


**Supplemental Historical Resources Evaluation Report
for the
Mount Vernon Avenue Bridge Project
City of San Bernardino, San Bernardino County
Mount Vernon Avenue over the
Burlington Northern Santa Fe Railyard
08-SBD-Mount Vernon Avenue
BRLS-6507(003)**


Prepared by



Jessica B. Feldman
Principal Architectural Historian
ICF
601 W 5th Street, Suite 900
Los Angeles, CA 90071

Date: 3/27/18

Reviewed and approved by



District 8 Caltrans PQS
Andrew Walters, Principal Architectural Historian
Branch Chief – Environmental Support-Cultural Studies
464 West Fourth Street, 6th Floor
San Bernardino, California 92401-1400

Date 3/28/18

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List of Abbreviated Terms

APE	Area of Potential Effects
ATSF	Atchison, Topeka and Santa Fe
BNSF	Burlington Northern Santa Fe
California Register	California Register of Historical Resources
Caltrans	California Department of Transportation
City	City of San Bernardino
County	San Bernardino County
Depot	Atchison, Topeka and Santa Fe Depot
DPR	Department of Parks and Recreation
HPSR	Historic Property Survey Report
HRER	Historical Resources Evaluation Report
MOU	Memorandum of Understanding
MRN	Map Reference Number
National Register	National Register of Historic Places
NEPA	National Environmental Policy Act
PA	<i>First Amended Programmatic Agreement among the Federal Highway Administration, the Advisory Council on Historic Preservation, the California State Historic Preservation Officer, and the California Department of Transportation Regarding Compliance with Section 106 of the National Historic Preservation Act, As It Pertains to the Administration of the Federal-Aid Highway Program in California</i>
PQS	Professionally Qualified Staff
Route 66	U.S. Highway 66
SBCTA	San Bernardino County Transportation Agency
SHPO	State Historic Preservation Officer
SHPSR	Supplemental Historic Property Survey Report
SHRER	Supplemental Historical Resources Evaluation Report

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Summary of Findings

The San Bernardino County Transportation Agency (SBCTA), in cooperation with the California Department of Transportation (Caltrans), is proposing to replace the existing Mount Vernon Avenue Bridge (Bridge Number 54C-0066) over the Burlington Northern Santa Fe (BNSF) rail yard in the City of San Bernardino (City), San Bernardino County (County), California. See Attachment A of the Supplemental Historic Property Survey Report (SHPSR) (Number 2), Figures 1, 2, and 3 for the Project Vicinity Map, Project Location Map, and Area of Potential Effects (APE) Map, respectively. The purpose of the proposed project is to provide a bridge that is structurally safe, meeting current seismic, design, and roadway standards.

The purpose of this Supplemental Historical Resources Evaluation Report (SHRER) is to identify built environment cultural resources in the APE and to evaluate them for significance pursuant to the National Register of Historic Places (National Register). Preparation of an HRER was originally completed in August 2001 for the proposed bridge replacement project. The State Historic Preservation Officer (SHPO) concurred with the findings of the 2001 Historic Property Survey Report on March 1, 2002.

“Cultural resources,” as used in this document, refers to all historical and archaeological resources, regardless of significance. The term “historic property” is defined in the National Historic Preservation Act of 1966 as: “any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion on the National Register.”

Due to modifications in the bridge design, an SHPSR (Feldman 2007) was prepared, which required changes to the 2001 APE. The results of the 2007 study found that a residence located at 240 North Mount Vernon Avenue that was previously determined eligible for the National Register in 2001 had been demolished in 2003 as a result of a separate action not related to the current undertaking. Documentation relating to the demolition of the historic property was prepared by Caltrans District 8 Cultural Studies staff. No additional properties in the 2006 APE required evaluation. Caltrans approved a Finding of Effect for the undertaking in 2007. Because SHPO did not formally concur with Caltrans’ proposed Adverse Effect finding, Caltrans assumed concurrence and proceed with a Memorandum of Agreement, signed by SHPO in 2009 and later by Caltrans in 2011.

Given the length of time since the original 2001 Historic Property Survey Report (HPSR) and the first SHPSR, which was signed in 2007, supplemental Section 106 compliance documents are now required. This SHRER has been prepared to take into account proposed improvements/refinements to the project design since the first SHRER in 2007, which requires

additional changes to the APE. As part of this SHRER, built environment resources were identified and evaluated for the National Register, as required by Title 36 of the Code of Federal Regulations Part 800, the regulations for implementing Section 106 of the National Historic Preservation Act of 1966, as amended (Section 106).

This SHRER has been prepared in accordance with the *First Amended Programmatic Agreement among the Federal Highway Administration, the Advisory Council on Historic Preservation, the California State Historic Preservation Officer, and the California Department of Transportation Regarding Compliance with Section 106 of the National Historic Preservation Act, As It Pertains to the Administration of the Federal-Aid Highway Program in California* (Section 106 PA) executed on January 1, 2014.

The current investigation resulted in the identification of two previously evaluated historic properties within the APE that were addressed in the previous HPSRs: (1) the Atchison, Topeka and Santa Fe (ATSF) Railway Passenger and Freight Depot (Map Reference Number [MRN] 9), and (2) the Mount Vernon Avenue Bridge (MRN 26).

- (1) The existing ATSF Depot (Depot) is located west of downtown San Bernardino at 1170 West 3rd Street. The impressive Mission Revival style building (with Moorish influence) was constructed in 1918. In 1975, the Depot was designated a California Point of Historical Interest (CPHI-53). It was later determined eligible for inclusion in the National Register at the local level under Criterion A, for the role the ATSF played in the development of the City and as the headquarters for the ATSF's Los Angeles Division; and Criterion C, as an example of the Mission Revival style. The period of significance is 1918–1921. It was also listed in the National Register under Criterion C at the state level as an outstanding example of the Mission Revival style of architecture.
- (2) The Mount Vernon Avenue Bridge (Bridge Number 54C-0066) is located on Mount Vernon Avenue between West 2nd and West 4th Streets in the western portion of the City of San Bernardino. Originally constructed in 1907, the bridge was rebuilt between 1933 and 1934 using as much steel as possible salvaged from the original viaduct for re-use in the new bridge. The Mount Vernon Avenue Bridge was determined eligible for inclusion in the National Register at the local level of significance under Criterion A for the strong associations the bridge has with the use of Route 66 as a major transportation corridor through the San Bernardino area during the Great Depression. It was also determined eligible at the local level of significance under Criterion C (period of significance 1934–1952) as the structure and its landscaped areas at the northwestern and southeastern ends (contributing

elements) has retained sufficient integrity of design, location, materials, workmanship, and feeling associated with its historic period of significance.

In addition to the two historic properties listed above, 87 historical-period built-environment resources were identified in the APE, for a total of 89 properties identified. Twenty-three of those resources were previously determined not eligible for inclusion in the National Register as a result of previous SHPO consultation on this undertaking. However, due to the passage of time, updated guidelines, and evolving perceptions of the past, these 23 historical-period built-environment resources were reviewed again for the current effort.

As a result of the current study, 10 of the previously determined ineligible historical period built-environment resources from the 2007 SHRER were re-evaluated. An additional 29 historical period built-environment properties in the expanded APE were recorded and evaluated for the purposes of this SHRER, resulting in a total of 39 properties being evaluated. The original 10 resources retain their MRNs from 2007; the additional 29 resources have been assigned MRNs beginning from 27. It is recommended herein that none of these 39 properties are eligible for the National Register.

The remaining historical-period built-environment resources within the revised APE, including the remaining 13 previously determined ineligible historical period built-environment resources from the 2007 SHRER (based on the 2001 HPSR [Snyder]) and an additional 35 other historical period built-environment resources present within the expanded APE, were determined to be exempt from evaluation in accordance with the Section 106 PA Attachment 4 (Properties Exempt from Evaluation).

Thus, no new Historic Properties have been identified within the undertaking's APE as a result of the current effort. Therefore, there are only two previously identified historic properties within the APE: (1) the ATSF Depot, and (2) the Mount Vernon Avenue Bridge.

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Chapter 1 Project Description

1.1 Scope of Proposed Project

SBCTA, in cooperation with Caltrans, is proposing to replace the existing Mount Vernon Avenue Bridge (Bridge Number 54C-0066) over the BNSF rail yard in the City of San Bernardino, San Bernardino County, California.

The project is located in the city of San Bernardino, San Bernardino County, California (refer to the Project Vicinity Map and Project Location Map in Attachment A of the SHPSR) (Number 2), along Mount Vernon Avenue Bridge Number 54C-0066, Section 7, Township 1 South, and Range 4 West, on the San Bernardino South U.S. Geological Survey 7.5-minute quadrangle map.

1.1.1 Project Description

SBCTA, in cooperation with Caltrans, District 8, is proposing to replace the existing Mount Vernon Avenue Bridge (Bridge Number 54C-0066) over the BNSF rail yard in the City of San Bernardino, San Bernardino County, California. The Federal Project Number is BRLS-6507(003).

The Preferred Alternative (Alternative 3 – Bridge Replacement), identified in the adopted 2011 National Environmental Policy Act (NEPA) document, extended from just south of 5th Street to just north of King Street. Based on the identified project improvements/refinements, the project would now extend from just south of 5th Street to Rialto Avenue. The proposed improvements/refinements to the project are listed below.

- A portion of the BNSF intermodal operations/parking area east of the bridge on the north side of the existing tracks would be removed and a new paved area between Kingman Street and West 4th Street and from Cabrera Avenue to Mount Vernon Avenue would be constructed (this would involve acquisition and removal of existing residences/businesses within these limits). A 12-foot-tall block wall and a 20-foot-wide landscape buffer would be constructed along Kingman Street and Cabrera Avenue to shield this area from surrounding uses.
- Just west of Mount Vernon Avenue, West 4th Street would form an intersection with Cabrera Avenue.
- The existing Eagle Building and four associated buildings would be relocated from the east side of Mount Vernon Avenue to the west side of Mount Vernon Avenue.

- The two existing crane repair pads would be relocated north of their current location (one on either side of Mount Vernon Avenue).
- Track 218, previously identified as a temporary track for bridge construction purposes, would now be a permanent rail track. A new permanent track (Track 219) would be constructed. Tracks 216 and 217 would also be permanent tracks that are to be realigned in the immediate vicinity of the new bridge.
- The structures located at the southwest end of the bridge, bordered by Mount Vernon Avenue to the east, the alley behind the structures to the west, West 3rd Street to the north, and West 2nd Street to the south, would be acquired and removed.
- The access associated with structures fronting Mount Vernon Avenue south of West 2nd Street and north of King Street would be reconstructed as needed to match the new road/sidewalk grade.

Consistent with the updated project layout, the following would be incorporated:

- Utilities would be relocated as needed to accommodate the proposed improvements.
- Best management practices (BMPs) for water quality treatment would be provided as part of the proposed project where feasible.
- Signage would be incorporated within the project's limits of disturbance where necessary.
- Pedestrian facilities would be compliant with Americans with Disabilities Act standards.
- Geotechnical borings would be conducted within the project's limits of disturbance as needed for the design of the project.
- Temporary advanced signage would be required during construction, which would involve portable changeable message signs or other temporary signage that would not require ground disturbance.

