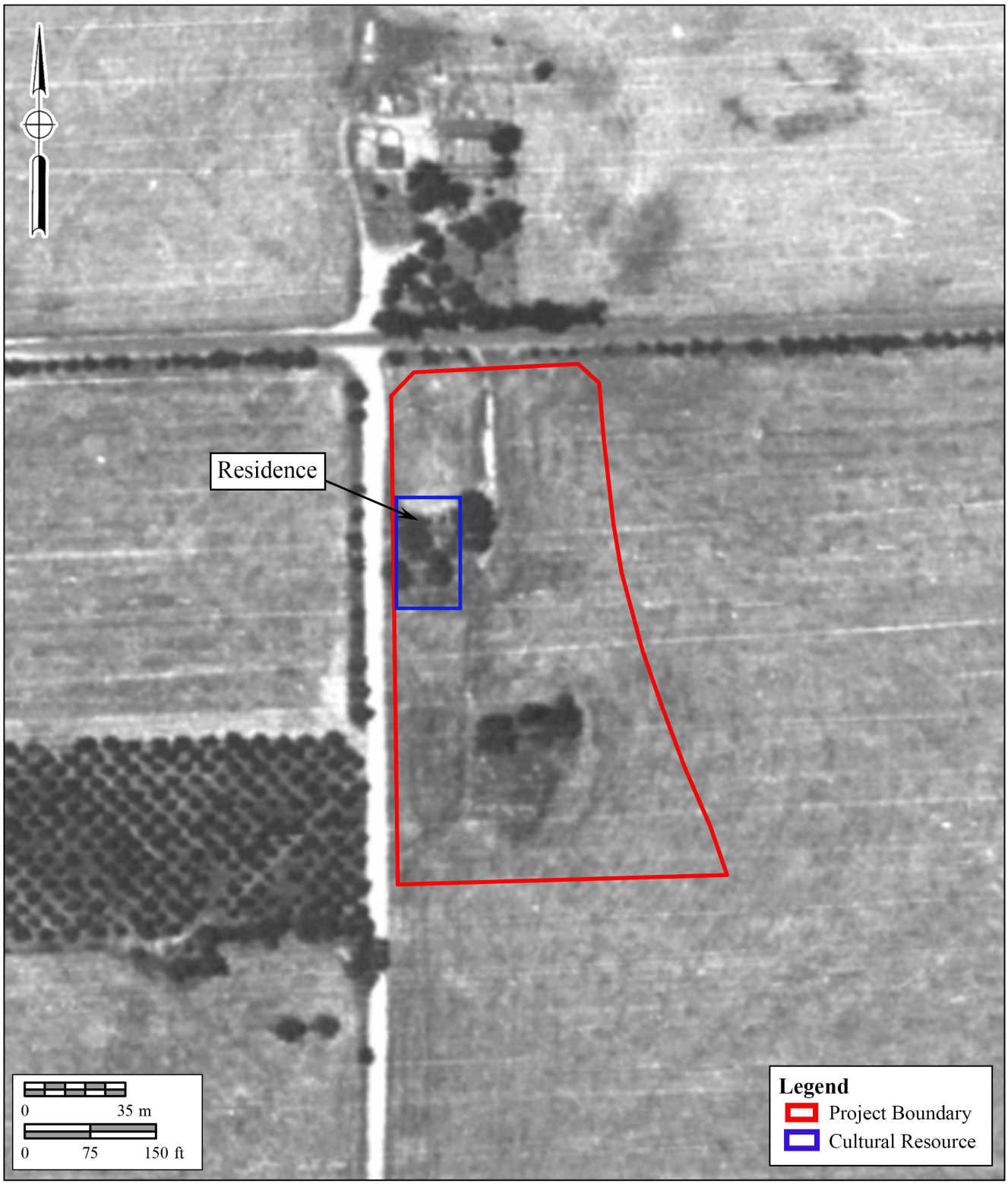

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Plate 13
1938 Aerial Photograph
19542 Patterson Avenue

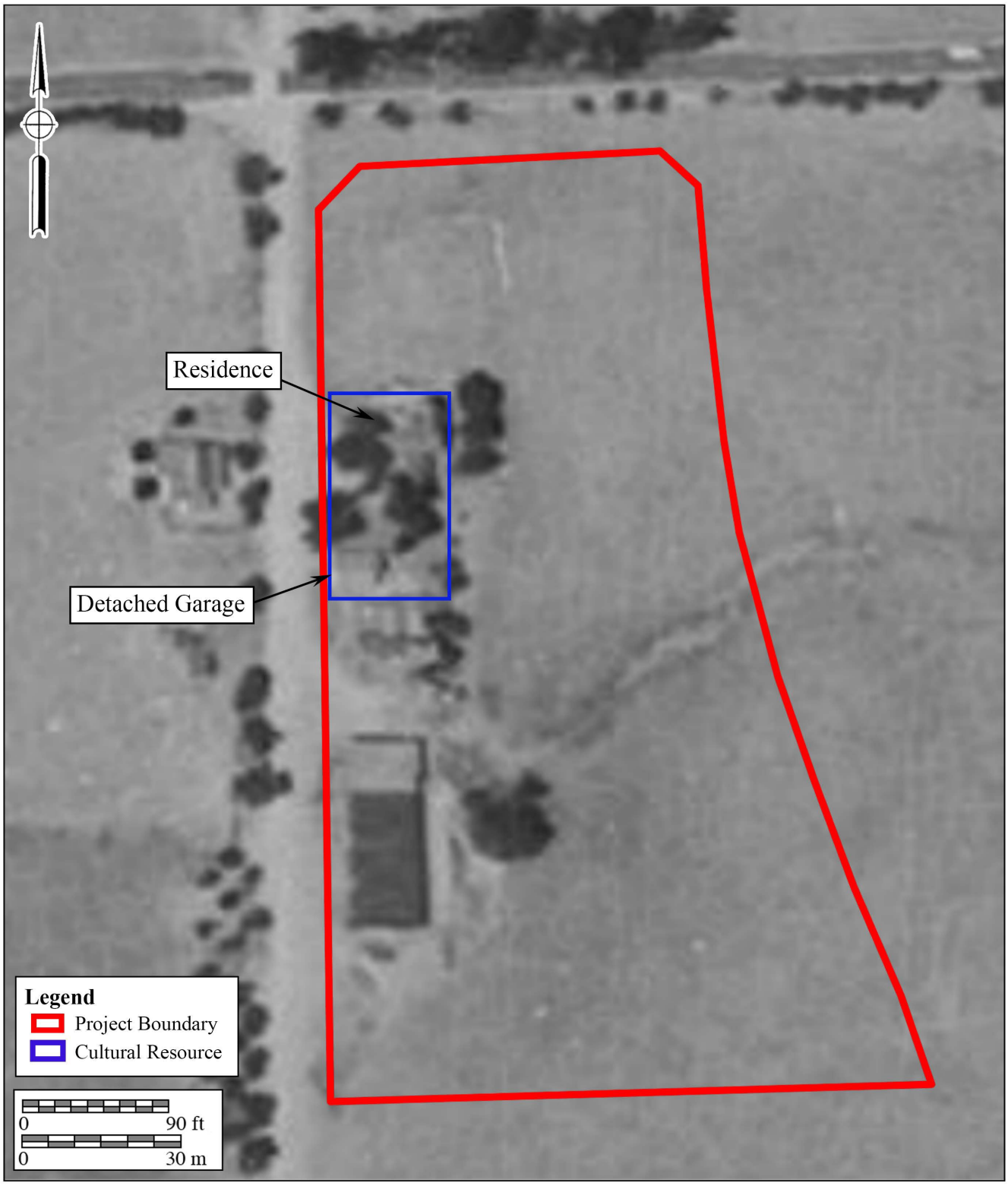

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Plate 14
1948 Aerial Photograph
19542 Patterson Avenue



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Plate 15

North Façade of the Detached Garage, Facing South

19542 Patterson Avenue

It is important to note that integrity is not the same as condition; integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. CEQA guidelines (Section 15064.5) address archaeological and historic resources, noting that physical changes that would demolish or materially alter in an adverse manner those characteristics that convey the historic significance of the resource and justify its listing on inventories of historic resources, are typically considered significant impacts. In order to determine whether or not the buildings are eligible for listing on the Riverside County Historic Landmarks list or the CRHR, both registers' eligibility criteria were used. Furthermore, BFSA based the review upon the recommended criteria listed in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002). This review is based upon the evaluation of integrity of the buildings followed by the assessment of distinctive characteristics.

1. **Integrity of Location** *[refers to] the place where the historic property was constructed or the place where the historic event occurred* (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the buildings had always existed at their present locations or if they had been moved or rebuilt. The residence and detached garage were constructed at their current locations in 1896 and between 1938 and 1948, respectively. These buildings have never been moved or rebuilt and, therefore, retain integrity of location.

2. **Integrity of Design** *[refers to] the combination of elements that create the form, plan, space, structure, and style of a property* (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the buildings and any architectural features present.

   According to the Historic Resources Inventory site recordation form, the George H. Sawyer Home at 19542 Patterson Avenue was constructed in 1900 as an "L"-shaped vernacular ranch house with Victorian features (Harmon 1982). However, the Riverside Assessor Lot Block Book Page shows the first year with assessed improvements as 1896, indicating that the residence was constructed in 1896. McAlester (2015) defines six substyles for the Victorian style, which would classify the residence as the Queen Anne style with Gothic influences. Modifications made to the residence since its original construction include construction of the southern projection on its south façade at an unknown date. Research did not find any indication of further changes applied to the residence. Despite the addition of the

southern projection, the residence still preserves its overall form, plan, space, structure, and style since its initial construction. Therefore, the residence retains integrity of design.

According to aerial photographs, the detached garage was constructed between 1938 and 1948 as a utilitarian building with no specific architectural design by an unknown builder. Research did not find any indication of applied changes that would alter the overall form, plan, space, structure, or style of the detached garage since its initial construction and, therefore, it retains integrity of design.

3. **Integrity of Setting** *[refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features* (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property, which include topographic features, open space, views, landscape, vegetation, man-made features, and relationships between buildings and other features. Inspection of aerial photographs and the Riverside Assessor Lot Block Book Page shows that the residence and detached garage were constructed in 1896 and between 1938 and 1948, respectively. The earliest aerial image from the area dates to 1938 and shows the surrounding area as agricultural fields and orchards (see Plate 13). The only other extant building in the area was the residence north of 19542 Patterson Avenue, across Cajalco Road, which is still present. By 1948, the detached garage had been constructed and the properties west (with the Ranch-style residence at 19543 Patterson Avenue [see Oz et al. 2023]) and south of 19542 Patterson Avenue had been developed (see Plate 14). By 1953, the orchard south of the property had been removed (Plate 16). Between 1967 (Plate 17) and 1977 (Plate 18), Patterson Avenue was widened and paved and four more residences were constructed west of 19543 Patterson Avenue. Between 1977 and 1994, Harvill Road was constructed east of the subject property and two more residences were added west of 19543 Patterson Avenue (Plate 19). Despite the construction of the detached garage on the subject property (which will be removed as part of the project) and the residence at 19543 Patterson Avenue directly west of the subject property, as well as the paving and widening of Patterson Avenue and the loss of the surrounding orchards, the 19542 Patterson Avenue residence still retains retain integrity of setting since the surrounding fields, although fallow, have not been developed. The detached garage retains integrity of setting as the surrounding buildings and roads were extant at the time of its construction and its viewshed has not been substantially changed.



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Plate 16
1953 Aerial Photograph
19542 Patterson Avenue

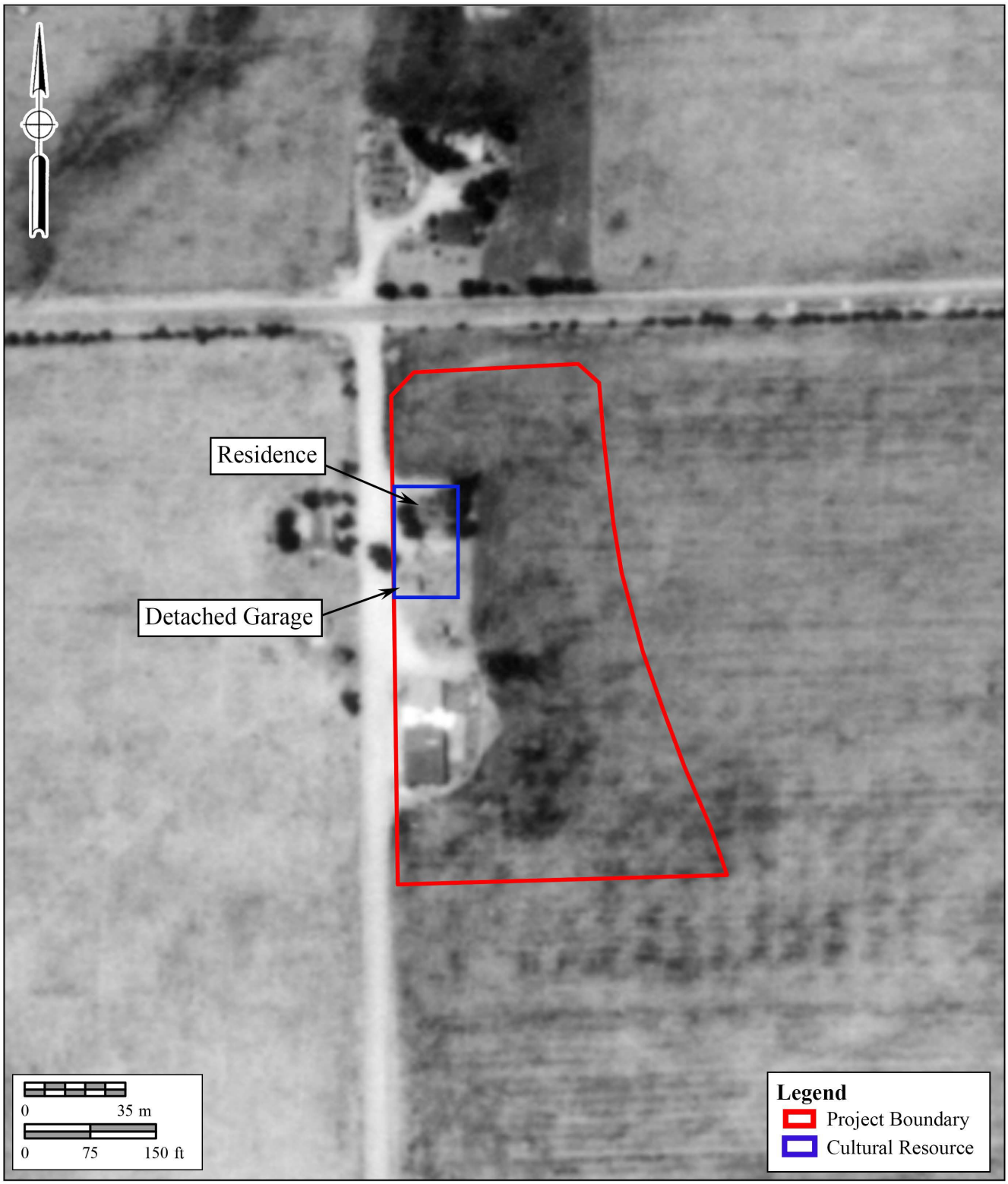

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Plate 17
1967 Aerial Photograph
19542 Patterson Avenue

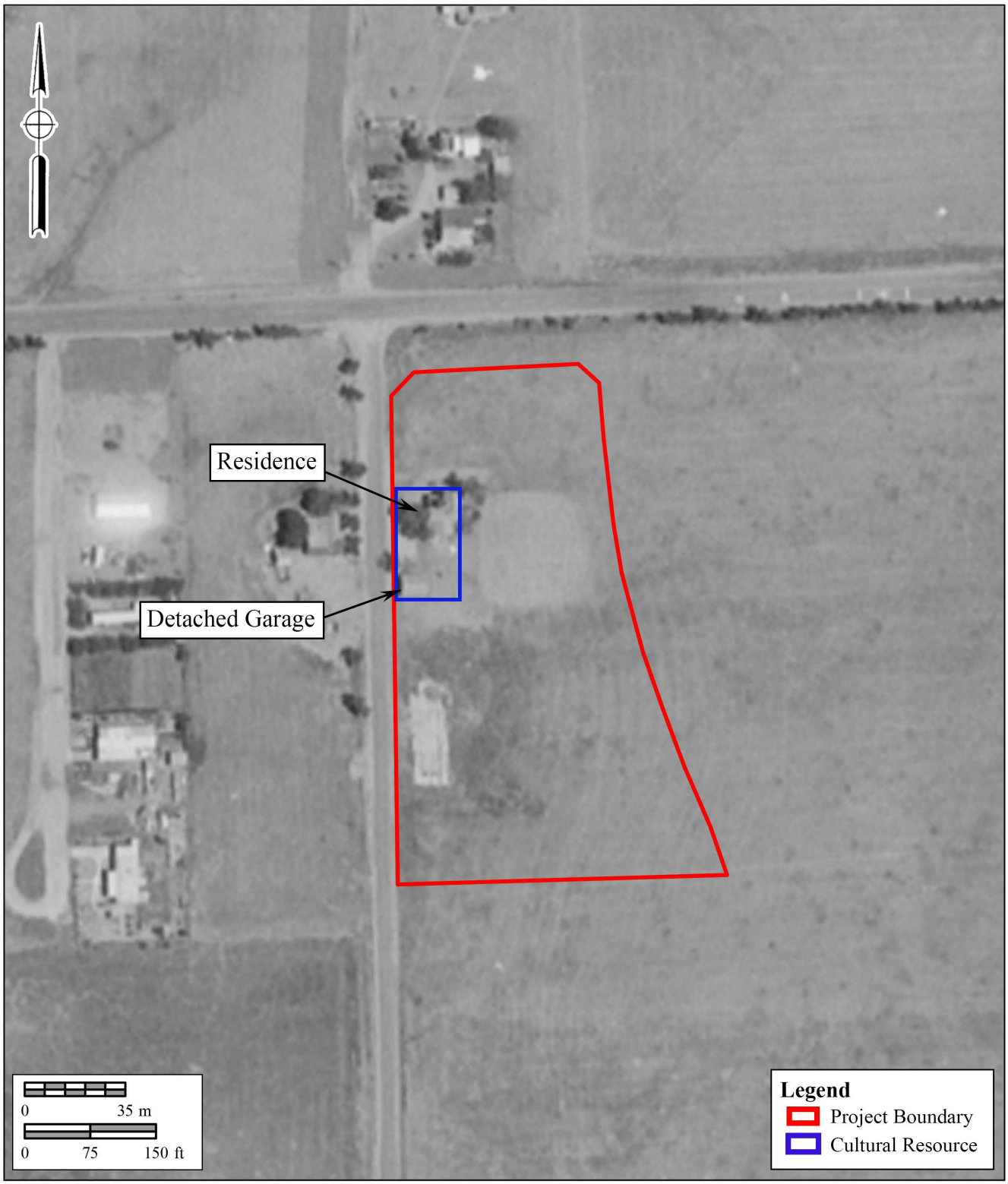

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Plate 18
1977 Aerial Photograph
19542 Patterson Avenue

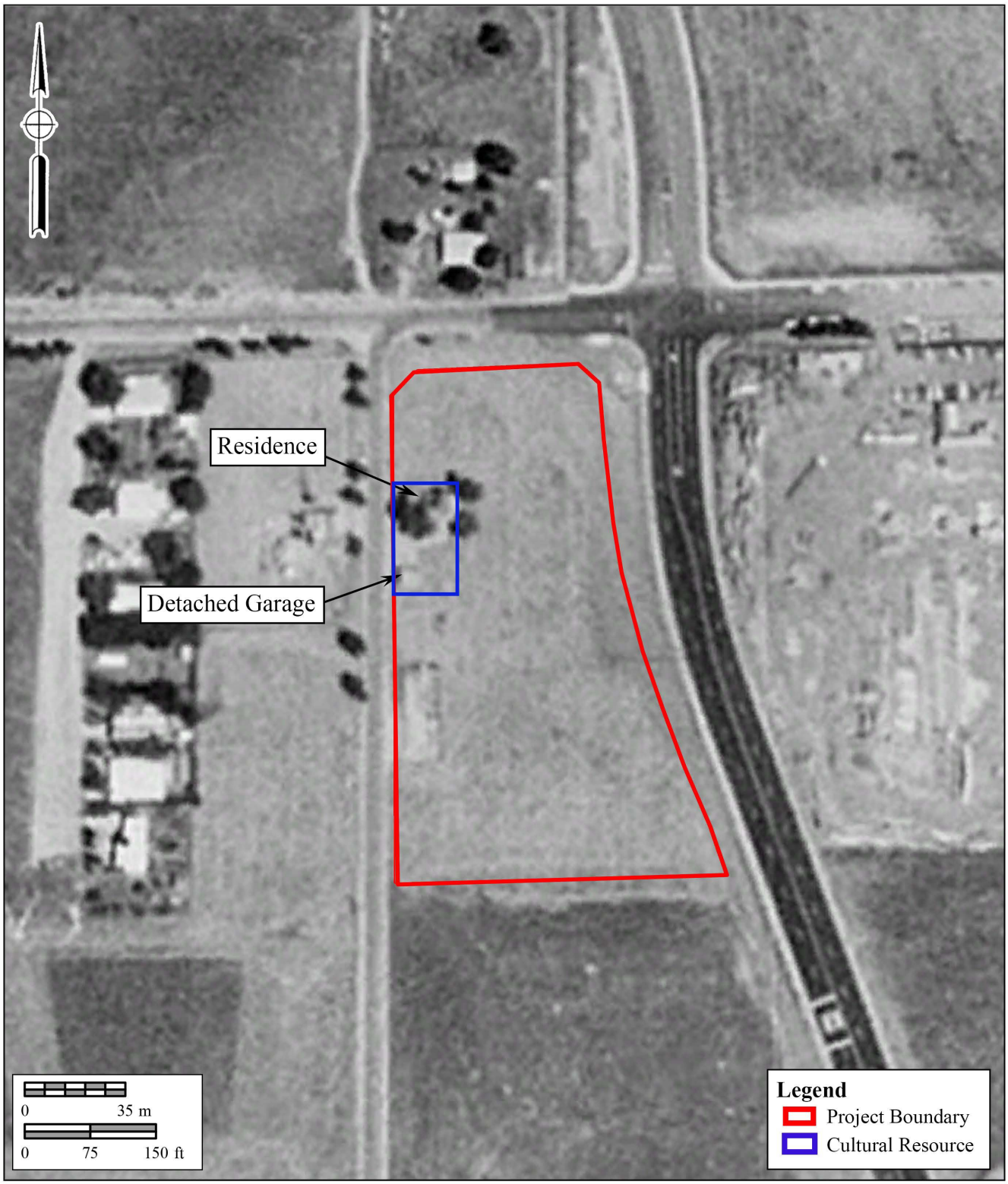

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Plate 19
1994 Aerial Photograph
19542 Patterson Avenue

4. **Integrity of Materials** *[refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property* (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials that may have altered the architectural design of the structures.

   According to the Historic Resources Inventory site recordation form, the George H. Sawyer Home at 19542 Patterson Avenue was constructed in 1900 as an "L"-shaped vernacular ranch house with Victorian features (Harmon 1982). However, the Riverside Assessor Lot Block Book Page shows the first year with assessed improvements as 1896, indicating that the residence was constructed in 1896. McAlester (2015) defines six substyles for the Victorian style, which would classify the residence as the Queen Anne style with Gothic influences. Modifications made to the residence since its original construction include construction of the southern projection on its south façade at an unknown date. Research did not find any indication of further changes applied to the residence. Despite the addition of the southern projection, the residence still preserves its overall form, plan, space, structure, and style since its initial construction. There is no indication that the building has undergone any original material replacements and, therefore, retains integrity of materials.

   The detached garage was constructed between 1938 and 1948 as a utilitarian building with no specific architectural design by an unknown builder. Research did not find any indication of applied changes that would alter the overall form, plan, space, structure, or style of the detached garage since its initial construction and, therefore, it retains integrity of materials.

5. **Integrity of Workmanship** *[refers to] the physical evidence of the labor and skill of a particular culture or people during any given period in history* (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present.