1.2 Area of Potential Effects

The APE for the undertaking was originally established in 2000 as part of the original HPSR prepared for the undertaking (approved August 2001). The APE was revised in 2006 in consultation with Christie Hammond, Caltrans District 8 Principal Architectural Historian (Professionally Qualified Staff [PQS]), and Sean Yeung, Local Assistance Engineer, on May 5, 2006. The APE was established to include the revised boundary of the APE from the HPSR completed in August 2001 due to minor modifications of the original project design.

In accordance with the Section 106 PA Stipulation VIII.A, the revised APE for the project was established in consultation with Andrew Walters, Principal Architectural Historian PQS, and

David Lee, Project Manager/Local Assistance Planner, on March 22, 2018. The APE map is Figure 3 in Attachment A of the SHPSR.

The purpose of the APE is to delineate the geographic areas within which an undertaking may directly or indirectly cause alteration in the character or use of historic properties, if any such properties exist. The project's updated APE has been defined in accordance with 36 Code of Federal Regulations 800.16(d) and (i) with the purpose of identifying cultural resources within the project's expanded footprint. The APE boundaries for the proposed project were drawn large enough to encompass all areas subject to ground disturbance or modifications. The APE was established as the limits of proposed construction, including the limits of the current and proposed right of way, temporary construction easements plus a sufficient buffer to allow heavy equipment to maneuver, and potential staging areas. The archaeological APE for prehistoric and archaeological resources further encompasses the full boundaries of previously recorded or newly identified archaeological sites that are partially within the project limits. The APE was further expanded to encompass entire parcels where previously recorded or newly identified built resources could be sensitive to visual, noise, and vibration effects. The western quadrant of the APE was expanded in particular to include the extents of the Santa Fe rail yard, which was evaluated as part of this current study. The guiding tenet in delineating the APE is that it be commensurate with the undertaking's potential to affect historic properties, should any exist.

The vertical APE within the project limits is anticipated to range from 3 feet to 100 feet deep, depending on construction activity. Limited locations may require excavating to depths of up to approximately 80 to 100 feet for bridge pilings as well as associated drilling activities. Depths of up to three to four feet would be required for roadway excavation. Excavation depths of up to 5 to 6 feet would be required for retaining walls and 4 to 14 feet for drainage trenching. However, subsurface sensitivity for undiscovered cultural materials is considered low for the project given the APE has been built out, graded, constructed upon, and utilized for numerous construction projects over the past 100 years.

The original 2001 APE and the revised APE from 2006 are clearly shown on the most recent attached APE map. The most recent revisions, which are addressed in this report, are also clearly delineated. The most recent APE more than doubles the two combined previous APEs due to design changes.

1.3 General Environment

The project site is located west of downtown San Bernardino. A portion of the project APE includes both intermodal and automotive rail yards. The BNSF shares its main lines with other freight trains such as the Union Pacific. Other passenger or commuter tracks are operated by

Metrolink and Amtrak. The undertaking lies in an area that is highly urbanized. Dense housing can be found immediately south, west, and northwest of the APE. The commercial/industrial elements are dominated by the rail yard and intermodal facility to the north.

Chapter 2 Research Methods

2.1 Sources of Information

National, state, and local inventories of architectural and historic resources were reviewed to determine the location of previously documented resources proximate to the project. The following standard sources were consulted in the process of compiling this report:

- National Register (<http://www.cr.nps.gov/nr>)
- California Historical Landmarks (State of California 1996)
- California Points of Historical Interest (State of California 1992)
- California Register of Historical Resources (California Register)
- California Historic Resources Inventory

Archival research was also conducted to establish a context for resource significance and identify local historical events as well as personages and development patterns. A record search at the South Central Coastal Information Center of the California Historical Resources Information System was performed by Archaeologist Nara Cox on July 24, 2017. This records search was conducted for the project footprint and a 0.25 mile radius around the project footprint.

Additional resources consulted in the process of compiling this report include the following:

- Historic Resources Reconnaissance Survey (City of San Bernardino 1991)
- ProQuest digital archives for the Los Angeles Times (www.lapl.org)
- Historical Aerials (www.historicaerials.com)
- ParcelQuest: California Parcel & Property Data/Online Parcel Maps (www.parcelquest.com)

2.2 Themes to Establish Historic Context

To establish the historic context, appropriate research was conducted to evaluate the resources within the APE. The research themes included the early development of the City of San Bernardino, residential development in the western portion of San Bernardino, U.S. Highway 66 (Route 66), and the development of the ATSF Railway.

2.3 Public Participation and Consultation

On August 2, 2017, a letter and map set were sent to consulting and interested parties who may have knowledge of or concerns regarding historic properties in the area. The letter requested information regarding any historic buildings, districts, sites, objects, or archaeological sites of significance within the proposed project area and was sent to the following recipients:

- California Historical Society
- California Historic Route 66 Association
- California State Railroad Museum
- California Preservation Foundation
- City of San Bernardino Historic Preservation Commission
- Historical Society of Southern California
- San Bernardino County Historical Archives
- San Bernardino County Museum
- San Bernardino Historical and Pioneer Society
- San Bernardino Railroad Historical Society

All parties were contacted again during the week of December 18, 2017, either by phone or email, as a follow-up exercise. One organization, the California State Railroad Museum, requested a copy of the original letter, which was sent to the organization on December 18, 2017. In addition, a copy of the letter was re-sent to the California Historic Route 66 Association on December 21, 2017, as efforts to reach this organization via phone or email proved unsuccessful. Only the San Bernardino County Historical Archives responded to the letter, providing resources to research properties in the project APE. (See Attachment G of the SHPSR [Number 2]: Public Participation.)

Chapter 3 Field Methods

3.1 Historic Architecture

Field surveys of all properties developed with buildings or structures within the APE of the proposed project were undertaken according to standard Caltrans guidelines and procedures on July 21, 2017. Jessica B. Feldman, senior architectural historian, acted as Principal Architectural Historian for this project. Salli Hosseini, architectural historian, prepared the inventory forms and this report. Each parcel was observed from the public right of way. Digital photographs and notes were taken to document all buildings and structures visible on each property. The various criteria in the Section 106 PA/Memorandum of Understanding (MOU) Attachment 4 were applied in the field, with follow-up in-office confirmation using photographs of the resources, assessor data, and historic aerial maps to determine whether any resources were exempt for evaluation by using the PA. As a result, 39 historical period built-environment resources (including 29 new properties in the expanded APE) have been evaluated as part of this SHRER, which includes ten resources previously evaluated and re-evaluated for this report.

3.2 Archaeology

Archaeological reconnaissance surveys of the project's archaeological APE were conducted by archaeologists Stephen Bryne and Monica Corpuz on October 13, 2017, December 21, 2017, and January 10, 2018. No new prehistoric or historical archaeological resources were identified during current surveys of the APE (Byrne and Corpuz 2018). The project's APE is heavily urbanized, with the vast majority of the APE covered with buildings, structures, roads, and the rail yard and related uses. The survey coverage area is depicted on Figure 1, Area Surveyed Map, in Appendix A of the 2nd Supplemental Archaeological Survey Report prepared for the proposed project (March 2018).

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Chapter 4 Historical Overview

4.1 Local History

4.1.1 City of San Bernardino

The town-site of San Bernardino was surveyed by Henry G. Sherwood in 1853, the same engineer who laid out Salt Lake City. The City was one mile square, with a grid of wide streets fanning the boundaries of eight-acre blocks. The east-west streets were numbered one to ten from south to north, as they remain designated today, while the north-south streets received names, all of which were subsequently changed (City of San Bernardino 2005).

In 1854, San Bernardino was incorporated as a city, one year after the County of San Bernardino was split from the counties of San Diego and Los Angeles. At that time, the population consisted of approximately 1,200 inhabitants, 75 percent of whom were members of the Church of Latter Day Saints (Mormons). In 1857, Mormons from across the country were recalled to Utah. Approximately 75 percent of the Mormons in San Bernardino returned to Utah, with approximately 30 to 50 families deciding to remain (City of San Bernardino 2005).

During the 1860s and 1870s, the community grew slowly. The small nucleus of the town included two hotels and several large businesses. A stagecoach ran regularly between San Bernardino and Los Angeles with mule-drawn freight wagons arriving from Salt Lake and other eastern cities. San Bernardino's early routes as a transportation and freight center began at this time and escalated with the arrival of the railroad. The mining trade served as a modest stimulus to the growth of the City as a supply center and staging area. The agricultural character of the valley, established during the Anglo-Mexican period, continued to dominate the local economy. However, with continued development of the timber and mineral resources of the mountains and desert, the character of the city slowly emerged as a regional commercial center (City of San Bernardino 2005).

The connection of Southern California to the national railroad network in 1876 gave rise to a period of unprecedented regional growth and development in the late 19th century. The arrival of railroads provided better and faster access for the farmers to bring crops to market. Packing houses and warehouses were built along the railroad corridors. The railroads also provided access to the county for tourists and immigrants alike. With the completion of rail connections between the desert and Los Angeles in 1887 by the ATSF Railway, San Bernardino soon developed into a railhead boom town. Commercial enterprises dominated the urban landscape, with emphasis on service and retail establishment, while industrial enterprises supported

agricultural development. In 1890, a horse-drawn streetcar was established to bring visitors to the health resort at the Arrowhead Springs Hotel where visitors partook of the hot mineral water and mud baths (City of San Bernardino 2005).

With the center of the City established near the location of the Lugo's Agua Caliente rancho adobe, the commercial core of the City grew slowly to the east, west, and north. Downtown businesses included hotels, restaurants, saloons, retail shops, and small service-oriented businesses. Property to the south, closer to the Santa Ana River, remained primarily agricultural through the late 19th and early 20th centuries. To the west of the commercial core, transportation-related industries developed around the ATSF rail yard. To the north and east of the core, relatively small agricultural farms and ranches dominated the landscape. Service industries slowly intermingled with the eastern farms, while farms to the north developed into the primary residential district of the City. Between 1900 and 1910, with the growth of the railroad, businesses, and other economic development, the population doubled from 6,150 to 12,799. During this time a City Hall was constructed in 1901 on the corner of 3rd and D Streets and a public library was built on 4th and D Streets (City of San Bernardino 2005).

The City's development is closely linked with that of the ATSF Railway and its important railroad shops and yards that were constructed in the City. By 1900, more than 85 percent of the City's population was directly employed by the ATSF Railway, despite increased industrial and agricultural development in the following decades. By the 1940s, one-quarter of the City's population was employed by the ATSF Railway. However, with the advent of World War II, the development and expansion of an air force base on the grounds of the San Bernardino Municipal Airport rapidly replaced the railroad as the City's leading economic contributor (City of San Bernardino 2005).

Although new construction slowed during the 1930s, San Bernardino continued to serve as a regional transportation center from the early days of the wagon trains and railroads through the 20th century development of the automobile and truck routes. Route 66 was built through the City following the completion of the highway from Chicago to Santa Monica between 1926 and 1937. In San Bernardino, Route 66 roughly traveled over the Cajon Pass and down Mount Vernon Street to 5th Street where it headed west. In the early 20th century, roads, such as Route 66, were developed generally because they followed routes surveyed by the railroad companies (Roland et al. 2011). In Southern California, these routes ran through Needles, Barstow, San Bernardino, and Los Angeles (Roland et al. 2011). Today, most of Route 66 has been replaced by Interstate 15 in San Bernardino. The completion of the interstate highway through San Bernardino and the new state freeways provided opportunities for development and enabled

commuting to other surrounding counties, particularly Riverside and Los Angeles, and therefore transformed San Bernardino into a bedroom community (City of San Bernardino 2005).