   The original workmanship demonstrated in the construction of the residence is average. The builder and architect of the residence are unknown. The residence does not possess physical evidence of any craft employed by a particular culture, people, or artisan. Therefore, the residence has never possessed integrity of workmanship.

The design and execution of construction of the detached garage is below average and it does not possess physical evidence of any craft employed by a particular culture, people, or artisan. Therefore, the detached garage has never possessed integrity of workmanship.

6. **Integrity of Feeling** *[refers to] a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the resources' features, in combination with their setting, conveyed a historic sense of the property during the period of construction.

   As noted previously, the 19542 Patterson Avenue residence retains integrity of setting. Since the 19542 Patterson Avenue residence has not undergone many modifications, the building retains a historic sense of its late 1800s construction and therefore retains integrity of feeling.

   While the detached garage retains integrity of setting and has not undergone major modifications, it is currently in poor condition, which negatively impacts its integrity of feeling. Therefore, the detached garage does not retain integrity of feeling.

7. **Integrity of Association** *[refers to] the direct link between an important historic event or person and a historic property* (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the resources' data or information and their ability to answer any research questions relevant to the history of the county of Riverside or the state of California. As mentioned previously, the 19542 Patterson Avenue property was owned by famous theater magnate Alexander Pantages, who built a 15-theater empire in Los Angeles and southern California. However, research could not locate any documents that indicate the Pantages family ever lived at the property. None of the other owners or the residents of the 19542 Patterson Avenue were historically important. Therefore, the residence and detached garage do not possess integrity of association.

The residence was determined to meet five of the seven categories of the integrity analysis, as it retains integrity of location, setting, design, materials, and feeling. The residence never possessed integrity of workmanship and association. The detached garage was determined to meet four of the seven categories of integrity analysis, as it retains integrity of location, setting, design, and materials. The detached garage does not retain integrity of feeling and has never possessed integrity of workmanship and association.

Criteria

A property may be eligible for designation as a historic landmark on the Riverside County Historic Landmarks list if it meets one or more of the following qualifying criteria set forth in the County of Riverside Historical Commission Procedures (Resolutions 82-131 and 2005-345):

- **Riverside County Historic Landmarks Criterion 1:**
  It is associated with events that have made a significant contribution to the broad patterns of Riverside County's history and cultural heritage.

- **Riverside County Historic Landmarks Criterion 2:**
  It is associated with the lives of persons important to the history of Riverside County or its communities.

- **Riverside County Historic Landmarks Criterion 3:**
  It embodies the distinctive characteristics of a type, period, Riverside County region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.

- **Riverside County Historic Landmarks Criterion 4:**
  It has yielded or may be likely to yield information important in Riverside County, the state of California, or national prehistory or history.

For a historic resource to be eligible for listing on the CRHR, the resource must be found significant at the local, state, or national level, under one or more of the following criteria:

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

- **CRHR Criterion 2:**
  It is associated with the lives of persons important in our past.

- **CRHR Criterion 3:**
  It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.

- **CRHR Criterion 4:**
  It has yielded, or may be likely to yield, information important in prehistory or history.

Evaluation

The evaluation of the residence and detached garage is provided below and is based upon the significance criteria presented in the County of Riverside Historical Commission Procedures (Resolutions 82-131 and 2005-345) and the CRHR.

- **Riverside County Historic Landmarks/CRHR Criterion 1:**
  It is associated with events that have made a significant contribution to the broad patterns of Riverside County/California's history and cultural heritage.

  It was discovered through historical research that no significant events could be associated with the 19542 Patterson Avenue buildings. Because the property could not be associated with any specific historic event, the buildings are not eligible for designation under Riverside County Historic Landmarks list or CRHR Criterion 1.

- **Riverside County Historic Landmarks/CRHR Criterion 2:**
  It is associated with the lives of persons important to the history of Riverside County/California or its communities.

  Historical research revealed that neither building is associated with any persons important in our past. As mentioned previously, the 19542 Patterson Avenue property was owned by famous theater magnate Alexander Pantages, who built a 15-theater empire in Los Angeles and southern California. However, research could not locate any documents indicating the Pantages family ever lived at the property. Because the property could not be associated with the lives of any important persons in our past, the buildings are not eligible for designation under Riverside County Historic Landmarks list or CRHR Criterion 2.

- **Riverside County Historic Landmarks/CRHR Criterion 3:**
  It embodies the distinctive characteristics of a type, period, Riverside County/California region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.

  The 19542 Patterson Avenue residence was constructed in the Queen Anne architectural style in 1896. The Queen Anne style was popularized by a "group of English architects led by Richard Norman Shaw in the late 19th century despite

having little to do with Queen Anne who reigned in England from 1702 to 1714" (McAlester 2015). The style owes its "popularity to the public's enthusiastic embrace and the pattern books and mail-order house plans that allowed them to build a Queen Anne house" (McAlester 2015).

The Queen Anne style has four shape subtypes (Hipped Roof with Lower Cross Gables, Cross-Gabled Roof, Front-Gabled Roof, and Town House) and four decorative detailing subtypes (Spindlework, Free Classic, Half-Timbered, and Patterned Masonry). The characteristic elements of these subtypes vary greatly, but examples generally include:

> … steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance; asymmetrical façade with partial or full-width porch which is usually one story high and extended along both side walls. (McAlester 2015)

The 19542 Patterson Avenue residence is best classified as the Cross-Gabled Roof shape subtype; however, being a farmhouse, it cannot be classified under any of the decorative detailing subtypes. McAlester (2015) states that "about 20 percent of Queen Anne houses have simple cross-gabled roofs without a central, hipped unit. These are normally of L-shaped plan; a tower, when present, is usually embraced within the L" (McAlester 2015).

McAlester (2015) notes the general identifying features of the Queen Anne style as:

- Steeply pitched, irregular-shaped roof that features a dominant front-facing gable
- Patterned shingles
- Cutaway bay windows
- Decorations to avoid a smooth-walled appearance
- Asymmetrical façade with a partial- or full-width porch
- Wood double-hung sash windows
- Tall decorative brick chimneys

The 19542 Patterson Avenue residence features five of these character-defining features: steeply pitched, irregular-shaped roof that features a dominant front-facing gable, patterned shingles on its east façade, decorations to avoid a smooth-walled appearance, asymmetrical façade with a partial-width porch, and wood-framed, double-

hung windows. The residence does not feature bay windows or a brick chimney. As a result, the residence is considered a good example of the Queen Anne style. McAlester (2015) also mentions that the stylistic details of Queen Anne-style houses are freely adapted from both Medieval and Classical precedents. The 19542 Patterson Avenue residence exhibits stylistic details from the Medieval Gothic style, such as the pinnacle on the tower, the brackets on the porch, and the decorative grille on the gable walls. As the residence is considered a good example of the Queen Anne-style, it is eligible for designation under Riverside County Historic Landmarks list and CRHR Criterion 3.

The 19542 Patterson Avenue detached was constructed between 1938 and 1948 as a utilitarian building with no specific architectural design elements by an unknown builder. Since it was not designed or built by an important creative individual and does not possess high artistic values, it is not eligible for designation under Riverside County Historic Landmarks list or CRHR Criterion 3.

- **Riverside County Historic Landmarks/CRHR Criterion 4:**
  It has yielded or may be likely to yield information important in Riverside County, the state of California, or national prehistory or history.

  The research conducted for this study revealed that because the 19542 Patterson Avenue buildings are not associated with any significant persons or events and were not constructed using unique or innovative methods of construction, they likely cannot yield any additional information about the history of the Riverside County or the state of California. Therefore, the buildings are not eligible for designation under Riverside County Historic Landmarks List or CRHR Criterion 4.

VI. FINDINGS AND CONCLUSIONS

While the Queen Anne-style residence is evaluated as architecturally important as defined by County of Riverside and CEQA criteria, the detached garage was not found eligible for listing under any criteria. Because the residence has been evaluated as historically significant, it is considered eligible for listing on the Riverside County Historic Landmarks list and the CRHR under Criterion 3 and mitigation measures are recommended should it be altered or removed as part of the current project. However, as the detached garage is not considered architecturally or historically significant, it is not eligible for listing on either register under any criteria and no mitigation measures are recommended.

Impacts Discussion

As the residence will not be removed as part of the proposed project, no direct adverse impacts are anticipated. However, the proposed road improvements will encroach onto the property and the building may be indirectly impacted by construction activities associated with the road widening project and increased vehicle traffic once the improvements are complete. As such, it is recommended that the property be nominated for listing on the Riverside County Historic Landmarks list and a Protection Plan be prepared to protect the residence from any future damage.

While the detached garage will be directly impacted by the project, its removal is not considered an adverse impact to the built environment due to its lack of individual significance. In addition, its removal would not constitute a negative impact to the significance of the residence, as the residence's period of significance is its 1896 date of construction and the 1938 to 1948 detached garage was constructed outside of this period of significance. No mitigation measures are recommended for the removal of the garage.

VIII. CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this historic structure assessment. This assessment is based upon the professional opinion of Principal Investigator Tracy Stropes. Any conclusions or recommendations included herein may be changed or challenged by the County of Riverside during the environmental review process.



June 14, 2023

Tracy A. Stropes
Principal Investigator
County of Riverside Registration #257

Date

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Appendix D – DPR Form
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APPENDIX A

Building Development Information

MORSE'S SYSTEM OF PROPERTY INDEX TO MAPS FOR ASSESSORS OR ABSTRACTORS
COPYRIGHT 1897 BY S. BRADFORD MORSE, RIVERSIDE, CALIFORNIA

RIVERSIDE COUNTY.

No.	OWNER	TRANSFERRED TO DATE	TRANSFERRED TO NAME	TRANSFERRED TO AMT.	DESCRIPTION	School District	Sec. or Lot	Twp. or Block	RANGE	ACRES	SURFACE: Level Rolling Broken Hilly Mounts	QUALITY: Fruit Grain Pasture Timber Rocks	WATER RT: Wet Dry Semi-moist Water Rt	LAND VALUE 1896	LAND VALUE 1897	LAND VALUE 1898	LAND VALUE 1899	BUILDINGS KIND	BUILDINGS VALUE 1896	BUILDINGS VALUE 1897	BUILDINGS VALUE 1898	BUILDINGS VALUE 1899	TREES Citrus	TREES Decid	TREES VALUE 1896	TREES VALUE 1897	TREES VALUE 1898	TREES VALUE 1899	VINES VALUE 1896	VINES VALUE 1897	VINES VALUE 1898	VINES VALUE 1899	OTHER IMPROVEMENTS KIND	OTHER IMPROVEMENTS VALUE 1896	OTHER IMPROVEMENTS VALUE 1897	OTHER IMPROVEMENTS VALUE 1898	OTHER IMPROVEMENTS VALUE 1899
1	M. A. Parrington				E½ of SE¼ of NW¼		12	4	4W	20	Level	Grain		400	200	180	160																		
2	Robt Snyder		Elizabeth C. Bridenstine	3479	W½ of SE¼ of NW¼					20	"	"		400	200	180	160																		
3	"		"		NW¼ of SE¼ of NW¼					10	"	"		200	100	90	80																		
4	Simon C Lutze			1354	W½ of NW¼ of NW¼					20	"	"		300	200	180	160	House	75	75	75	75													
5	J. M. Bishop Estate				E½ of NW¼ of NW¼					20	"	"		300	200	180	160																		
6	John Schneider				SW¼ of NW¼					40	Rolling	"		600	600	500	770	Hayshed	150	150	100	100													
7	"				SE¼ of SE¼ of NW¼					10	"	"		150	150	75	70																		
8	Charles J. Lee	7-12-97	Lily M. Lee 2-160		SW¼ of SE¼ of NW¼					10	"	"		150	150	90	80	House	200	200	200	200													
9	Leverett Overcount				NE¼ of SE¼ of NW¼					10				150	100	90	80																		
10	R. B. George	11/22	Virginia J. McDonald 2-18	1869	W½ of SE¼ of NW¼					20				400	200	180	160																		
11	J. J. Joyce			1403	SE¼ of SW¼ of SW¼					NA	Broken	Grain		600	400	320	55																		
12	M. L. Lee			1931	NE¼ of NW¼ of SW¼					10	Level	"		200	100	90	80	Stable	150	100	100	100													
13	Sherman A Gray			687	705-735 SW¼ of NW¼ of SW¼					10	"	"		150	100	90	80	House	75	50	50	50													
14	A. A. Gray				SE¼ of NW¼ of SW¼					10	"	"		150	100	90	80																		
15	W. W. McClanahan				NW¼ of NW¼ of SW¼					10	Rolling	"	NR	130	100	90	80	House																	
16	J. M. Richmond	7-14-96	Thos Morris 2-121	1151-1174	S½ of SW¼ of SE¼ of SW¼					5				100	50	45	40																		
17	"	12-19-96	Frederick Otsens 2-71	1151-1174	SW¼ of SE¼ of SW¼					10				200	100	90	80																		
18	E. E. Johnson				SW¼ of SE¼ of SW¼					10				100	100	90	80																		
19	J. Straw	12.11.96	John L. Werner 2-97	1151	4-9 Thos Morris 2-121					5				50	50	45	40																		
20	"	4-15-95	Hiram R Steele 2-92	1151	7½ 12-96 Thos Morris 2-121					10				100	100	90	80																		
21	"	6/18-97	Sadie B Preston 3-38	1151	SE¼ of SE¼ of SW¼					10				100	100	90	80																20		
22	E. W. Spencer				W½ of SE¼ of SE¼					40	Level	Grain		565	400	360	325	House	35	35	30	35													
23	Emma M. Mennard				W½ of S½ of S½ of SE¼					20	"	"		400	400	360	325																		
24	J. H. Meyer	12-29-96	H. H. Meyer 2-134	1500	Andrew Ditzel 478					All of SE¼ of SE¼ E. of L.A. R.R. & P. of Way																											
25	"		"		" 3075					except 2½ for school lot in SE cor				500	300	270	245														75		
26	School Lot				2½ in SE cor of SE¼					2																									
27	Alice J Munn	7-2-97	C. B. Bullock 3-7		Comy 581.7 ft of NW cor of SE¼ S																														
28	"		"		1496.2 ft E 1406.35 ft to R.R. & P. of with R.R.																														
29	"		"	1500	S 22.50 ft W 1228.25 ft to beg					15				300	300	270	245																		
30	C. B. Bullock				Comy at NW cor of SE¼ S 581.7 ft E																														
31	"				1228.25 ft to East of R.R. & P. Ry with R.R.																														
32	"				612.6 ft W 1019 ft					15				300	150	135	120	Shed	500	500	500	500													
33	"				S 3.1 of NW¼ of SE¼ W of R.R.					3				60	60	55	50																		
34	"				W 28.1 of S½ of SE¼ W of R.R.					28				560	560	500	450																		
35	Laura J. Orrr	11-7-97	C. B. Bullock 3-7		Comy 1277.9 ft of [illegible]																														
36	"		"		E 1406.35 ft S on line of R.R. 1806.9 ft																														
37	"		"	1497	W 1461.35 ft of 151.94 ft Hwy.					5				100	100	90	80	House	75	75	25	25													
38	Eno Meyer		Tillie L. Hollmann 1475	1420	E½ of SE¼ of NW¼		13	4	4W	20	Level	Grain		400	200	180	160	House	100	50	50	50													
39	A. E. Schmidtler			1404	W½ of NE¼ of NW¼					20	"	"		400	200	180	160	House	75	75	75	75													
40	H. E. Schmidtler			1404	E½ of NW¼ of NW¼					20	Rolling	"		300	200	180	160																		
41	A. McCann	8-20-98	Norton Martin 2-66		D McCann etal W½ NW¼ of NW¼ of NW¼					5	Hilly	"	NR	75	50	45	40																		
42	J. Warner		Spencer + McCann		" " NW¼ of NW¼ of NW¼					10				50	100	90	80																		
43	Grace A. McCann		"		" " SE¼ of SW¼ of NW¼					10				80	100	90	80																		
44	"		"		" " W½ of SW¼ of NW¼					20				200	200	180	160																		
45	Wm. H. Stanley				" " SW¼ of SW¼ of NW¼					10				40	100	90	80																		
46	Grace A. McCann	2-26	Spencer + McCann		D. McCann SE¼ of NW¼					40				160	400	360	325																		
47	S. P. R.R. Co		F. Chandler + G. H. Sawyer		Jointly N½ of S 20 A					80	Hilly	Rocks		120	120	110	100																		
48	Grace A. McCann 2-17				D McCann E½ of NW¼ of NW¼ of NW¼					5				75	50	45	40																		
49	R. B. George	11/20/95	Virginia J. McDonald 2-19	1869	147 W½ of S½ of NE¼ of SE¼ of NW¼		12	4	4W	10				200	100	90	80																		
50	W. H. Hall	"	Mary J. Dickinson "		W½ of S½ of NW¼		13			80				120	120	110	100	House	50	50	50	50													
51	Lehaid J. Bullock 11-5-3				W½, NE¼ + N 2½ A. of SE¼ all of SW¼ of SW¼		12	4	4W	32.50	Broken	Grain					235																			
52	"				"		"	"	"																								
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APPENDIX B

Ownership and Occupant Information

PATENT BOOK 6

Photographed By P. G. SHELLEY, Deputy Recorder

474 Certificate No. 2542

The United States of America,

To all to whom these Presents shall come, Greeting:

Whereas, Charles B. Bullock of San Diego County, California

has deposited in the General Land Office of the United States, a Certificate of the Register of the Land Office at Los Angeles, California, whereby it appears that full payment has been made by the said

Charles B. Bullock

according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An Act making further provision for the sale of the Public Lands," and the Acts supplemental thereto, for the South East quarter of Section twelve in Township four South of Range four West of San Bernardino Meridian in California containing one hundred and sixty acres

according to the Official Plat of the Survey of the said Lands, returned to the General Land Office by the Surveyor-General, which said tract has been purchased by the said

Charles B. Bullock

Now, know ye, That the United States of America, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, have given and granted, and by these presents do give and grant, unto the said Charles B. Bullock

and to his heirs, the said tract above described; to have and to hold the same, together with all rights, privileges, immunities, and appurtenances, of whatsoever nature thereunto belonging, unto the said

Charles B. Bullock

and to his heirs and assigns forever: subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

In Testimony Whereof, I, Benjamin Harrison President of the United States of America, have caused these letters to be made Patent, and the seal of the General Land Office to be hereunto affixed.

(Seal.)

Given under my hand, at the City of Washington, the Eleventh day of February, in the year of our Lord one thousand eight hundred and Ninety-one, and of the Independence of the United States the one hundred and fifteenth

By The President: Benjamin Harrison

By M. McKean Secretary.

J. M. Townsend Recorder of the General Land Office.

Recorded Vol. 6 Page 464

Received for Record Sep 22 1891, at 55 min. past 1 o'clock, P. M., at request of Hook Bros & Oak E. H. Miller, County Recorder By A. P. Johnson Jr. Deputy.

Recorded Sep 24, 1891 at 10 o'clock 40 min. a.m.

E. H. Miller County Recorder.

By H. R. Haight, Deputy.

Fee $1.50

APPENDIX C

Maps



BFSA Environmental Services
A Perennial Company

Figure 1
General Location Map

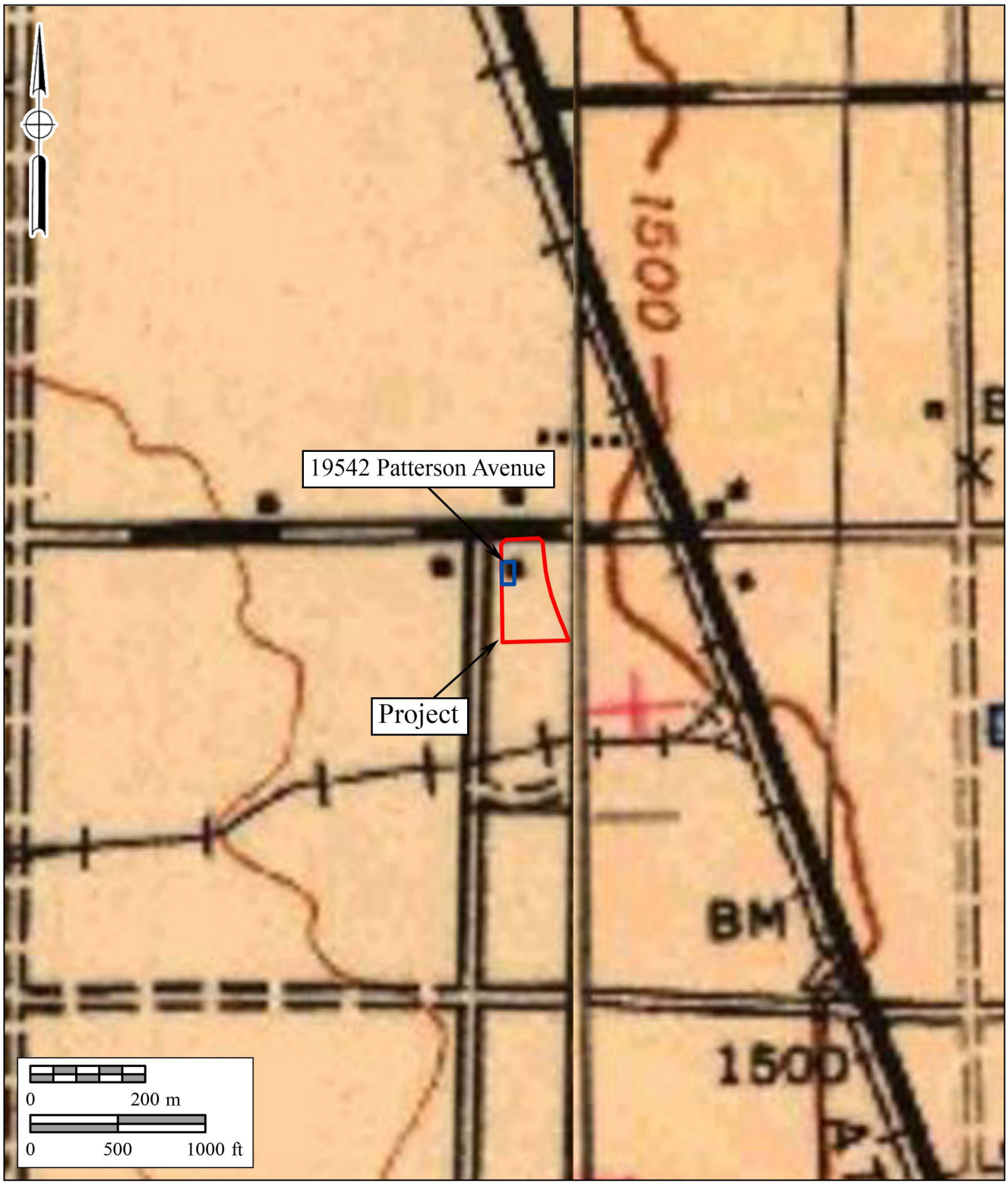
19542 Patterson Avenue

USGS National Map (1:250,000-foot scale)