Following the Second World War, the military presence in San Bernardino continued, as the army air field (San Bernardino Air Force Base) became one of three major maintenance facilities for jet engines. The base was transferred to the United States Air Force in 1948 and was renamed Norton Air Force Base in 1950. Operations expanded to provide maintenance, storage, and logistics support for various missile programs. The population of San Bernardino reached nearly 100,000 in the 1960s and the City continued its expansion to the north and east. In 1966, the base became home to the 63rd Military Airlift Wing and Headquarters for the Aerospace Audiovisual Services. From the 1940s to the 1960s, Norton Air Force Base played a pivotal role in the economic development of the region (Edwards 2010). It also played an important role in creating employment opportunities for the residents of San Bernardino (Edwards 2010). However, the base was selected for closure in 1988 and closed in 1994, which resulted in the loss of 10,000 military jobs and 10,000 civilian jobs (Edwards 2010). In economic terms, the San Bernardino region is still dealing with Norton Air Force Base's closure (City of San Bernardino 2005).

Another large company, Kaiser Steel, opened a plant in nearby Fontana in the early 1940s, employing more than 2,500 workers at its peak. Many of the plant workers lived in San Bernardino and commuted the 13 miles to Fontana. In the 1980s, however, Kaiser Steel declared bankruptcy, and the plant was closed, torn down, and redeveloped. With the closure of the City's major industries, the community experienced further economic downturn and many residents moved away from San Bernardino to surrounding areas. In August of 2012, the City filed for bankruptcy. However, most recently San Bernardino has emerged from its economic crises and is working to rebuild and restructure its community (Hagen 2017).

4.1.2 Development of the Atchison, Topeka & Santa Fe Railroad in San Bernardino

The founding of the railroad now known as the ATSF began with a vague proposal to build a railroad to transport large quantities of goods to the trappers and traders in the newly acquired Santa Fe territory. Construction of the ATSF railroad started at Washington Street, between 4th and 5th streets in Topeka, Kansas, in 1868. By 1869, the line included just over 28 miles of track, and three years later it reached Dodge City, Kansas. By 1872, the ATSF had reached Colorado (Anonymous 1994).

Through an aggressive merger and acquisition program, ATSF management attempted to reach the lucrative California coast by buying into other rail lines. With its purchase of the Atlantic & Pacific line, ATSF acquired the critical Isleta to Albuquerque, New Mexico route, and eventually

west to Kingman, Arizona, and later the Mojave to Needles route (Anonymous 1994). This acquisition was important, if ATSF was to provide uninterrupted service across the western states and into California, setting up direct competition with the Southern Pacific Railroad.

ATSF's next planned merger was with the California Southern railroad, constructed in 1880, whose route stretched from National City, south of San Diego, to Colton, south of San Bernardino. In 1880, ATSF quietly bankrolled the charter for the California Southern Railroad, after which it maintained a controlling interest and was thus poised to compete more effectively with the Central Pacific and Southern Pacific Railroads (Anonymous 1994).

At Colton, a bitter war between the two regional railroads took place when the Southern Pacific Railroad denied crossing rights at Colton to California Southern for passage to San Bernardino. After months of conflict, California Southern prevailed in court and service was extended to San Bernardino in 1883. San Bernardino's position at the base of the Cajon Pass made it a strategic component for ATSF's ingress to California (Raup 1940).

The California Southern Railroad was a "Baby Bell" railroad in which ATSF owned a controlling interest. ATSF shipped engines, track, and rolling stock to San Diego by sea. Fred Perris (for whom the City of Perris is named) was the chief engineer for the California Southern. He surveyed and built the track from San Diego to Colton. Perris then surveyed and built the track up the Cajon Pass and across the desert (mostly along the Mojave River, as much as was practical) to Barstow, connecting with track there ATSF had acquired from the Southern Pacific. In 1885, ATSF acquired the California Southern and was poised to compete more effectively with the Central Pacific and Southern Pacific railroads (Anonymous 1994). This gave ATSF a direct line from Chicago to the west coast, which broke the Southern Pacific's monopoly on transcontinental rail travel.

By the late 1880s, through the procurement of another rail line, ATSF's route encompassed the key Midwestern cities—Chicago, Cincinnati and St. Louis—resulting in overall holdings of more than 7,000 miles of track. At the same time, the company's hardware (tracks and locomotives) was being upgraded to accommodate larger, heavier loads for longer distances. By the turn of the century, the ATSF line included more than 11,000 miles of track (Anonymous 1994).

The development of the Southern California Railroad and the ATSF rail yards in San Bernardino spurred more than a century of growth in a town that had been a sleepy Mormon settlement. The ATSF was established in San Bernardino in the late 1800s, and the presence of the railroad was responsible for a large amount of the community's economic and physical development for the next century (Raup 1940). The parcel occupied by the former ATSF rail yards was originally part

of the Rancho San Bernardino, which had been subdivided into large individual parcels by the late 1870s. A map that was part of the original surveyor's estate identifies the rail yard area as the property of 13 separate landholders (Perris 1878–1887; Anonymous 1994).

The first train entered San Bernardino, by way of San Diego, amid much fanfare in September of 1883. The ATSF facilities at San Bernardino were opened later that year when California Southern was granted right of way and depot grounds. The citizenry enthusiastically received the new industry and by 1885, ATSF acquired the California Southern line and, with that, the 18-acre San Bernardino rail yards (Robinson 1958). Condemnation suits were necessary to secure the initial land assemblage required for the depot and shop grounds in 1886. The parcel was graded and the Roundhouse and outbuildings were built by 1888 (Ingersoll 1904). In 1917, ATSF added more than eight acres to the rail yard and constructed additional car shop facilities (Anonymous 1994).

The San Bernardino rail yards were the largest in the west, and the company's regional or Los Angeles Divisional offices were located in San Bernardino, not in Los Angeles. The nationwide employees' magazine featured articles every few months on the San Bernardino rail yard's vast mechanical and personnel capabilities. In the early 20th century the railroad served as the community's principal industry, employing as much as half of San Bernardino's work force at times. A much higher proportion of the populace was employed in industries indirectly related to the railroad (Anonymous 1994).

By the turn of the century, San Bernardino was known as a "railroad town" and the presence of the railroad has been a prime factor in the development of the City. Historic development patterns in the community were directly related to the growth of the ATSF rail yard—to the south and east of the rail yard, a large amount of residential development occurred between 1880 and 1900; to the southwest of the rail yard, residential construction was concentrated between 1900 and 1920; and on the north side of the rail yard, most of the homes were built between 1920 and 1935 (during the rail yard's most ambitious expansion program) (Raup 1940). Each of these periods of nearby residential development can be linked to comparable expansion phases at the ATSF rail yards (Anonymous 1994).

The transportation of fresh citrus fruit was among the San Bernardino division's highest priorities. A Precooling Plant was built off site, elsewhere in San Bernardino, at the turn of the century for the purpose of icing cars and fruit shipments (Santa Fe Employees' Magazine 1911). Among trucking and other rail lines, ATSF handled the majority of the Southern California citrus fruit crop (Shaw 1913). The location of the Depot and rail yard were substantial influences in the evolution of the San Bernardino business center. Such local events as parades and the National

Orange Show were underwritten in large part by ATSF; their corporate sponsorship of the community did not end with the work week. Public speeches were peppered with proud references to the city as a “Santa Fe town” (Gore 1934; Anonymous 1994).

The ATSF rail yards occupy a vast parcel, reaching generally from Lytle Creek on the west side to I Street/Interstate 215, and between 5th and 3rd Streets, on the north side of the tracks at 3rd Street. The Mission Revival style Depot (built in 1918) is located on the south side, at 3rd Street. With the conversion to truck trailers on flatcars over the 1960s and 1970s, the San Bernardino rail yard became increasingly obsolete. The rail yard’s location in the center of older, densely settled residential districts made expansion for land-intensive truck trailers on flatcars difficult in San Bernardino. Other rail yards, like Barstow, were located on the outskirts of town and had more room to build. After downsizing year by year, the San Bernardino rail yard transferred more than 350 employees to Topeka. The San Bernardino rail yard closed on November 13, 1992. In 1993, the tie depot was converted to Metrolink use and most of the remaining operations were transferred to other rail yards (Anonymous 1994).

4.1.3 United States Highway 66

The Los Angeles area and communities to the east have been connected by various transportation routes for over 150 years. Route 66 was part of the first nationally designated highway system in the United States. Established in 1926, by the 1930s 65 percent of all westbound traffic in the entire country occurred on Route 66 (Bischoff 2005). By 1931, there were already associations devoted to the prestige and promotion of Route 66, and these boosters called the route “the best route across [the] continent.”

“Route 66” itself is significant for its associations with westward migration and travel, and was listed on the National Register in 2011 as a multiple property associated with four important historic contexts: the development of U.S. Highway 66 in California (San Bernardino and Los Angeles counties), U.S. Highway 66 as a migratory route (San Bernardino and Los Angeles counties), auto and tourism businesses on U.S. Highway 66 (San Bernardino and Los Angeles counties), and recreation and U.S. Highway 66 (San Bernardino and Los Angeles counties). The period of significance was identified as 1926 through 1974. (Roland et al 2011.)

Route 66’s pedigree reaches back to the mid-19th century. Historians have identified predecessor roads along the California section of the alignment to as early as 1853. During the early 1850s, Mormon settlers created an unpaved road that linked San Bernardino to Los Angeles. Known as the San Bernardino Road, its alignment changed regularly over the decades. By about the mid-1910s, the route had settled into a relatively close approximation of the current alignment. During the 1913–1915 period, the road was paved and incorporated into the National Old Trails

Highway. In 1926, with the adoption of a nationwide numbering system, U.S. Highway 66 (State Route 9 at the time) was officially designated.

The National Old Trails Highway alignment that became Route 66 in 1926 traveled south into San Bernardino from the Cajon Pass along Cajon Boulevard through the foothills until it reached Highland Avenue. At Highland Avenue, the alignment turned south onto Mount Vernon Avenue. The original Route 66 alignment continued south along Mount Vernon Avenue to 4th Street, just north of the ATSF rail yards. From there, Route 66 turned west and ran along 4th Street until connecting with Foothill Boulevard at the intersection of 5th Street; this route was known as the “Gateway to San Bernardino.” Route 66 then followed Foothill Boulevard west toward Los Angeles for approximately 60 miles.

Alignment changes were very common throughout the Route 66 period of significance. Although the historical record is not entirely clear on the date, at some point one of the early alignment changes or alternates shows Route 66 making a sharp eastward turn at the intersection of West Highland Avenue and North Mount Vernon Avenue. Traveling east on Highland, this alternate route then turned south on North E Street. At 4th Avenue, it tracked back west via 4th Street, 3rd Street, and 2nd Street before turning north to traverse the Mount Vernon Bridge before connecting back up with the more established westward route along 4th Street, west of Mount Vernon Avenue. Another change involved Route 66 turning west at 5th Street, before reaching 4th Street. Some sources date the 4th Street to 5th Street change to 1931 while others date it to 1945 (No Author 2018).