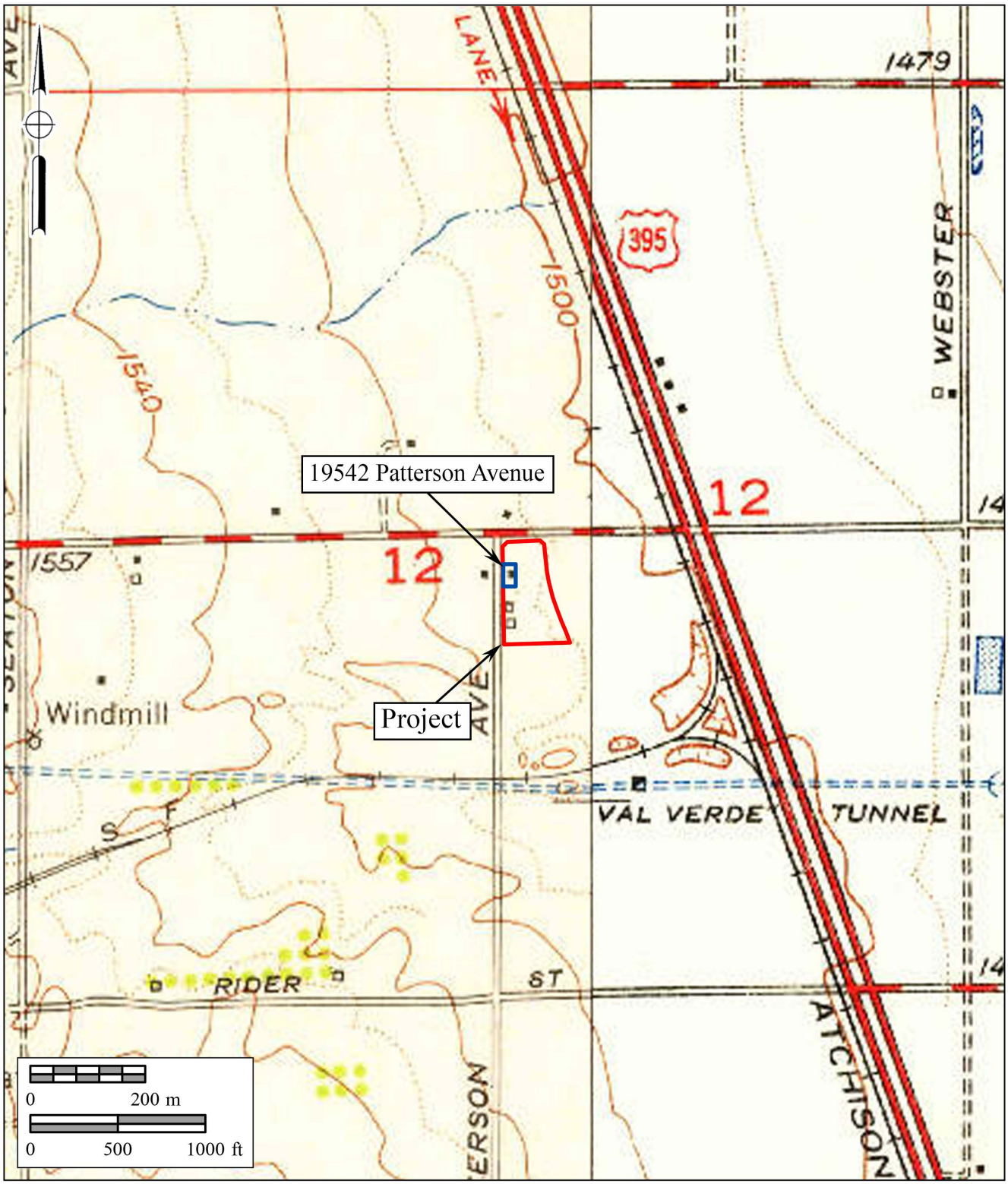
BFSA Environmental Services
A Perennial Company

Figure 2
1901 USGS Map
19542 Patterson Avenue
USGS *Riverside* Quadrangle (15-minute series)



BFSA Environmental Services
A Perennial Company

Figure 3
1943 USGS Map
19542 Patterson Avenue
USGS *Perris* and *Steele Peak* Quadrangles (15-minute series)

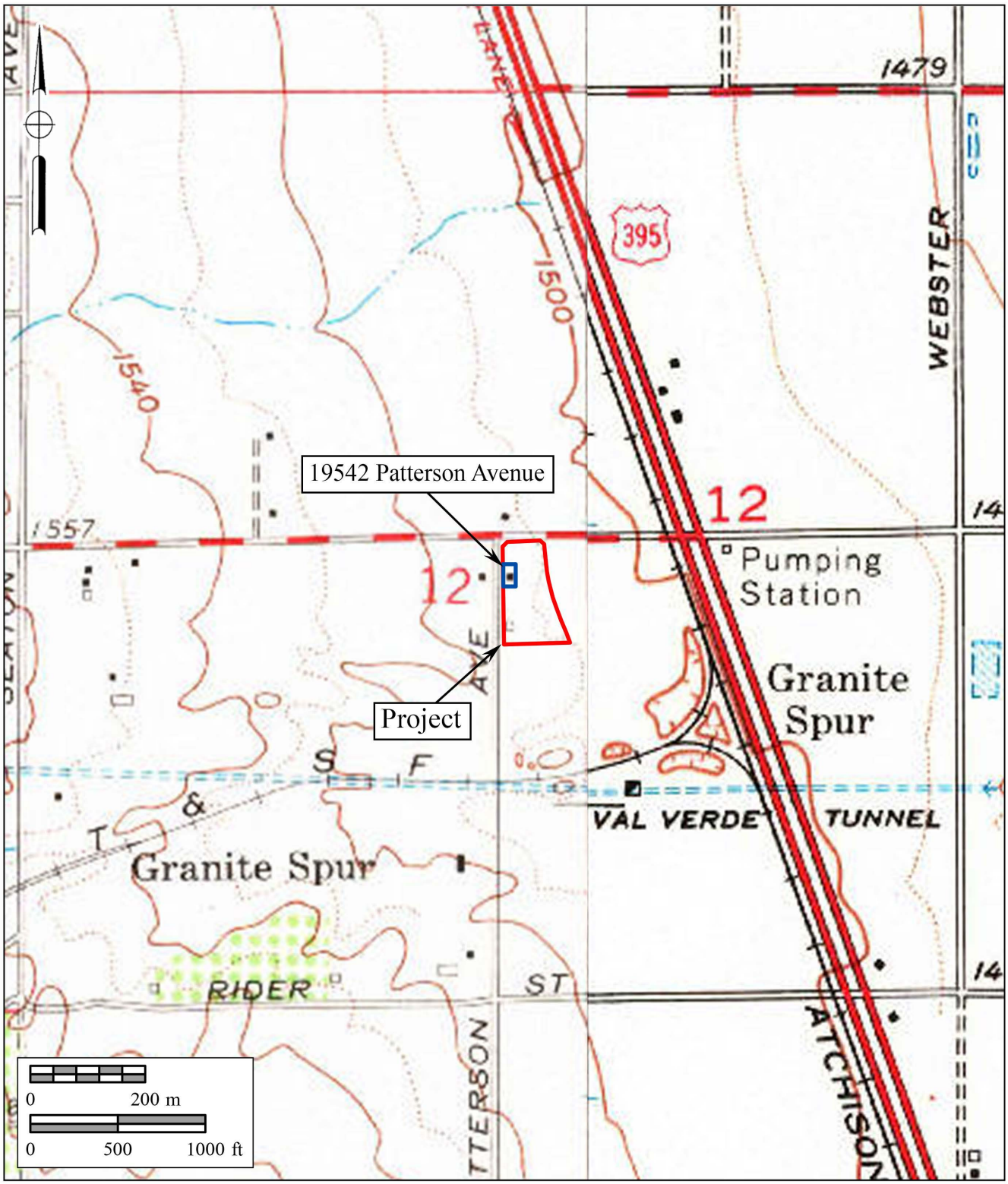


BFSA Environmental Services
A Perennial Company

Figure 4
1953 USGS Map

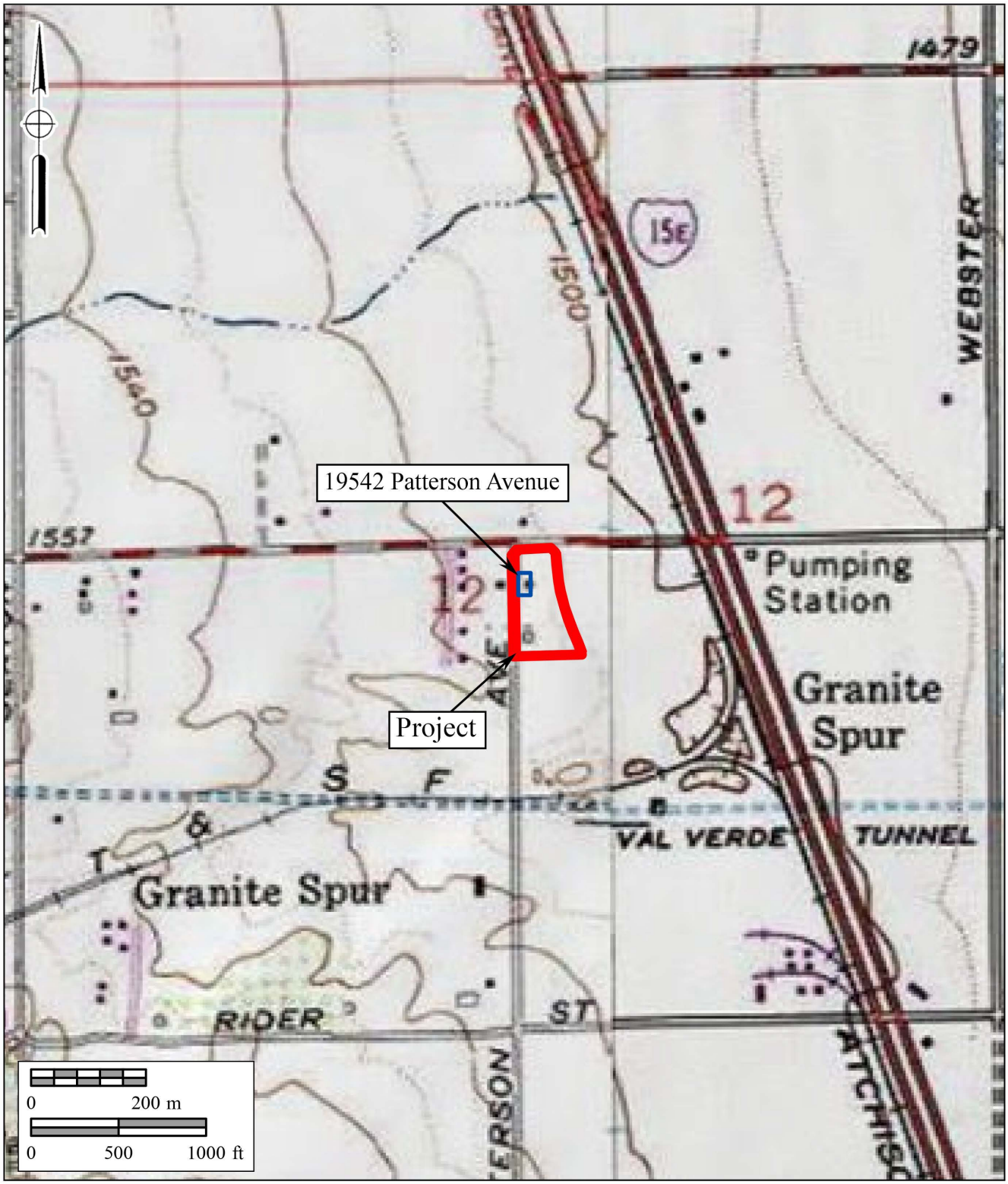
19542 Patterson Avenue

USGS *Perris* and *Steele Peak* Quadrangles (7.5-minute series)



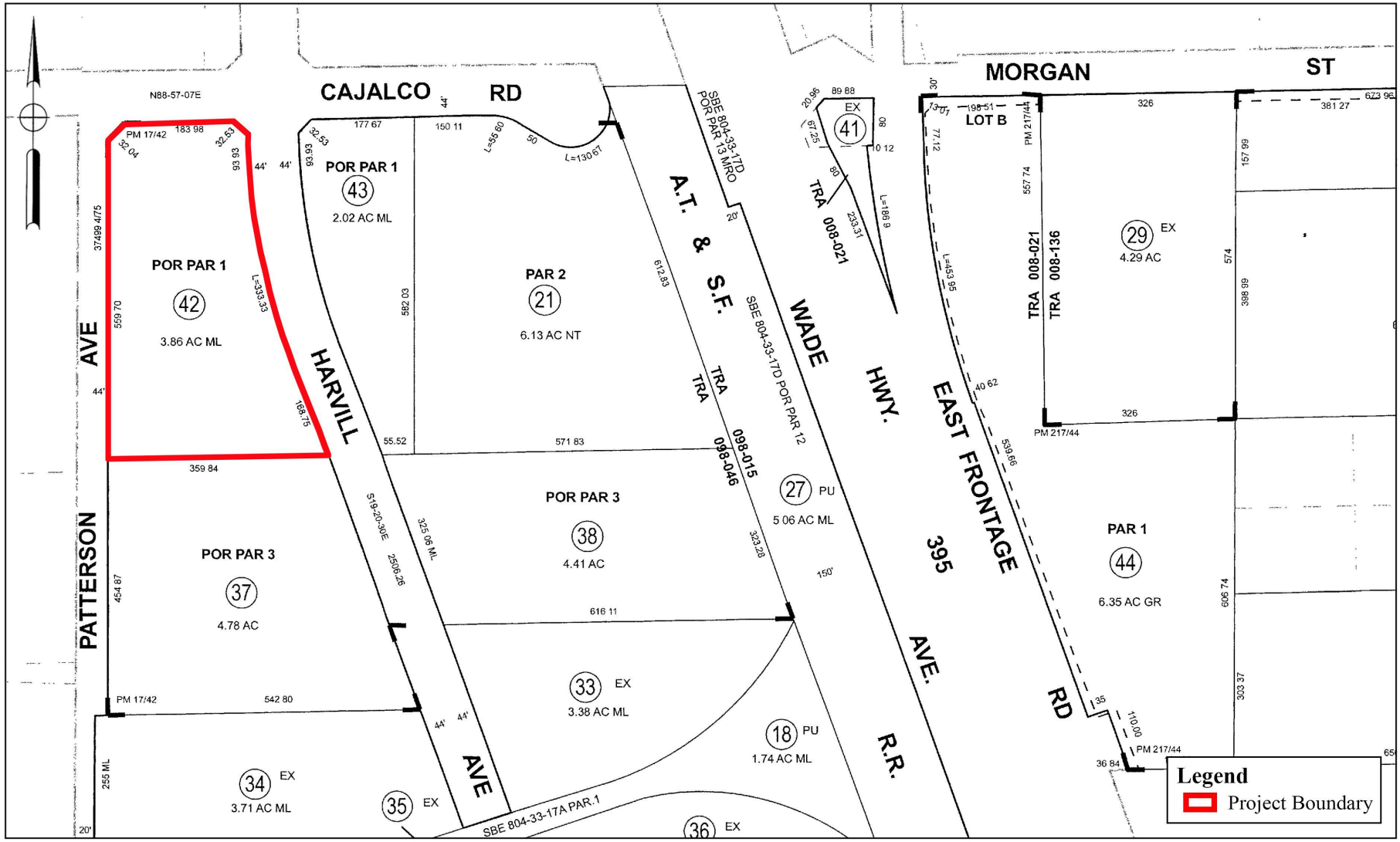
BFSA Environmental Services
A Perennial Company

Figure 5
1967 USGS Map
19542 Patterson Avenue
USGS *Perris* and *Steele Peak* Quadrangles (7.5-minute series)



BFSA Environmental Services
A Perennial Company

Figure 6
Current USGS Map
19542 Patterson Avenue
USGS *Perris* and *Steele Peak* Quadrangles (7.5-minute series)



BFSA Environmental Services
A Perennial Company

Figure 7

Current Assessor's Parcel Map

19542 Patterson Avenue

APPENDIX D

DPR Form

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 4 ***Resource Name or #:** Temp-1 (19542 Patterson Avenue)

P1. Other Identifier:

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

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

***b. USGS 7.5' Quad:** *Perris* and *Steele Peak, California* **Date:** 1975 **T** 4 S **R** 4 W; M.D. **B.M.** San Bernardino

c. Address: 19542 Patterson Avenue City: Perris Zip: 92570

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The project is located within Assessor's Parcel Number 317-140-042. The 19542 Patterson Avenue property is located southeast of the intersection of Cajalco Road and Patterson Avenue in unincorporated Riverside County, California.

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

According to the Historic Resources Inventory site recordation form, the George H. Sawyer Home at 19542 Patterson Avenue was constructed in 1900 as an "L"-shaped vernacular ranch house with Victorian features (Harmon 1982). However, the Riverside Assessor Lot Block Book Page shows the first year with assessed improvements as 1896, indicating that the residence was constructed in 1896. McAlester (2015) defines six substyles for the Victorian style, which would classify the residence as the Queen Anne style with Gothic influences.

The single-family, two-story residence features a cross-gable roof with a tower attached on the northwest side. The roof has closed moderate overhangs and is covered with composite shingles. The residence features west, south, and north wings and some projections attached to the main structure. The projections feature shed and hipped roof forms and the tower features a hipped roof with flared eaves. The residence features wood board cladding, except for the gable walls close to the roof and the area under the flared eaves of the tower, which exhibit fishscale- and diamond-patterned shingles.

The primary (west) façade of the residence faces Patterson Avenue with access directly from the street. The entrance is through the entry porch on the north end of the west façade, in the corner where the west and north wings meet and the tower is located. The main entry door is featured on the north façade of the tower. The porch is supported by three wood posts with decorative ends. Access to the porch is provided by staircases on its west and north sides. A wood railing is located on the outer corner of the porch. The porch features a cut hipped roof form. Two wood-framed, double-hung windows face the porch, on the west façade of the north wing and the north façade of the west wing.

P5a. Photo or Drawing



***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.)

P5b. Description of Photo: (View, date, accession #)
East façade of the residence, 2023

***P6. Date Constructed/Age and Sources:**
1896 (residence) and 1938 to 1948 (detached garage)/ Riverside Assessor Lot Block Book Page and aerial photographs
■Historic ☐Prehistoric ☐Both

***P7. Owner and Address:**
Helen I. Toth, Trustee of the Family Trust of Helen I. Toth
Address restricted

***P8. Recorded by:** (Name, affiliation, and address)
Irem Oz
BFSA Environmental Services, a Perennial Company
14010 Poway Road, Suite A
Poway, California 92064

***P9. Date Recorded:** 5/8/23

***P10. Survey Type:** (Describe) Historic Structure Evaluation

***P11. Report Citation:** (Cite survey report and other sources, or enter "none") Irem Oz, J.R.K. Stropes, and Tracy A. Stropes, Historic Structure Assessment for 19542 Patterson Avenue, Riverside County, report in progress, 2023

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

The second floor of the corner formed by the north and west wings features two sets of double-hung, double windows on the tower and two double-hung windows on both the west façade of the north wing and the north façade of the west wing. The area above the windows on the tower features fishscale- and diamond-patterned shingles. The gable wall of the west wing is located south of the porch. The gable wall on the west façade projects forward and features two double- hung windows on each level. The area between the windows and the gable roof features fishscale- and diamond-patterned shingles and a metal gable ornament. The west façade of the south wing is located south of the gable wall and features a wood and glass door sheltered by a wood-framed shed roof and a wood-framed sliding window. The southern end of the east façade of the south wing features the southern projection and does not exhibit any elements. The southern projection features a hipped roof and a brick foundation, which differs from the post and pier foundation of the residence, indicating that the projection was constructed at a later date.

The north façade of the residence faces Cajalco Road. As mentioned above, the west end of the north façade is recessed and features the tower and front porch. The east end of the north façade features the gable wall of the north wing, which features a set of double-hung, double windows on the first floor and a double-hung window on the second floor. The south façade of the one-story southern projection features a square picture window on its west side and a wood-framed, double-hung window on its east side. The gable wall of the south wing is visible above the southern projection. A window is featured above the hipped roof of the southern projection, which is covered with an Oriented Strand Board.

The east façade of the residence faces Harvill Avenue. The north side of the east façade features the east façades of the north and west wings. The east façade of the west wing is a gable wall and features a metal gable ornament. A single-story porch is located in front of the north side of the east façade. Similar to the porch on the west façade, this porch features wood beams with decorative ends and a simple railing with an opening on its southern end to provide access to the residence. Two double-hung, wood-framed windows and a wood and glass door are located behind the porch. The second floor of the east façade above the porch features two wood-framed, double-hung windows. The southern side of the east façade features the east façades of the south wing and southern projection and includes a double-hung window on the east façade of the south wing and an entrance door on the east façade of the southern projection.

According to historic aerial photographs, the detached garage was constructed between 1938 and 1948. The rectangular structure has a wood frame construction and a gable roof. The roof and exterior are clad with corrugated metal sheets. The roof has narrow overhanging eaves with exposed rafters. Access to the detached garage is provided from its north façade and the west façade faces Patterson Avenue. The north façade features two garage doors. The south and east façades do not feature any elements. Research did not find any indication of applied changes that would alter the overall form, plan, space, structure, or style of the building since its initial construction. The west façade of the residence features another entrance door on its north end. Two double-hung windows are located on either side of the entrance door. The southern end of the west façade features the gable wall of the west wing. Research did not find any indication of applied changes that would alter the overall form, plan, space, structure, or style of the building since its initial construction.

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code**: 6Z

***Resource Name or #:** Temp-1 (19542 Patterson Avenue)

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Queen Anne with Gothic features (residence); unknown (detached garage)

***B6. Construction History:** (Construction date, alterations, and date of alterations) Residence constructed **in 1896;** detached garage constructed **between 1938 and 1948;** southern projection constructed on the south façade of the residence **at an unknown date.**

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

***B8. Related Features:** None

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance** **Theme:** N/A **Area:** Ontario

Period of Significance: 1896 **Property Type:** Residential **Applicable Criteria:** None

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

The 19542 Patterson Avenue residence was constructed in the Queen Anne architectural style with Gothic features in 1896 by an unknown builder. Of the seven aspects of integrity, the building was determined to retain integrity of location, design, and materials. The detached garage was constructed between 1938 and 1948 as a utilitarian building with no specific architectural design elements by an unknown builder. Of the seven aspects of integrity, the detached garage was determined to retain integrity of location, setting, design, and materials. The buildings were evaluated as ineligible for designation under Riverside County Historic Landmarks Criteria 1 and 2 and California Register of Historical Resources (CRHR) Criteria 1 and 2 due to a lack of association with any significant persons or events. The residence is an excellent example of the Queen Anne style, is architecturally significant, and is eligible for designation under Riverside County Historic Landmarks Criterion 3 and CRHR Criterion 3. The detached garage is not considered a good example of any style, is not architecturally significant, was not constructed using indigenous materials, is not a valuable example of the use of indigenous materials or craftsmanship, and therefore, is not eligible for designation under Riverside County Historic Landmarks Criterion 3 and CRHR Criterion 3. Further, the buildings were evaluated as not eligible for designation under Riverside County Historic Landmarks Criterion 4 and CRHR Criterion 4 as they likely cannot yield any additional information about the history of the County of Riverside or the state of California.



As the residence will not be removed as part of the proposed project, no direct adverse impacts are anticipated. While the detached garage will be directly impacted by the project, its removal is not considered an adverse impact to the built environment due to its lack of individual significance. In addition, its removal would not constitute a negative impact to the significance of the residence, as the residence's period of significance is its 1896 date of construction and the 1938 to 1948 detached garage was constructed outside of this period of significance. Further, although the road improvements will increase the size of Patterson Avenue and encroach into the parcel, the widening of the road is not anticipated to impact the integrity of setting or feeling of the building any more than the current road alignment currently does. As such, no indirect impacts are anticipated to the 19542 Patterson Avenue residence as a result of the project and no mitigation measures are recommended for the removal of the detached garage.

B11. Additional Resource Attributes (List attributes and codes): None

***B12. References:** See Oz et al. (2023) for additional references

B13. Remarks: None

***B14. Evaluator:** Irem Oz

***Date of Evaluation:** 5/8/23

***Map Name:** USGS *Perris* and *Steele Peak* quadrangles (7.5-minute series) ***Scale:** 1:24,000 ***Date of Map: NA (Digital)**



APPENDIX E

Preparers' Qualifications

Tracy A. Stropes, MA, RPA

Director/Principal Investigator

BFSA Environmental Services, A Perennial Company
14010 Poway Road • Suite A •
Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: tstropes@bfsa.perennialenv.com

Education

Master of Arts, Anthropology, San Diego State University, California **2007**

Bachelor of Science, Anthropology, University of California, Riverside **2000**

Professional Memberships

Register of Professional Archaeologists
Society for California Archaeology
Archaeological Institute of America

Experience

Director/Principal Investigator **March 2009–Present**
BFSA Environmental Services, a Perennial Company **Poway, California**

Project Management of all phases of archaeological investigations for local, state, and federal agencies, field supervision, lithic analysis, National Register of Historic Places (NRHP) and California Environmental Quality Act (CEQA) site evaluations, and authoring/coauthoring of cultural resource management reports.