In summary, prior to the 1950s, the primary Route 66 alignment traveled south on Mount Vernon Avenue from the Cajon Pass, and turning west along 4th Street, just before the avenue crossed the bridge and over the railroad tracks. A segment of Route 66 between Tia Juana Street (on the west) and Mount Vernon Avenue (on the east) is located in the project APE. Today, Route 66 turns right (west) at 5th Street, before it aligns with Foothill Boulevard.

4.1.4 Development of San Bernardino’s Westside Neighborhoods

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day 10th Street, I Street, Rialto Avenue, and Sierra Way. However, in 1907 the former farm lots surrounding the town were subdivided for residential and commercial development and the City expanded to and beyond today’s Mount Vernon Avenue on the west side (Love and Tang 1999). Mount Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo n.d.).

Historic development patterns in the community were directly related to the growth of the ATSF rail yard—to the south and east of the rail yard, a large amount of residential development occurred between 1880 and 1900; to the southwest of the rail yard, residential construction was concentrated between 1900 and 1920; and on the north side of the rail yard, most of the homes were built between 1920 and 1935 (during the rail yard’s most ambitious expansion program) (Raup 1940). Each of these periods of nearby residential development can be linked to comparable expansion phases at the ATSF rail yards (Anonymous 1994).

The properties just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Review of Sanborn maps and historical aerials reveal that this development was hit or miss: there are no common setbacks, or sidewalks on some streets, and a number of lots remained vacant even through the 1950s. With few exceptions, most residences are modest, one-story, single-family homes (see Section 4.1.5 below for further discussion of the prevalent architectural styles in the APE). Historical research did not indicate that the ATSF had specific or direct involvement with the development of this neighborhood; the physical development of the neighborhood and the types and styles of the buildings were not dictated by the company.

An example of this development is Kingman Street, which was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF Railway facilities. That proximity to the rail yard and Route 66 also encouraged development of small commercial properties such as restaurants and bars, car washes and liquor stores, as well as small-scale industrial properties. This development primarily occurred on the remaining vacant lots that faced the local thoroughfares: Mount Vernon Avenue, and its intersection with 2nd, 4th, and 5th Streets. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with blue-collar workers of the ATSF Railway, the majority of whom had Hispanic last names, as revealed by local directories. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR 1938; Love and Tang 1999). Few, if any, buildings were demolished to accommodate these waves of development. Rather, development proceeded in waves, resulting in a decades-long process to ultimately achieve full build-out of the area during the 1950s.

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. This altered the neighborhoods further with the introduction of residential and industrial infill of the remaining vacant lots. The neighborhood has been in decline since the closing of the steel mill and the reduction in staff and services at the rail yard, resulting in demolition of residential, commercial,

and industrial buildings. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959 these fields were obsolete, transforming the neighborhood into almost entirely residential uses (NETR 1959). Generations of families have lived there, some still residing in the homes in which they grew up (Love and Tang 1999; Rokos 2012).

4.1.5 Architectural Style Contexts

Folk Victorian

Folk Victorian is a vernacular pastiche of higher styles of Victorian architecture such as Queen Anne or Shingle. Folk Victorian, popular from circa 1870 to 1910, is common throughout the United States, with some subtypes particularly common in the South (McAlester 2013:397). The style corresponds to architectural trends of the period, but allowed middle-class and upper-working-class families to ornament their residences with elements of the more elaborate, higher Victorian styles (Shrock 2004:77). The style flourished due to the expansion of the railroad cross-country; rail allowed raw materials and manufactured goods to be transported long distances (Gottfried and Jennings 2009:33). No longer did builders rely on local materials and goods. Instead, industrialization standardized construction elements such as wood and nails, which then could be shipped, at a relatively low cost, anywhere (McAlester 2013:314). In addition, pattern books and house plan books began to proliferate the market (McAlester 2013:314). New homes suddenly did not require an architect to design an ornate and styled residence, which supported the dissemination of Victorian styled elements beyond the upper-class. Moreover, these changes in building and access to design elements allowed already built residences to adapt by adding spindle-work or trim to porches or cornice-line brackets to rooflines (Paradis n.d.).

The style is defined by the display of Victorian-inspired decorative detailing on simple folk house forms. Defining features include porches with spindled porch supports, lace-like spandrels, and jigsaw cut trim, and turned balusters in porch railings. They also feature a symmetrical façade, cornice-line brackets, and suspended friezes from porch ceilings. There are five principal subtypes of the style: front-gabled roof, gable front and wing, side-gabled roof with one story, side-gabled roof with two stories, and pyramidal. The gable and front wing subtype, found within the APE, has an asymmetrical façade (McAlester 2013:397-398).

Within the APE, the one-and-a-half-story residence at 1472 West 4th Street appears to have lost the bulk of its applied ornament but features a porch supported by square posts with beveled detail, an element of contemporary Italianate architecture. The building also features a deep cornice line, scalloped and pointed shingle-work in the front-facing gable, wood siding, and simple wood-frame windows. Another example of Folk Victorian within the APE is at 1439

West Kingman Street. This one-story residence also has a gable and front wing plan. The porch has flat, jig-saw cut trim supported by curvilinear brackets. The front-facing gable is open with deep returns. Both the gable vent and exterior window aprons have curvilinear, scalloped forms, reminiscent of the porch brackets. Residences of the Folk Victorian style within the APE represent the style with decorative porch elements and cornice-line emphasis. Also typical of the style, there is great variation found within the details.

Craftsman

Pioneered in California, Craftsman homes were largely inspired by the English Arts and Crafts movement led by William Morris and the design and manufacturing firm Morris and Company. In part a reaction to machine-age industrialism, the movement celebrated traditional pre-industrial artisanship, medieval culture, use of natural materials, and decorative motifs inspired by nature. Architect Elbert Hubbard and furniture-maker Gustav Stickley, the latter of whom published *Craftsman Magazine* from 1901 to 1916, were instrumental in popularizing the Arts and Crafts movement in the eastern United States. Charles Fletcher Lummis and George Wharton James popularized Arts and Crafts ideals in Southern California as leaders of the vibrant Arroyo Seco scene, whose members sought to spiritualize daily life by celebrating California's pre-industrial history and natural environment, and by creating an architectural aesthetic committed to craftsmanship and use of local materials (Grimes 2016:3–5).

With these and other influences—including wood Japanese architecture and training in manual arts—Charles Sumner and Henry Mather Greene led the way in articulating the distinctive architectural aesthetic that became known as the Craftsman style. While other high-style Craftsman homes—sometimes referred to as Western Stick style homes—were constructed in Southern California, as the style was popularized in pattern books and magazines, architects and builders quickly employed it in the design and construction of bungalows. Borrowed from the Indian term “bangala” by British colonists, the bungalow referred to a rural one-story home with a front porch and central living room (Grimes 2016:8–9, McAlester 2013:568, 578).

Craftsman style residences are characterized by low-pitched, gabled roofs with wide, unenclosed eave overhangs; roof rafters that are usually exposed; decorative beams or braces added under gables; porches, either full- or partial-width, with roofs supported by tapered square columns; and columns or pedestals frequently extended to ground level. Craftsman homes can be grouped into four principal types identified by their roof configuration. The front-gabled roof type, which makes up one-third of Craftsman home examples, are often one story (but one-and-a-half- and two-story examples are not uncommon), and have full- or partial-width porches (approximately half are sheltered beneath the main roof and half have separate, extended roofs), while about 10

percent have dormers (McAlester 2013:567). A more modest Craftsman style home situated within the APE is at 1415 West Kingman Avenue.

Ranch

In the 1950s, the Ranch style dominated the post-war era as the most popular single-family residential type in both California and elsewhere in the United States. During that decade, economic prosperity, growing population and family size, and unprecedented levels of automobile ownership created demand for more suburban development and larger suburban homes. The Ranch style provided architects and builders with a means of satisfying this demand while controlling construction costs and creating affordable homes that appealed to emerging consumer tastes. Most new homes in the United States had at least three bedrooms by 1955, and by the mid-1960s they averaged 1,500 square feet (Caltrans 2011:71). Although heavily influenced in many cases by vernacular buildings of the past, middle-class Ranch style homes of the postwar period went further than Minimal Traditional homes in breaking with traditional domestic architecture. They did this through their informal composition, their elongated, open and sometimes meandering floor plans, their horizontal emphasis and low-slung profile (most were one story), and their close relationship to surrounding outdoor space, which included an emphasis on increasing natural lighting of interior space.

Common attributes of postwar Ranch style homes included elongated plans with open interiors and attached two-car garages (sometimes separated by breezeways) or carports; horizontal emphasis, asymmetry, and low-slung profiles; low- to moderately pitched hipped or gabled roofs, or combinations of the two, with broad and often continuous eave overhangs; asphalt-shingle roof covering; recessed entries; variegated exterior cladding of stucco and arrangements of wood materials, sometimes with brick or stone panels or lower wainscoting; masonry elements such as broad chimneys or raised planters; horizontally oriented arrangements of wood- or steel-framed windows, or (with increasing frequency during the 1960s) aluminum-framed sliding windows; tripartite window arrangements; upper ribbon windows, and bathroom and bedroom windows positioned at eye level or near eaves. The Ranch house commonly had a small terrace or patio in front or back, and an interior or exterior dominant chimney. Breezeways, or shaded pathways, were typical on some Ranch houses in California where the garage was detached from the main house (Caltrans 2011:76–78, 85–86; Horak et al. 2015:15–16; McAlester 2013:597–602). Many of the Ranch-style residences within the APE are minimal in design, with attached one-car garages. Examples can be found at 1431 and 1515 West Kingman Street.

Contemporary

The Contemporary style was mostly popular between 1950 and 1955 (Caltrans 2011:80). During a period when the Ranch style made up most of the residential subdivisions, a number of

developers such as Joseph Eichler in California, Edward Hawkins in Colorado, and Charles M. Goodman in Washington, D.C., primarily built Contemporary subdivisions. The Contemporary style had a number of advantages over the Ranch style. Unlike the Ranch style, the Contemporary style was more appropriate for a two-story house; therefore, a larger house could be built on a smaller lot, leaving more exterior space. Also, a Contemporary style house could be easily constructed on a steep hillside, which would be challenging for even a Split-level Ranch house (McAlester 2013:632).

The Contemporary style rejected the earlier style's decorative exterior details and was focused more on the interior spaces and how they integrated with the exterior, focusing on functionality of space (interior and exterior) throughout the site. This made the Contemporary style particularly useful during the late 1940s and early 1950s, when the lot sizes were small. Additionally, the low-pitch or flat roofs and the use of post-and-beam rather than stud construction made this style more cost effective. The roofs usually feature widely overhanging eaves and exposed roof beams. Contemporary houses are often built with natural materials and feature broad expanses of uninterrupted wall surface on the main elevation. The entrance is often recessed and at times accessed through a courtyard or tucked inside a carport. Carports are more popular than garages in Contemporary houses compared to other postwar residential styles. Within the APE, the property at 1479 West Kingman Street is a Contemporary home with a flat roof and attached carport (McAlester 2013:630–632).

In California, tracts of Contemporary houses are relatively small compared to more traditional style tracts where the use of the Minimal Traditional or Ranch-style residences are common; most contain between 50 and 150 houses compared to the 300 Minimal Traditional or Ranch-style houses in a traditional tract. However, in the early 1950s as the Minimal Traditional houses gave way to the Ranch style, the demand for Contemporary houses also grew. L- and T-shaped floor plans became more common, and the central atrium became particularly popular in the late 1950s. Due to its origins in the postwar housing shortage, the Contemporary style was seen as dated during the 1960s, thus losing its popularity. Furthermore, with the increasing popularity of multi-level residences in the 1960s, the Contemporary style's post-and-beam construction was no longer well suited (Caltrans 2011:80–85).

Utilitarian

Utilitarian buildings are designed and constructed in ways entirely or largely dictated by their use and function. The style stresses that the design for a building should be based on its purpose. They often have no intentionally decorative features whatsoever, or fewer decorative features, as the style rejects overabundant decorative details that would take away from its functionality.

Buildings often display flat roofs, smooth facades of simple construction materials, and cubic shapes to eliminate any unnecessary decorative details in order to maximize utility (Mao 2016).

The APE contains two examples of utilitarian buildings with minimal to no design elements. The Utilitarian building at 436 Mount Vernon Avenue in the APE features a small, rectangular form of poured concrete. The only identifiable feature is a recessed overhang along the north elevation that continues around to the east and west elevations as a narrow plane extending a foot from the wall. The other utilitarian property at 202 North Mount Vernon Avenue, which functions as a car wash, is constructed of concrete block. The only identifying feature is a pyramidal roof office at the center of its rectangular configuration.

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Chapter 5 Description of Cultural Resources

Caltrans, pursuant to Section 106 PA, evaluated cultural resources within the limits of the project area and determined that no additional properties as a result of this study are eligible for listing in the National Register.

Eighty-nine historical period built-environment resources are within the APE. Two were previously listed or determined eligible for the National Register and are therefore automatically included in the California Register.

Properties listed in or determined eligible for the National Register and automatically included in the California Register include the ATSF Depot, and the Mount Vernon Avenue Bridge. The ATSF Depot and the bridge were addressed in previous HRERs.

- ATSF Railway Passenger and Freight Depot (MRN 9)

The existing Depot is located west of downtown San Bernardino at 1170 West 3rd Street. The impressive Mission Revival style building (with Moorish influence) was constructed in 1918. It replaced the original two-story wooden station that was constructed in 1886 and destroyed by fire in November of 1916. In 1975, the Depot was designated a California Point of Historical Interest (CPHI-53). It was later determined eligible for inclusion in the National Register at the local level under Criteria A and C in April of 2000. In February of 2001, it was listed on the National Register at the state level under Criterion C and listed on the California Register (Mellon, cited in the Historic Property Survey Report [HPSR] [Snyder 2001]).

- Mount Vernon Avenue Bridge (MRN 26)

The Mount Vernon Avenue Bridge (Bridge Number 54C-0066) is located on Mount Vernon Avenue between West 2nd and West 4th Streets in the western portion of the City. The original Mount Vernon Avenue viaduct was built in 1907. It was constructed over ATSF's yard tracks between West 3rd and West 4th Streets in order to eliminate a dangerous at-grade crossing. Between 1933 and 1934, the bridge was rebuilt. As much steel as possible was salvaged from the original viaduct for re-use in the new bridge (Department of Parks and Recreation [DPR] 523 form attached to the HPSR [Snyder 2001]).

In 2001, the Federal Highway Administration and the City proposed to undertake the replacement of the bridge. At that time, the viaduct was considered a Category 5 bridge (not eligible for listing in the National Register; Caltrans Historic Bridge Inventory Sheet attached to the HPSR [Snyder 2001]). In 2001, the bridge was re-evaluated for significance as part of the

Historic Architectural Survey Report prepared for bridge replacement project (document attached to the HPSR [Snyder 2001]). The report concluded that the Mount Vernon Avenue Bridge appeared to meet National Register criteria. It was subsequently determined eligible for inclusion in the National Register on March 1, 2002 (Mellon cited in the HPSR [Snyder 2001]).

There are 23 historical period built-environment resources that were previously determined not eligible for the National Register in the APE. Of those 23, 10 properties were re-evaluated for the purposes of this SHRER, due to the passage of time since the resources were last observed and recorded; each retains the MRN originally assigned in 2007. There are 29 historical period built-environment resources that were determined not eligible for the National Register as a result of the current study and each was assigned an MRN, beginning with “27.”

Please refer to the appropriate DPR 523 forms in Appendix A of this SHRER by the appropriate MRN for a more detailed description of each building/structure.

Chapter 6 Findings and Conclusions

6.1 Findings

The following findings are for all historical-period buildings and structures identified within the APE.

- a. There is one property listed in the National Register in the APE.

Name	Address/Location	Community	OHP Status Code	MRN
Atchison, Topeka and Santa Fe Railway Passenger and Freight Depot	1170 West 3rd Street	San Bernardino	1S	9

- b. There is one property that was previously determined eligible for the National Register in the APE but no longer exists.¹ Therefore, there is one property that was previously determined eligible for the National Register in the APE.

Name	Address/Location	Community	OHP Status Code	MRN
Mount Vernon Avenue Bridge (Bridge # 54C-0066)	N. Mount Vernon Avenue between West 2nd Street and West 4th Street	San Bernardino	2S2	26

- c. There are 23 historical period built-environment resources that were previously determined not eligible for the National Register in the APE. Thirteen of those were determined to be exempt from evaluation in accordance with Attachment 4 of the Section 106 PA (see section i below) for the purposes of this report. The remaining 10 properties were re-evaluated for the purposes of this SHRER, were determined to be not eligible for the NRHP, and are listed in the table below; each property is also identified by the MRN that was assigned to it in 2007.

Name	Address/Location	Community	OHP Status Code	MRN
N/A	1340 Kingman Avenue	San Bernardino	6Z	2
N/A	1314 Kingman Avenue	San Bernardino	6Z	6
N/A	436 N. Mount Vernon Avenue	San Bernardino	6Z	7
N/A	1335 3rd Street	San Bernardino	6Z	11
N/A	248 N. Mount Vernon Avenue	San Bernardino	6Z	13
N/A	232 N. Mount Vernon Avenue	San Bernardino	6Z	15
N/A	202 N. Mount Vernon Avenue	San Bernardino	6Z	17

¹ MRN 14 corresponds to 240 N. Mount Vernon Avenue, which was determined eligible in the 2001 HPSR and demolished in 2003. This incident was documented in the 2007 SHPSR, which is located in Appendix E (FOE) of the 2018 SHPSR.

Name	Address/Location	Community	OHP Status Code	MRN
N/A	1324 2nd Street	San Bernardino	6Z	18
N/A	190 N. Mount Vernon Avenue	San Bernardino	6Z	22
N/A	1225–1227 2nd Street	San Bernardino	6Z	25

- d. There are no additional properties that were determined eligible for the National Register as a result of the current study in the APE.
- e. There are 29 historical period built-environment resources that were determined not eligible for the National Register as a result of the current study. Each was assigned an MRN that corresponds to the APE map.

Name	Address/Location	Community	OHP Status Code	MRN
Segment of Route 66	4th Street between N. Mount Vernon Street (east) and Tia Juana Street	San Bernardino	6Z	27
N/A	440-442 Cabrera Avenue	San Bernardino	6Z	28
N/A	1456 Kingman Avenue	San Bernardino	6Z	29
N/A	1510 Kingman Avenue	San Bernardino	6Z	30
N/A	1528 4th Street	San Bernardino	6Z	31
N/A	1486 Kingman Avenue	San Bernardino	6Z	32
N/A	1499 Kingman Avenue	San Bernardino	6Z	33
N/A	1457 Kingman Avenue	San Bernardino	6Z	34
N/A	1472 4th Street	San Bernardino	6Z	35
N/A	1522 4th Street	San Bernardino	6Z	36
N/A	1528 Kingman Avenue	San Bernardino	6Z	37
N/A	1515 Kingman Avenue	San Bernardino	6Z	38
N/A	1479 Kingman Avenue	San Bernardino	6Z	39
N/A	1388 Kingman Avenue	San Bernardino	6Z	40
N/A	1428-1430 Kingman Avenue	San Bernardino	6Z	41/42
N/A	1440 Kingman Avenue	San Bernardino	6Z	43
N/A	1454 Kingman Avenue	San Bernardino	6Z	44
N/A	1370 Kingman Avenue	San Bernardino	6Z	45
N/A	1447 Kingman Avenue	San Bernardino	6Z	46
N/A	1439 Kingman Avenue	San Bernardino	6Z	47
N/A	1431 Kingman Avenue	San Bernardino	6Z	48
N/A	1367 Kingman Avenue	San Bernardino	6Z	49

Name	Address/Location	Community	OHP Status Code	MRN
N/A	1448 4th Street	San Bernardino	6Z	50
N/A	1415 Kingman Avenue	San Bernardino	6Z	51
N/A	1432 and 1434 4th Street	San Bernardino	6Z	52
N/A	1257 5th Street	San Bernardino	6Z	53
N/A	1241 5th Street	San Bernardino	6Z	54
N/A	160 Mt Vernon Avenue	San Bernardino	6Z	55
ATSF Yard	N/A	San Bernardino	6Z	56

- f. There are no properties for which further study is needed.
- g. The following 13 historical period built-environment resources are present within the APE, and were evaluated in 2007 and it was determined that they meet the criteria for the 2014 Section 106 PA/MOU Attachment 4 (Properties Exempt from Evaluation).

Name	Address/Location	Community	Previous MRN ²
N/A	1358 Kingman Street	San Bernardino	1
N/A	1338 Kingman Street	San Bernardino	3
N/A	1328 Kingman Street	San Bernardino	4
N/A	1320 Kingman Street	San Bernardino	5
N/A	1320 Kingman Street	San Bernardino	6
Paniagua Roofing	436 N Mount Vernon Avenue	San Bernardino	7
N/A	1337 W. 3rd Street	San Bernardino	10
N/A	1329 3rd Street	San Bernardino	12
N/A	224 N. Mount Vernon Avenue	San Bernardino	16
N/A	1323 2nd Street	San Bernardino	19
Quick Stop Tires & Wheels	196 N. Mount Vernon Avenue	San Bernardino	20/21
N/A	170 N. Mount Vernon Avenue	San Bernardino	23
N/A	155 N. Mount Vernon Avenue	San Bernardino	24

- h. The following 35 historical period built-environment resources were newly identified in the expanded project APE and it was determined that they meet the criteria for 2014 Section 106 PA/MOU Attachment 4 (Properties Exempt from Evaluation). Each resource was considered substantially altered, the result of modifications that removed character-defining features, and lacks integrity (Property Type 6). These were not assigned MRNs.

² Although these 13 properties are exempt from review, they were assigned MRNs in previous documentation. That information has been included in this table for reference only.