Archaeological Principal Investigator **June 2008–February 2009**
TRC Solutions **Irvine, California**

Cultural resource segment of Natural Sciences and Permitting Division; management of archaeological investigations for private companies and local, state, and federal agencies, personnel management, field and laboratory supervision, lithic analysis, Native American consultation and reporting, MRHP and CEQA site evaluations, and authoring/coauthoring cultural resource management reports.

Principal Investigator and Project Archaeologist **June 2006–May 2008**
Archaeological Resource Analysts **Oceanside, California**

As a sub consultant, served as Principal Investigator and Project Archaeologist for several projects for SRS Inc., including field direction, project and personnel management, lab analysis, and authorship of company reports.

Project Archaeologist **September 1996–June 2006**
Gallegos & Associates **Carlsbad, California**

Project management, laboratory management, lithic analysis, field direction, Native American consultation, report authorship/technical editing, and composition of several data recovery/preservation programs for both CEQA and NEPA level compliance.

Project Archaeologist **September 1993–September 1996**
Macko Inc. **Santa Ana, California**

Project management, laboratory management, lithic analysis, field supervision, and report authorship/technical editing.

Archaeological Field Technician **January 1993–September 1993**
Chambers Group Inc. **Irvine, California**

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

Archaeological Field Technician **May 1992–September 1992**
John Minch and Associates **San Juan Capistrano, California**

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

Professional Accomplishments

Mr. Stropes is a professional archaeologist with over 30 years of experience in cultural resource management. His experience includes over ten years in project management, report authorship, lithic analysis, laboratory management, Native American consultation, and editing for several technical reports for numerous projects throughout southern California. Mr. Stropes has conducted cultural resource surveys, archaeological site testing and evaluations for National Register eligibility and California Environmental Quality Act (CEQA) compliance, mitigation of resources through data recovery for archaeological sites, budget and report preparation, and direction of crews of all sizes for projects ranging in duration from a single day site visit to one year. Mr. Stropes is a Registered Professional Archaeologist and on the list of archaeological consultants qualified to conduct archaeological investigations southern California and the County of San Diego. He has served as project archaeologist for numerous projects and composed data recovery and preservation programs for sites throughout California for both CEQA and NEPA level compliance. He has acted as teaching assistant for archaeological field classes at several sites in Orange (Cypress College), Los Angeles (Cypress College), and San Diego Counties (San Diego State University). In addition, Mr. Stropes was employed to teach discussion sessions for introduction to cultural anthropology classes at SDSU. Internationally, Mr. Stropes has acted as field surveyor for the Natural History Foundation of Orange County & Institucion Nacional de Antropologia y Historia surveying and relocating several sites in northern Baja California. Mr. Stropes has served as the senior project archaeologist on the following select projects.

1900 and 1912 Spindrift Drive: An extensive data recovery and mitigation monitoring program at the Spindrift Site, an important prehistoric archaeological habitation site stretching across the La Jolla area. The project resulted in the discovery of over 20,000 artifacts and nearly 100,000 grams of bulk faunal remains and marine shell, indicating a substantial occupation area (2013-2014).

Ocean Breeze Ranch: An extensive CEQA and Section 106 archaeological investigation of 1,400 acres and 20 cultural resources, both prehistoric and historic, within the Bonsall neighborhood of the county of San Diego. The project included an assessment of sites for eligibility for listing on the California Register of Historical Resources, the County of San Diego Resource Protection Ordinance, and the National Register of Historic Places, which resulted in the identification of four CRHR-eligible, RPO-significant, and NRHP-eligible sites.

Citracado Parkway Extension: An ongoing project in the city of Escondido to mitigate impacts to an important archaeological occupation site. Various archaeological studies have been conducted by BFSA, including CEQA-level survey and testing programs and Section 106 historic resources studies, resulting in the identification of a significant cultural deposit within the project area (2009-present).

Otay Ranch Village 13: An extensive archaeological investigation of nearly 2,000 acres and 84 archaeological sites, both prehistoric and historic, within the county of San Diego, which included prehistoric habitation sites, quarry sites, resource processing sites, and extensive lithic scatters. The project included an assessment of sites for eligibility for listing on the National Register of Historic Places (2016-2018).

Westin Hotel and Timeshare (Grand Pacific Resorts): Data recovery and mitigation monitoring program in the city of Carlsbad consisted of the excavation of 176 one-square-meter archaeological data recovery units which produced thousands of prehistoric artifacts and ecofacts, and resulted in the preservation of a significant prehistoric habitation site. The artifacts recovered from the site presented important new data about the prehistory of the region and Native American occupation in the area (2017).

Cantarini Ranch: A Section 106 archaeological assessment and evaluation for the NRHP of 15 archaeological sites and three isolates, including NRHP-significant prehistoric temporary camp/habitation sites, in the city of Carlsbad (2015-2017).

Citracado Business Park West: An archaeological survey and testing program at a significant prehistoric archaeological site and historic building assessment for a 17-acre project in the city of Escondido. The project resulted in the identification of 82 bedrock milling features, two previously recorded loci and two additional and distinct loci, and approximately 2,000 artifacts (2018).

College Boulevard: A Section 106 archaeological assessment and evaluation for the NRHP of seven archaeological sites, including prehistoric temporary camp/habitation sites, bedrock milling feature sites, and both prehistoric and historic artifact scatters in the city of Carlsbad (2015).

The Everly Subdivision Project: Data recovery and mitigation monitoring program in the city of El Cajon resulted in the identification of a significant prehistoric occupation site from both the Late Prehistoric and Archaic Periods, as well as producing historic artifacts that correspond to the use of the property since 1886. The project produced an unprecedented quantity of artifacts in comparison to the area encompassed by the site, but lacked characteristics that typically reflect intense occupation, indicating that the site was used intensively for food processing (2014-2015).

Irem Oz, Ph.D.

Architectural Historian
BFSA Environmental Services, A Perennial Company
14010 Poway Road • Suite A •
Phone: (858) 484-0915 • Fax: (858) 679-9896 • E-Mail: ioz@bfsa.perennialenv.com

Education

Doctor of Philosophy, Architecture **2022**

The Pennsylvania State University, University Park, Pennsylvania

Master of Arts, Archaeology and Art History **2014**

Koc University, Istanbul, Turkey

Bachelor of Science, City and Regional Planning **2010**

Middle East Technical University, Ankara, Turkey

Research Interests

History of Architecture

Historic Structure Significance Eligibility

Cultural Heritage Management

Archival Research

Ethnography

Qualitative Research

Experience

Architectural Historian **March 2022–Present**
BFSA Environmental, a Perennial Company

Writing, editing, and producing cultural resource reports for both California Environmental Quality Act and National Environmental Policy Act compliance; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation.

On-Call Architectural Historian **September 2021–March 2022**
Stell Environmental Enterprises, Inc.

Writing, editing, and producing cultural resource reports; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation.

Research and Teaching Assistant/Ph.D. Candidate **August 2015–December 2021**
The Pennsylvania State University

Conducting literature reviews and research on various large-scale urban planning projects; teaching history of architecture and urban planning (ARCH 100) to non-specialist groups of 150+ students per semester; acting as a jury in architectural design studios; developing and conducting comprehensive qualitative research projects with clearly stated scope of work, cultural and scientific significance, and expected outcomes; analyzing and synthesizing spatial and socio-cultural data; producing 3-D models, site plans, section drawings and synthesis plans; preparing interview and focus group protocols, conducting expert, in-depth and walkalong interviews and moderating focus groups; writing grant applications.

Research Assistant **March 2013–November 2014**
UNESCO Mudurnu Cultural Heritage Management Plan Project

Conducting literature reviews and archival research on the history of the town of Mudurnu in Turkey; conducting field surveys and interviews to identify local tangible and intangible cultural heritage; developing a conservation action plan; preparing and digitizing conservation implementation plan proposals

Project Supervisor **January 2000-December 2001**
Taksim Yapi, Istanbul

Conducting literature reviews and archival research on the architectural heritage in Istabul; developing conservation projects for the Molla Çelebi and Hüseyin Ağa Mosques in Istanbul through rigorous archival research and interviews; managing a team of 50 workers and contractors during the implementation of conservation projects; preparing and submitted fiscal reports and memos on project progress.

Scholarly Works

Oz, I. and Staub, A.
2020 The Performance of Gender and Ethnic Identity in the Diaspora Mosque in The Architect and the City. *Proceedings of the ARCC 15th International Conference.*

Oz, I. and Staub, A.
2019 Fieldwork in-between Architecture and Anthropology: The Case of Marxloh, Duisburg in *Future Praxis: Applied Research as a Bridge between the Theory and Praxis. Proceedings of the ARCC 14th International Conference.*

Oz, I. and Staub, A.
2018 The Tale of Two Mosques: Marxloher Merkez Mosque vs. Cologne Central Mosque in Architectural Research for a Global Community. *Proceedings of the EAEE ARCC 13th International Conference.*

Oz, I.
2018 The Tale of Marxloher Merkez Mosque: The Miracle of Duisburg or an Illusion of Miracle?. *Archi-DOCT, 10.*

Oz, I. and Staub, A.
2016 Integration of Turkish Migrants in Germany: A Case Study in Polarities in Architectural Research Addressing Societal Challenges. *Proceedings of the EAAE ARCC 11th International Conference.*

Oz, I.

2015 Spatial Representations of Ideology and Politics in Urban Scene: Keçiören Example. *Journal of Ankara Studies,* 2, 131-158.

2015 Yıldırım, A. E., Nalbant, K., Aydın, B., Güzelsarı, S., Onur, F., Oz, I., …, Moralı, Y. (2014). *Mudurnu Cultural Heritage Area Management Plan, Mudurnu, Turkey: Municipality of Mudurnu*

Technical Reports

Oz, Irem

2022 *History of the Poultry Research Facilities at the Beltsville Agricultural Research Center.* Prepared for Stelle Environmental Enterprises, Inc to be submitted to the United States Army Corps of Engineers and the Bureau of Engravings. Report under revision.

Oz, Irem and Sarah Steinkraus

2022 *Historic Structure Assessment for 401 Avery Street, Walla Walla County, Washington. Parcel Numbers 350724440024, 360730220010* and *360730220029.* Prepared for Gram Northwest, LLC.

2021 *Historic Structure Assessment for 2121 Keene Road, Benton County, Washington. Parcel Number 122983000001009.* Prepared for Gram Northwest, LLC.

Smith, Brian F., Jennifer R.K. **Stropes**, Irem Oz, and Elena C. Goralogia

2022 Historic American Buildings Survey for the Republic Supply Company of California Northern Division Headquarters (1919 Williams St.). Prepared for Duke Realty. Report on file at the City of San Leandro.

Yıldırım, A. E., Nalbant, K., Aydın, B., Güzelsarı, S., Onur, F., Oz, I, Moralı, Y.

2014 *Mudurnu Cultural Heritage Area Management Plan, Mudurnu, Turkey: Municipality of Mudurnu*

Jennifer R.K. Stropes, MS, RPA

Director/Principal Historian
BFSA Environmental Services, A Perennial Company
14010 Poway Road • Suite A •
Phone: (858) 484-0915 • Fax: (858) 679-9896 • E-Mail:
jstropes@bfsa.perennialenv.com

Education

Master of Science, Cultural Resource Management Archaeology **2016**

St. Cloud State University, St. Cloud, Minnesota

Bachelor of Arts, Anthropology **2004**

University of California, Santa Cruz

Specialized Education/Training

Archaeological Field School **2014**

Pimu Catalina Island Archaeology Project

Research Interests

California Coastal / Inland Archaeology

Historic Structure Significance Eligibility

Human Behavioral Ecology

Zooarchaeology

Historical Archaeology

Taphonomic Studies

Experience

Director/Principal Historian **November 2006–Present**
BFSA Environmental Services, A Perennial Company

Writing, editing, and producing cultural resource reports for both California Environmental Quality Act and National Environmental Policy Act compliance; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation; faunal, prehistoric, and historic laboratory analysis; construction monitoring management; coordinating field surveys and excavations; and laboratory management.