1. 443 CABRERA AVE	2. 1474 KINGMAN AVE	3. 1399 KINGMAN AVE	4. 1320 KINGMAN ST
5. 1520 KINGMAN AVE	6. 1462 KINGMAN AVE	7. 1397 KINGMAN AVE	8. 1329 3RD ST
9. 1518 KINGMAN AVE	10. 1450 KINGMAN AVE	11. 1380 KINGMAN AVE	12. 1323 2ND ST
13. 1507 KINGMAN AVE	14. 1442 4TH ST	15. 1371 KINGMAN AVE	16. 170 MT VERNON AVE
17. 1502 KINGMAN AVE	18. 1446 KINGMAN AVE	19. 1368 KINGMAN AVE	20. 224 MT VERNON AVE
21. 1496 4TH ST	22. 1438 4TH ST	23. 1357 KINGMAN AVE	24. 196 MT VERNON AVE
25. 1495 KINGMAN AVE	26. 1436 KINGMAN AVE	27. 1358 KINGMAN ST	28. 1263 5TH ST
29. 1487 KINGMAN AVE	30. 1407 KINGMAN AVE	31. 1338 KINGMAN ST	32. 1255 5TH ST
33. 1482 KINGMAN AVE	34. 1414 KINGMAN AVE	35. 1328 KINGMAN ST	

The expansion of the APE and the subsequent review of previously identified and evaluated resources provided an opportunity to evaluate the APE for potential historic districts. Although much of this area was developed in the late 19th and early 20th centuries, primarily as a result of the proximity to the former ATSF rail yard, the neighborhoods north and south of the rail yard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the settings have been altered by the expansion of the rail yard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

Jessica B. Feldman, ICF, who meets the standards in Section 106 PA Attachment 1 (2014) as an architectural historian or above, has determined that the 35 other historical period built-environment resources present within the APE meet the criteria for Section 106 PA Attachment 4 (Properties Exempt from Evaluation).

6.2 Conclusions

In total, 89 properties were identified in the APE. Twenty-nine properties in the APE were determined not eligible for inclusion in the National Register as a result of the current study.

Twenty-three properties were previously determined not eligible for inclusion in the National Register; ten were re-evaluated in accordance with the Section 106 PA and re-confirmed to be ineligible for inclusion in the National Register.

Forty-eight other properties present within the expanded APE meet the criteria for Section 106 PA/MOU Attachment 4 (Properties Exempt from Evaluation); 13 were previously determined ineligible in accordance with the Section 106 PA and an additional 35 were newly determined to be exempt in accordance with the Section 106 PA.

There are two other historic properties that were previously listed or determined eligible for the National Register.

The study resulted in the identification of one National Register listed property within the project's APE that was addressed in previous HRERs.

- The **Atchison, Topeka and Santa Fe Passenger and Freight Depot**, 1170 West 3rd Street, City of San Bernardino, was determined eligible for inclusion in the National Register at the local level of significance under Criterion A for the role the ATSF Railway played in the development of the City, and as the headquarters for the ATSF's Los Angeles Division, which encompassed the majority of Southern California. It was also determined eligible at the local level of significance under Criterion C (period of significance 1918–1921) as an example of the Mission Revival style (Albeyta 2000 in the HPSR [Snyder 2001]). On February 2, 2001, the Depot was listed on the National Register under Criterion C at the state level as an outstanding example of Mission Revival style architecture (Mellon cited in the HPSR [Snyder 2001]). In 1975, it was designated a California Point of Historical Interest (CPHI-53). The Depot is bordered by West 3rd Street on the south and east, the Metrolink facility on the west, and the BNSF rail yard on the north.

The study resulted in the identification of one National Register eligible property within the projects APE that was addressed in previous HRERs.

- The **Mount Vernon Avenue Bridge** (Bridge Number 54C-0066), on Mount Vernon Avenue between West 2nd and West 4th Streets, City of San Bernardino, was determined eligible for inclusion in the National Register at the local level of significance under Criterion A for the strong associations the bridge has with the use of Route 66 as a major transportation corridor through the San Bernardino area during the Great Depression. It extends over the BNSF rail yard between West 2nd and West 4th Streets. The bridge was heralded during that time as the western gateway to San Bernardino. It was also determined eligible at the local level of significance under Criterion C (period of significance 1934–1952) as the structure and its

landscaped areas at the northwestern and southeastern ends (contributing elements) has also retained sufficient integrity of design, location, materials, workmanship, and feeling associated with its historic period of significance (Mellon cited in the SHPSR for the Mount Vernon Avenue Project [Feldman 2007]).

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Chapter 8 Preparers' Qualifications

The preparers of this SHRER are alphabetically listed below.

Katrina Castañeda, research analyst, consultant with ICF. Ms. Castaneda has a bachelor's degree in International Studies and is completing a dual master's in heritage conservation and planning. She has one year of experience conducting architectural/historic surveys, performing historical research, and preparing California DPR 523 forms.

Jessica B. Feldman, senior architectural historian, consultant with ICF. Ms. Feldman has a master's degree in historic preservation planning from Cornell University and a bachelor's degree in history and art history from William Smith College. She has more than 19 years of experience in conducting architectural/historic surveys, including Section 106 compliance surveys.

Salli Hosseini, architectural historian, consultant with ICF. Ms. Hosseini has a bachelor of architecture degree, as well as a bachelor's degree in urban studies and planning, and a master's degree in historic preservation. She has nine years of experience in survey, documentation, and evaluation of historic properties.

Rebecca McGovern, research assistant, consultant with ICF. Ms. McGovern has a bachelor's degree in historic preservation from the University of Mary Washington. She has one year of experience conducting architectural/historic surveys, including Section 106 compliance surveys.

Margaret Roderick, architectural historian, consultant with ICF. Ms. Roderick has more than one year of experience. She has a bachelor's and master's degree in art history, and is a candidate for a master's in heritage conservation. She has experience in research and writing support, preparation of historic contexts, and evaluation of properties in accordance with national, state, and local guidelines and regulations.

Richard Starzak, senior technical director with ICF, has more than 30 years of experience as an architectural historian, specializing in consultation on behalf of public agencies for compliance with Section 106 of the NHPA. Mr. Starzak has a master's degree in architecture.

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**Appendix A: Department of Parks and
Recreation Forms: DPR 523**

UPDATE SHEET

Primary # _____

HR # _____

Trinomial _____

NRHP Status Code(s) 6Z

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 1335 3rd St, San Bernardino Map Reference #1

☐ Continuation

☒ Update

ICF Resource ID: 55

P1. Other Identifier:

*P2e. Other Locational Data: APN(s): 013825101

*P3a. Description:

This irregular-plan, single story residence faces north onto West 3rd Street. The County of San Bernardino Tax Assessor provided a build date of 1875.

*P3b. Resource Attributes:

*P11. Report Citation:

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

*B10. Significance:

Applicable Criteria: N/A

This property was previously evaluated and determined ineligible for listing the NRHP or the CRHR in 2001

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. The property likely pre-dates the development of the railroad, and may have been associated with the late 19th century agricultural development of the area. It represents the style of houses built between at the end of the nineteenth century, but is not directly associated with any important events in the development and growth of San Bernardino. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. Unfortunately, original building permits were not located. In the early 1950s, a Residential Building Record was filed, but no owner was identified. No additional information on persons associated with this property are known; it became a Housing and Urban Development (HUD) property by 1996. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Alterations are extensive. The original residence, dated to c. 1875, is denoted by the wood-clad gable rising above the residence and followed a compact rectangular plan. The residence has additions on the primary (north), west, and rear elevations, likely doubling the original square footage. Additional alterations include non-original rough stucco cladding and the replacement of windows with vinyl. (See continuation sheet)

P5b. Description of Photo: (View, date, etc.) Resident prevented photography of building. Image from Google Street View 9/14/2



*B14. Evaluator: Jessica Feldman, ICF

Date of Evaluation: 12/18/2017

Sketch Map



CONTINUATION SHEET

Page 2 of 2 * Resource Name or #: (Assigned by recorder) 1335 3rd St, San Bernardino Map Reference #1

* Recorded by: Jessica Feldman, ICF

* Date: 12/18/2017

☐ Continuation

☒ Update

P3a. Description (continued):

The residence is clad with rough stucco. A steeply pitched gable-on-hip roof intersects with a medium pitched cross-hipped roof. The asphalt shingle roof has minimal overhang and closed rafters. A prominent wood-clad gable rises above, complete with a gable vent. Recessed beneath the front-facing hip-roof, the entrance is placed within a partial-width porch accessed by three concrete steps. The porch is supported by three wood posts. Within the porch, a single one-over-one vinyl window is located east of the entrance. A pair of one-over-one vinyl windows are located west of the entrance, too. The residence also has a brick chimney that rises from the center of the building. Landscape features include a grass lawn inset with several tress, palms, and rose bushes. Hardscape features include a cement walkway leading to the entrance and a dirt driveway at the east side of the property, leading to a detached rear garage.

B10. Significance (continued):

As a result of alterations, based on review of aerial maps and building records, it appears that this property has been significantly increased in size. Other alterations have occurred on the house that has altered the integrity of the house, such as the replacement of original windows. The property overall lacks distinction and does not possess high artistic values associated with residential buildings of the late nineteenth century. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

The subject property lacks sufficient significance to meet any of the criteria for listing in the NRHP or CRHR. Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

UPDATE SHEET

Primary # _____

HR # _____

Trinomial _____

NRHP Status Code(s) 6Z

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 1340 Kingman Ave, San Bernardino Map Reference #2

☐ Continuation

☒ Update

ICF Resource ID: 51

P1. Other Identifier:

*P2e. Other Locational Data: APN(s): 013818130

*P3a. Description:

This 1965 single-story Ranch residence has a rectangular plan and faces south onto West Kingman Street. Building Permit #14241 identifies "Joe Martinez" as the owner of the 1137 sqft residence. (See continuation sheet)

*P3b. Resource Attributes:

*P11. Report Citation:

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

*B10. Significance:

Applicable Criteria: N/A

This property was previously evaluated and determined ineligible for listing the NRHP or the CRHR in 2001.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. The subject property is not directly associated with any important events in the development and growth of San Bernardino as it was built in 1965, well after the area's initial development. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. Research did not reveal any persons associated with this dwelling as important local individuals who have contributed to local history. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Many of the Ranch-styled residences within the APE have minimal design features, with attached one-car garages; the subject property is an example of this common type. Ranch-style residences were built in large numbers throughout the San Bernardino Valley. Although this building features some characteristics of Ranch design including a hipped roof, it lacks more prominent character-defining features of the style such as horizontally oriented arrangements of windows. It is also not one of the more notable or significant examples of the style in the San Bernardino area. Alterations to the residence include re-cladding in rough stucco, the addition of a security door, and the addition of the full length front porch. Furthermore, the dwelling lacks distinction and does not possess high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3. (See continuation sheet)

P5b. Description of Photo: (View, date, etc.) Oblique view of the primary facade. 7/21/2017



*B14. Evaluator: Jessica Feldman, ICF

Date of Evaluation: 12/19/2017

Sketch Map



CONTINUATION SHEET

Page 2 of 2 * Resource Name or #: (Assigned by recorder) 1340 Kingman Ave, San Bernardino Map Reference #2

* Recorded by: Jessica Feldman, ICF

* Date: 12/19/2017

☐ Continuation

☒ Update

P3a. Description (continued):

The rough stucco-clad residence features a moderate-pitched, side-gabled roof with covered rafters. The primary (south) elevation is asymmetrical, with the entrance located to the east beneath a full length porch supported by four bracketed wood posts. A metal security door is affixed to the entrance, with is flanked by two three-part metal sliding sash picture windows. The single-car garage, located to the west, retains its original wood door. The primary elevation also features a brick chimney surrounded by a low brick planter. Although the residence is clad with non-original rough stucco, the primary elevation also includes a brick wainscot below the picture windows. The residence is fronted by a narrow grass lawn with a single tree while a short chain-link fence delineates the front property line.

B10. Significance (continued):

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

UPDATE SHEET

Primary # _____

HR # _____

Trinomial _____

NRHP Status Code(s) 6Z

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 1314 Kingman Ave, San Bernardino Map Reference #6

☐ Continuation

☒ Update

ICF Resource ID: 58

P1. Other Identifier:

*P2e. Other Locational Data: APN(s): 013818126

*P3a. Description:

This 1965 single-story Ranch residence has a rectangular plan and faces south onto West Kingman Street. This property was previously evaluated and determined ineligible for listing the NRHP or the CRHR in 2001.

*P3b. Resource Attributes:

*P11. Report Citation:

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

*B10. Significance:

Applicable Criteria: N/A

This property was previously evaluated and determined ineligible for listing the NRHP or the CRHR in 2001.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. The subject property is not directly associated with any important events in the development and growth of San Bernardino as it was built in 1965, well after the area's initial development. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. City directory and supplemental research did not reveal the association of this property with any persons considered significant in local, state or national history. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Alterations to the residence include re-cladding in rough stucco, the addition of a security door, and the addition of the full length front porch. As such, it lacks integrity of materials and design. Many of the Ranch-styled residences within the APE have minimal design features, with attached one-car garages; the subject property is an example of this common type. Furthermore, the dwelling lacks distinction and does not possess high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

(See continuation sheet)

P5b. Description of Photo: (View, date, etc.)



*B14. Evaluator: Jessica Feldman, ICF

Date of Evaluation: 10/14/2017

Sketch Map



CONTINUATION SHEET

Page 2 of 2 * Resource Name or #: (Assigned by recorder) 1314 Kingman Ave, San Bernardino Map Reference #6

* Recorded by: Jessica Feldman, ICF

* Date: 10/14/2017

☐ Continuation

☒ Update

P3a. Description continued:

The rough stucco-clad residence features a moderate-pitched, side-gabled roof with covered rafters. The primary (south) elevation is asymmetrical, with the entrance located to the east beneath a full length porch supported by four bracketed wood posts. A metal security door is affixed to the entrance, with is flanked by two three-part metal sliding sash picture windows. The single-car garage, located to the west, retains its original wood door. The primary elevation also features a brick chimney surrounded by a low brick planter. Although the residence is clad with non-original rough stucco, the primary elevation also includes a brick wainscot below the picture windows. The residence is fronted by a narrow grass lawn with a single tree while a short chain-link fence delineates the front property line.

B10. Significance continued:

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

The subject property lacks sufficient significance to meet any of the criteria for listing in the NRHP or CRHR. Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

UPDATE SHEET

Primary # _____

HR # _____

Trinomial _____

NRHP Status Code(s) 6Z _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) 436 N Mt Vernon Ave, San Bernardino Map Reference #7

☐ Continuation

☒ Update

ICF Resource ID: 61

P1. Other Identifier:

*P2e. Other Locational Data: APN(s): 013818221

*P3a. Description:

The commercial building located at 436 North Mount Vernon Avenue is a one-story building with a flat roof and parapet. It was constructed in 1960 by owner Leopoldo Aremendarez (Permit #33189). (See continuation sheet)

*P3b. Resource Attributes: HP06 1-3 Story Commercial Building

*P11. Report Citation:

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

*B10. Significance:

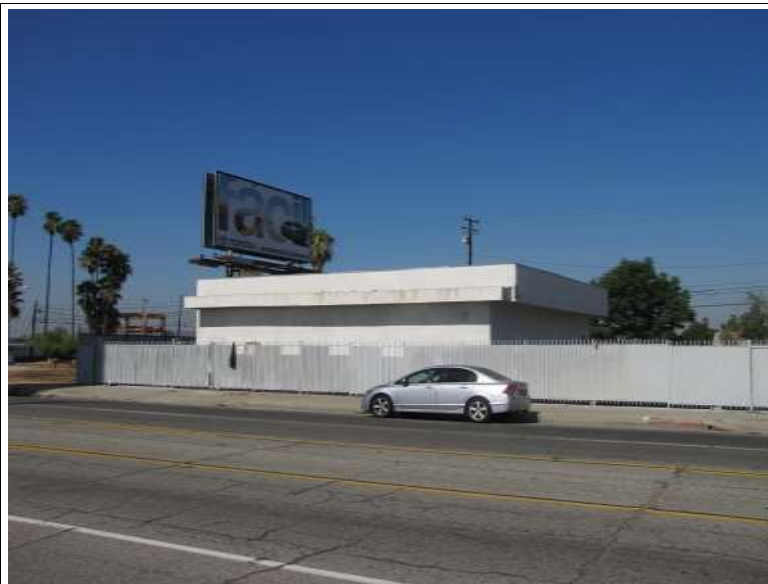
Applicable Criteria: N/A

This property was previously evaluated and determined ineligible for listing in the NRHP and the CRHR in 2002.

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with blue-collar workers of the ATSF Railroads. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938) (Love and Tang, 1999).

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Based on its location, this commercial property was likely constructed to take full advantage of traffic along North Mount Vernon Avenue, between the railyard and Route 66, which had been moved from 4th Street to 5th Street. (See continuation sheet)

P5b. Description of Photo: (View, date, etc.) Oblique view of the subject property, 9/14/2017 9/14/2017



*B14. Evaluator: Rebecca McGovern, ICF

Date of Evaluation: 9/14/2017

Sketch Map



CONTINUATION SHEET

Page 2 of 3 * Resource Name or #: (Assigned by recorder) 436 N Mt Vernon Ave, San Bernardino Map Reference #7

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☐ Continuation

☒ Update

P3a. Description continued:

Designed in the Utilitarian style, the building features a simple square footprint with a concrete structural system. The exterior is clad in smooth stucco. There is a single door located on the south elevation and a garage door situated on the west elevation. No windows are located throughout the building. Along the primary (north) elevation there is a recessed overhang. Along the east elevation, there is a narrow plane extending a foot from the side of the elevation.

The building is located at the corner of Mount Vernon Avenue and West Kingman Street and is setback from West Kingman Street. The landscape of the property consists of minor grassy areas and a large tree. The remainder of the lot is paved. There is a sign at the northeast corner of the property that says "Paniagua Roofing." A billboard is also situated above the building along the south elevation. A solid metal fence runs along the boundaries of the property. Many of the original building materials have remained intact since its construction in 1960, such as the massing, configuration, and stucco cladding. Although the building is currently surrounded by high fencing and is not accessible to the public, it is likely that there was some fenestration along the primary façade which has since been blocked up.

B10. Significance continued:

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. Although the property is broadly associated with the development of the transportation network - the railyard to the south and Route 66 to the north - in the mid-twentieth century, it is not directly associated with any important events in the development and growth of San Bernardino. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. No information regarding the original owner/occupant was revealed during the research phase that would connect this property with person of local, state or national history. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. It is a non-descript example of a commercial property, lacking features that give it architectural distinction or high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

CONTINUATION SHEET

Page 3 of 3 * Resource Name or #: (Assigned by recorder) 436 N Mt Vernon Ave, San Bernardino Map Reference #7
* Recorded by: Rebecca McGovern, ICF * Date: 9/14/2017
☐ Continuation ☒ Update



Looking due west at the property, 9/14/2017

UPDATE SHEET

Primary # _____

HR # _____

Trinomial _____

NRHP Status Code(s) 6Z _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) 248 N. Mt Vernon Ave, San Bernardino Map Reference #13

☐ Continuation

☒ Update

ICF Resource ID: 68

P1. Other Identifier:

*P2e. Other Locational Data: APN(s): 013825104

*P3a. Description:

The single family residence located at 248 North Mount Vernon Avenue is a one-and-a-half story, two-bay wide building with a steeply-pitched roof and deep overhang, clad in non-original asphalt shingles.

*P3b. Resource Attributes: HP02 Single Family Property

*P11. Report Citation:

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

*B10. Significance:

Applicable Criteria: N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day Tenth Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the city expanded to and beyond today's Mount Vernon Avenue on the west side (Love and Tang, 1999). Mt. Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with blue-collar workers of the ATSF Railroad, as revealed by local directories. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938). (Love and Tang, 1999)

(See continuation sheet)

P5b. Description of Photo: (View, date, etc.) Overview of main façade. 9/14/2017



*B14. Evaluator: Rebecca McGovern, ICF

Date of Evaluation: 9/14/2017

Sketch Map



CONTINUATION SHEET

Page 2 of 3 * Resource Name or #: (Assigned by recorder) 248 N. Mt Vernon Ave, San Bernardino Map Reference #13

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☐ Continuation

☒ Update

P3a. Description continued:

Constructed in 1908 and originally designed in the Craftsman style, the dwelling features a front-gabled roof subtype with a full-width recessed porch. The exterior is clad in portions of horizontal wood siding along the base and wood shingles on the upper portion of the dwelling. The full-width recessed porch is supported by two doubled porch supports set on a closed porch railing clad in horizontal wood siding. The opening to the porch is off-center, situated on the south side of the east (primary) elevation. The gable-front is clad with wood shingles, with a rectangular horizontal slat vent framed with a wood surround. Four triangular knee braces support elaborated rafter ends. Additional stickwork is located in the gable-front where the rooflines join.

The main entrance is situated along the primary (east) elevation. The door is not visible, as a security door has been affixed to it. The window on the primary (east) elevation is a bay window with three one-over-one double-hung wood frame windows and wood surrounds. The north elevation features a second bay window, sliding window, and a single one-over-one double-hung wood sash window all with wood surrounds. Security bars have been installed on the majority of the windows. Other windows feature air conditioning (A/C) units. There is a small shed-roof addition and large shed-roof patio cover on the west (rear) elevation.

The dwelling is slightly setback from North Mount Vernon Avenue and faces the elevated Mount Vernon Avenue Bridge. The landscape of the property consists of scattered trees and shrubs, some of which are overgrown. A poured concrete walkway leads to the front of the dwelling. At the northwest corner of the property there is a three-bay, flat-roofed carport supported by Y-shaped wood posts and enclosed on the east, south, and west elevations with portions of lattice screens and wood siding. The carport is accessible by West 3rd Street and is not setback from the street. An alleyway runs along the rear of the property. Portions of vertical wood fencing and chain link fencing runs along the boundaries of the property.

Overall the building appears to be in fair condition. Many of the original building materials have remained intact since its construction in 1908, such as the massing, configuration, wood and shingle siding, porch supports, stickwork, and horizontal slat vent. However, alterations have occurred to the property in recent years, such as the rear additions (c. 1980) and installation of A/C units and security bars.

B10. Significance continued:

Craftsman style residences are characterized by low-pitched, gabled roofs with wide, unenclosed eave overhangs; roof rafters that are usually exposed; decorative beams or braces added under gables; porches, either full- or partial-width, with roofs supported by tapered square columns; and columns or pedestals frequently extended to ground level. Craftsman homes can be grouped into four principal types identified by their roof configuration. The front-gabled roof type, which make up one-third of Craftsman home examples, are often one-story (but one-and-a-half and two story examples are not uncommon), and have full- or partial-width porches (approximately half are sheltered beneath the main roof and half have separate, extended roofs), while about 10 percent have dormers (McAlester and McAlester, 2013:567). The subject property is an example of this subtype.

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Generations of families have lived there, some still residing in the homes in which they grew up. (Love and Tang, 1999; Rokos, 2012)

The subject property was previously evaluated and determined ineligible for listing in the NRHP or CRHR in 2002; it lacks sufficient significance to meet any of the criteria for listing in the NRHP or CRHR.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. Although the property is broadly associated with the development of the railroad and represents the style of houses built between in the early decades of the twentieth century, it is not directly associated with any important events in the development and growth of San Bernardino. Therefore, the property is not significant under Criterion A/1.