UC Santa Cruz Monterey Bay Archaeology Archives Supervisor **December 2003–March 2004**
Santa Cruz, California

Supervising intern for archaeological collections housed at UC Santa Cruz. Supervised undergraduate interns and maintained curated archaeological materials recovered from the greater Monterey Bay region.

Faunal Analyst, Research Assistant **June 2003–December 2003**
University of California, Santa Cruz

Intern assisting in laboratory analysis and cataloging for faunal remains collected from CA-MNT-234. Analysis included detailed zoological identification and taphonomic analysis of prehistoric marine and terrestrial mammals, birds, and fish inhabiting the greater Monterey Bay region.

Archaeological Technician, Office Manager **January 2000-December 2001**
Archaeological Resource Management

Conducted construction monitoring, field survey, excavation, report editing, report production, monitoring coordination and office management.

Certifications

City of San Diego Certified Archaeological and Paleontological Monitor

40-Hour Hazardous Waste/Emergency Response OSHA 29 CFR 1910.120 (e)

Scholarly Works

Big Game, Small Game: A Comprehensive Analysis of Faunal Remains Recovered from CA-SDI-11,521, 2016, Master's thesis on file at St. Cloud University, St. Cloud, Minnesota.

Technical Reports

Conroy, Jillian L.H., Jennifer R.K. **Stropes**, and Brian F. Smith
2022 *Historic Context Statement for the Dairy Industry Individuals or Families Within the Merrill Commerce Center Specific Plan Project.* Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

Goralogia, Elena C., Jennifer R.K. **Stropes**, and Brian F. Smith
2019 *Cultural Resources Study for the Merrill Commerce Center Specific Plan Project, City of Ontario, San Bernardino County, California.* Prepared for Merrill Commerce Center East, LLC. Report on file at the City of Ontario Planning Department.

Grant, Kim, Brian F. Smith, Jennifer R.K. Stropes, Elena C. Goralogia, and Courtney J. Accardy
2019 *Historic American Buildings Survey for Grand Market.* Prepared for the City of Escondido. Report on file at the City of Escondido.

Kraft, Jennifer R.
2012 *Cultural Resources Monitoring Report for the Pottery Court Project (TPM 36193) City of Lake Elsinore*. Prepared for BRIDGE Housing Corporation. Report on file at the California Eastern Information Center.

Kraft, Jennifer R. and Brian F. Smith

2016 *Cultural Resources Survey and Archaeological Test Plan for the 1492 K Street Project City of San Diego.* Prepared for Trestle Development, LLC. Report on file at the California South Coastal Information Center.

2016 *Focused Historic Structure Assessment for the Fredericka Manor Retirement Community City of Chula Vista, San Diego County, California APN 566-240-27.* Prepared for Front Porch Communities and Services – Fredericka Manor, LLC. Report on file at the City of Chula Vista Planning Department.

2016 *Historic Structure Assessment for 8585 La Mesa Boulevard City of La Mesa, San Diego County, California. APN 494-300-11.* Prepared for Silvergate Development. Report on file at the City of La Mesa Planning Department.

2016 *A Phase I Cultural Resources Study for the State/Columbia/Ash/A Block Project San Diego, California.* Prepared for Bomel San Diego Equities, LLC. Report on file at the California South Coastal Information Center.

2015 *Historic Structure Assessment for the StorQuest Project, City of La Mesa, (APN 494-101-14-00)*. Prepared for Real Estate Development and Entitlement. Report on file at the City of La Mesa.

2015 *Mitigation Monitoring Report for the 1905 Spindrift Remodel Project, La Jolla, California.* Prepared for Brian Malk and Nancy Heitel. Report on file at the California South Coastal Information Center.

2015 *Mitigation Monitoring Report for the Cisterra Sempra Office Tower Project, City of San Diego.* Prepared for SDG-Left Field, LLC. Report on file at the California South Coastal Information Center.

2015 *Results of a Cultural Resources Testing Program for the 15th and Island Project City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.

2014 *Cultural Resource Monitoring Report for the Pacific Beach Row Homes Project, San Diego, California.* Prepared for Armstrong Builders, Inc. Report on file at the California South Coastal Information Center.

2014 *Historic Structure Inventory and Assessment Program for the Watson Corporate Center, San Bernardino County, California.* Prepared for Watson Land Company. Report on file at the San Bernardino Archaeological Information Center.

2014 *Mitigation Monitoring Report for the Pinnacle 15th & Island Project, City of San Diego.* Prepared for Pinnacle International Development, Inc. Report on file at the California South Coastal Information Center.

2014 *Phase I Cultural Resource Study for the Altman Residence Project, 9696 La Jolla Farms Road, La Jolla, California 92037.* Prepared for Steve Altman. Report on file at the California South Coastal Information Center.

2013 *Historic Structure Assessment, 2603 Dove Street, San Diego, California (APN) 452-674-32).* Prepared for Barzal and Scotti Real Estate Corporation. Report on file at the California South

Coastal Information Center.

2013 *Mitigation Monitoring Report for the 1919 Spindrift Drive Project*. Prepared for V.J. and Uma Joshi. Report on file at the California South Coastal Information Center.

Smith, Brian F. and Jennifer R. Kraft

2016 *Historical Resource Research Report for the 2314 Rue Adriane Building, San Diego, California Project No. 460562.* Prepared for the Brown Studio. Report on file at the City of San Diego Development Services Department.

2016 *Historical Resource Research Report for the 4921 Voltaire Street Building, San Diego, California Project No. 471161.* Prepared for Sean Gogarty. Report on file at the City of San Diego Development Services Department.

2016 *Historical Resource Research Report for the 5147 Hilltop Drive Building, San Diego, California Project No. 451707.* Prepared for JORGA Home Design. Report on file at the City of San Diego Development Services Department.

2016 *Historical Resource Research Report for the Midway Drive Postal Service Processing and Distribution Center 2535 Midway Drive San Diego, California 92138 Project No. 507152.* Prepared for Steelwave, LLC. Report on file at the City of San Diego Development Services Department.

2016 *Historic Resource Technical Report for 9036 La Jolla Shores Lane La Jolla, California Project No. 471873.* Prepared for Eliza and Stuart Stedman. Report on file at the City of San Diego Development Services Department.

2015 *Cultural Resource Mitigation Monitoring Program for the Urban Discovery Academy Project.* Prepared for Davis Reed Construction, Inc. Report on file at the City of San Diego Development Services Department.

2015 *Cultural Resource Survey and Archaeological Test Plan for the 520 West Ash Street Project, City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.

2015 *Cultural Resource Survey and Archaeological Test Plan for the 1919 Pacific Highway Project City of San Diego City Preliminary Review PTS #451689 Grading and Shoring PTS #465292*. Prepared for Wood Partners. Report on file at the City of San Diego Development Services Department.

2015 *Historical Resource Research Report for the 4319-4321 Florida Street Building, San Diego, California 92104.* Prepared for T.R. Hale, LLC. Report on file at the California South Coastal Information Center.

2015 *Historic Resource Technical Report for 726 Jersey Court San Diego, California Project No. 455127.* Prepared for Chad Irwin. Report on file at the California South Coastal Information Center.

2015 *Islenair Historic Sidewalk Stamp Program for Sewer and Water Group 3014, City of San Diego*. Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.

2014 *Historical Resource Research Report for 2850 Sixth Avenue, San Diego, California (Project No. 392445).* Prepared for Zephyr Partners – RE, LLC. Report on file at the City of San Diego Development Services Department.

Smith, Brian F. and Jennifer R.K. **Stropes**

2018 *Historic Structure Assessment for 2608 South Escondido Boulevard, Escondido, California (APN 238-152-07).* Prepared for Tony Cassolato. Report on file at the City of Escondido.

Smith, Brian F., Jennifer R.K. **Strope**s, Jillian L.H. Conroy**,** and Elena C. Goralogia

2021 *Historic American Buildings Survey for 8643 Eucalyptus Ave. (Residence and Milk Parlor).* Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

2021 *Historic American Buildings Survey for 8731 Eucalyptus Avenue (Residence and Milk Parlor).* Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

2021 *Historic American Buildings Survey for 8831 Eucalyptus Avenue (Residence).* Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

2021 *Historic American Buildings Survey for 8888 Eucalyptus Avenue (Residence).* Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

2021 *Historic American Buildings Survey for 14651 South Grove Ave. (Residence and Milk Parlor).* Prepared for the City of Ontario Planning Department. Report on file at the City of Ontario Planning Department.

Smith, Brian F., Jennifer R.K. **Stropes**, and Elena C. Goralogia

2021 *Historic American Buildings Survey for 121-141 North Fig St. (Medical Office).* Prepared for the City of Escondido. Report on file at the City of Escondido.

Smith, Brian F., Jennifer R.K. **Stropes**, Elena C. Goralogia, Courtney J. Accardy, and Caitlin Foote

2018 *Historic American Buildings Survey for the Lindbergh Field Air Terminal (Terminal 1).* Prepared for the San Diego County Regional Airport Authority. Report on file at the San Diego County Regional Airport Authority.

2018 *Historic American Buildings Survey for the United Airlines Hangar and Terminal (UAHT Building).* Prepared for the San Diego County Regional Airport Authority. Report on file at the San Diego County Regional Airport Authority.

Smith, Brian F., Jennifer R.K. **Stropes**, Leah Moradi, and Elena C. Goralogia

2022 *Historic American Buildings Survey for Dorothy Cottage (827 Coast Blvd. South).* Prepared for the City of San Diego. Report on file at the City of San Diego.

2021 *Historic American Buildings Survey for the Paxton Adobe (2608 South Escondido Blvd).* Prepared for the City of Escondido.

Smith, Brian F., Tracy A. Stropes, Tracy M. Buday, and Jennifer R. Kraft

2015 *Mitigation Monitoring and Reporting Program for the 1900 Spindrift Drive – Cabana and Landscape Improvements Project, La Jolla, California*. Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.

2015 *Mitigation Monitoring and Reporting Program for the 1912 Spindrift Drive – Landscape Improvements Project, La Jolla, California.* Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.

Stropes, J.R.K.

2022 *Dorothy Cottage Relocation and Rehabilitation and Harriet Cottage Rehabilitation Treatment Plan*. Prepared for the City of San Diego. Report on file at the City of San Diego.

2020 *Dorothy Cottage Relocation and Rehabilitation Monitoring Plan*. Prepared for the City of San Diego. Report on file at the City of San Diego

Stropes, J.R.K., Leah Moradi, and Brian F. Smith

2020 *Historical Resource Research Report for the Dorothy and Harriet Cottages, 825-827 Coast Boulevard South, La Jolla, California 92037*. Prepared for 800 Coast, LLC. Report on file at the City of San Diego.

Stropes, J.R.K. and Brian F. Smith

2021 *Historic Structure Assessment for 1405 South Escondido Boulevard, Escondido, California. Prepared for Glen Schniepp.* Report on file at the City of Escondido.

2021 *Historic Structure Assessment for the 2402 South Escondido Boulevard Building, Escondido, California.* Prepared for Kensington Canterbury Gardens, LLC. Report on file at the City of Escondido.

2021 *Section 106 Assessment for the San Diego International Airport Airfield Improvements and Terminal 1 Replacement Project*. Prepared for the San Diego County Regional Airport Authority. Report on file at the San Diego County Regional Airport Authority.

2020 *Historical Resource Research Report for the 6375 Avenida Cresta Building, San Diego, California 92037.* Prepared for Jeffrey and Anne Blackburn. Report on file at the City of San Diego.

2020 *Historical Resources Technical Report for the Dorothy and Harriet Cottages, 825-827 Coast Boulevard South, La Jolla, California 92037*. Prepared for 800 Coast, LLC. Report on file at the City of San Diego.

2020 *Historic Structure Assessment for the Palomar Health Downtown Campus and Medical Offices, Escondido, California.* Prepared for Integral Communities. Report on file at the City of Escondido.

2019 *Mitigation Monitoring Report for the 915 Grape Street Project, City of San Diego. Prepared for Bayview SD, LLC.* Report on file at the City of San Diego Development Services Department.

2018 *Historic Resources Study for the Proposed Airport Development Plan Project at the San Diego International Airport.* Prepared for the San Diego County Regional Airport Authority. Report on file at the San Diego County Regional Airport Authority.