CONTINUATION SHEET

Page 3 of 3 * Resource Name or #: (Assigned by recorder) 248 N. Mt Vernon Ave, San Bernardino Map Reference #13

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☐ Continuation

☒ Update

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. No original building permits were located. The date of construction was provided by the County of San Bernardino Assessor. Research did not reveal that any significant local individual is directly associated with this property; therefore this property is not eligible for the NRHP/CRHR under Criterion B/2 for association with important historic personages.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. Craftsman-style residences were built in large numbers throughout the San Bernardino Valley. Although this building features characteristics of a Craftsman style bungalow such as gable roof, it lacks more prominent character-defining features including decorative beams or braces. The building is therefore not an outstanding example of the style and is not one of the more notable or significant examples in the San Bernardino area. The building was listed as one of the properties surveyed in the Historic Resources Reconnaissance Survey (page 47, record 136-37) of the City of San Bernardino completed by Architect Milford Donaldson in 1991, but was not among those properties determined to be potentially eligible for the NRHP. Therefore, the property is not significant under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data about historic construction materials or technologies. Therefore, this property is not significant under Criterion D/4.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

References:

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

Gottfried, Herbert and Jan Jennings. 2009. American Vernacular: Buildings and Interiors, 1870-1960. New York and London: W.W. Norton & Companies, Inc., 2009.

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Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 1984, 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

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UPDATE SHEET

Primary # _____

HR # _____

Trinomial _____

NRHP Status Code(s) 6Z

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 232 N. Mt Vernon Ave, San Bernardino Map Reference #15

☐ Continuation

☒ Update

ICF Resource ID: 67

P1. Other Identifier:

*P2e. Other Locational Data: APN(s): 013825106

*P3a. Description:

The single family residence located at 232 North Mount Vernon Avenue is a one-story, three-bay wide building with a medium-pitched roof and medium overhang with exposed rafters, clad in non-original composite shingles.

*P3b. Resource Attributes: HP02 Single Family Property

*P11. Report Citation:

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

*B10. Significance:

Applicable Criteria: N/A

This property was previously evaluated and determined ineligible for listing in the NRHP and the CRHR in 2002.

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with blue-collar workers of the ATSF Railroads. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938). (Love and Tang, 1999)

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified. (See continuation sheet)

P5b. Description of Photo: (View, date, etc.) 9/14/2017



*B14. Evaluator: Rebecca McGovern, ICF

Date of Evaluation: 9/14/2017

Sketch Map



CONTINUATION SHEET

Page 2 of 3 * Resource Name or #: (Assigned by recorder) 232 N. Mt Vernon Ave, San Bernardino Map Reference #15

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☐ Continuation

☒ Update

P3a. Description continued:

Built in 1925 and originally designed in the Craftsman style, the dwelling features a front-gable roof subtype with a full-width recessed porch. The exterior is clad in non-original stucco. The full-width recessed porch is supported by four non-original square wood posts with non-original railing. The gable end is also clad in non-original stucco with a rectangle horizontal slat vent framed with a wood surround.

The main entrance is situated along the primary (east) elevation. The door is non-original and flanked by two non-original aluminum framed sliding windows. Windows along the north elevation are non-original aluminum framed sliding windows. The south elevation features multi-pane vinyl window replacements. A rear porch addition extends from the west elevation.

The dwelling is setback from North Mount Vernon Avenue and faces the Mount Vernon Avenue Bridge. A vacant parcel is located to the north of the property. The landscape of the property consists of a grassy lawn with mature trees, shrubs, and plantings. A poured concrete walkway leads to the front of the dwelling from the sidewalk. A poured concrete driveway along the south side of the house leads to a detached front-gable outbuilding at the rear of the property. A concrete block wall runs along the boundaries of the property.

Overall the building appears to be in good condition. Many of the original building materials have remained intact since its construction in 1925, such as the massing, exposed rafters, recessed porch, and horizontal slat vent. However, alterations have occurred to the property in recent years such as non-original stucco cladding, vinyl and aluminum window replacements, replaced door, replaced roofing (1979), and replaced porch posts and railing.

Significance Statement continued:

Craftsman style residences are characterized by low-pitched, gabled roofs with wide, unenclosed eave overhangs; roof rafters that are usually exposed; decorative beams or braces added under gables; porches, either full- or partial-width, with roofs supported by tapered square columns; and columns or pedestals frequently extended to ground level. Craftsman homes can be grouped into four principal types identified by their roof configuration. The front-gabled roof type, which make up one-third of Craftsman home examples, are often one-story (but one-and-a-half and two story examples are not uncommon), and have full- or partial-width porches (approximately half are sheltered beneath the main roof and half have separate, extended roofs), while about 10 percent have dormers (McAlester and McAlester, 2013:567). The subject property is an example of this subtype.

The subject property lacks sufficient significance to meet any of the criteria for listing in the NRHP or CRHR.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. Although the property is broadly associated with the development of the railroad and represents the style of houses built between in the early decades of the twentieth century, it is not directly associated with any important events in the development and growth of San Bernardino. Therefore, the property is not significant under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. Building development research revealed the property owner as Margarita Esperoza in 1954. Research did not reveal Mrs. Esperoza as a significant local individual who has made a substantial contribution to the community that would warrant the property to be eligible for the NRHP/CRHR under Criterion B/2 for association with important historic personages.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. Craftsman-style residences were built in large numbers throughout the San Bernardino Valley. Although this building features characteristics of a Craftsman style bungalow such as gable roof, it lacks more prominent character-defining features including decorative beams or braces. The building is therefore not an outstanding example of the style and is not one of the more notable or significant examples in the San Bernardino area. The building was listed as one of the properties surveyed in the Historic Resources Reconnaissance

CONTINUATION SHEET

Page 3 of 3 * Resource Name or #: (Assigned by recorder) 232 N. Mt Vernon Ave, San Bernardino Map Reference #15

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☐ Continuation

☒ Update

Survey (page 47, record 136-37) of the City of San Bernardino completed by Architect Milford Donaldson in 1991, but was not among those properties determined to be potentially eligible for the NRHP. Therefore, the property is not significant under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data about historic construction materials or technologies. Therefore, this property is not significant under Criterion D/4.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

References:

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino Building Permits, #18763 issued in 1954, #26087 issued in 1946, #59096 issued in 1961, and #59097 issued in 1961.

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Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

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Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

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UPDATE SHEET

Primary # _____

HR # _____

Trinomial _____

NRHP Status Code(s) 6Z

Page 1 of 3

Resource Name or #: (Assigned by recorder) 202 N. Mt Vernon Ave, San Bernardino Map Reference #17

☐ Continuation

☒ Update

ICF Resource ID: 65

P1. Other Identifier:

*P2e. Other Locational Data: APN(s): 013825108

*P3a. Description:

The commercial building, known as \$1 Car Wash, located at 202 North Mount Vernon Avenue is a one-story building with a flat roof and mansard-inspired awning clad in non-original aluminum siding along the primary (east) elevation.

*P3b. Resource Attributes: HP06 1-3 Story Commercial Building

*P11. Report Citation:

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

*B10. Significance:

Applicable Criteria: N/A

This property was previously evaluated and determined ineligible for listing in the NRHP and the CRHR in 2002.

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with blue-collar workers of the ATSF Railroads. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938). (Love and Tang, 1999)

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Based on its use and location, this commercial property was likely constructed to take full advantage of traffic along North Mount Vernon Avenue, between the railyard and Route 66, which had been moved from 4th Street to 5th Street. (See continuation sheet)

P5b. Description of Photo: (View, date, etc.) Oblique view northwest at the subject property, 9/14/2017 9/14/2017



*B14. Evaluator: Rebecca McGovern, ICF

Date of Evaluation: 9/14/2017

Sketch Map



CONTINUATION SHEET

Page 1 of 3 * Resource Name or #: (Assigned by recorder) 202 N. Mt Vernon Ave, San Bernardino Map Reference #17

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☐ Continuation

☒ Update

P3a. Description continued:

Constructed in 1965, and designed in the Utilitarian style, the building features a rectangular footprint with a concrete-block structural system. Functioning as a car wash, the building has five open bays for vehicles. The exterior is painted concrete-block with tile running along the base. The center of the building features a storage area that is capped with a pyramidal roof clad in non-original standing metal seam. There is a single hollow core metal door for access to the storage area. No windows are located throughout the building.

The building is located at the corner of Mount Vernon Avenue and West 2nd Street and is setback from Mount Vernon Avenue. The entire lot surrounding the building is paved. There are four stations of carwash equipment located along the west side of the property. There is a sign at the southeast corner of the property that says "\$1 Car Wash." Many of the original building materials have remained intact since its construction in 1965, such as the use of the building, massing, configuration, and concrete-block construction. However, recent alterations have occurred to the property such as replaced roofing (c. 2012).

B10. Significance continued:

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. Although the property is broadly associated with the development of the transportation network - the railyard to the south and Route 66 to the north - in the mid-twentieth century, it is not directly associated with any important events in the development and growth of San Bernardino. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. Constructed in 1965 as a car wash (Permit #19056), the owner or record was Johnston Staples. No information regarding the original owner/occupant was revealed during the research phase that would connect this property with person of local, state or national history. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. It is a non-descript example of a commercial property, lacking features that give it architectural distinction or high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data about historic construction materials or technologies. Therefore, this property is not significant under Criterion D/4.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

CONTINUATION SHEET

Page 3 of 3 * Resource Name or #: (Assigned by recorder) 202 N. Mt Vernon Ave, San Bernardino Map Reference #17
* Recorded by: Rebecca McGovern, ICF * Date: 9/14/2017
☐ Continuation ☒ Update



UPDATE SHEET

Primary # _____

HR # _____

Trinomial _____

NRHP Status Code(s) 6Z _____

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*Resource Name or #: (Assigned by recorder) 1324 2nd St, San Bernardino Map Reference #18

☐ Continuation

☒ Update

ICF Resource ID: 60

P1. Other Identifier:

*P2e. Other Locational Data: APN(s): 013825110

***P3a. Description:**

This single family, single-story residence is located on a narrow lot and faces south onto West 2nd Street. It was constructed in 1924, according to the County of San Bernardino Tax Assessor.

***P3b. Resource Attributes:**

***P11. Report Citation:**

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

***B10. Significance:**

Applicable Criteria: N/A

This property was previously evaluated and determined ineligible for listing in the NRHP and the CRHR in 2002.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. Although the property is broadly associated with the development of the railroad and represents the style of houses built between in the early decades of the twentieth century, it is not directly associated with any important events in the development and growth of San Bernardino. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. The original building permits were not located; the earliest building permits available date to 1958, and record the re-roofing of the property. The owner of the time was identified as "Cruerto" or "Perfecto Cuervo" (Permit #35701 and Permit #35788). City directory and supplemental research did not reveal the association of this property with any persons considered significant in local, state or national history and no additional information on the Cuervo (Cruerto) family was identified. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

(See continuation sheet).

P5b. Description of Photo: (View, date, etc.)



*B14. Evaluator: Jessica Feldman, ICF

Date of Evaluation: 10/17/2017

Sketch Map



CONTINUATION SHEET

Page 2 of 2 * Resource Name or #: (Assigned by recorder) 1324 2nd St, San Bernardino Map Reference #18

* Recorded by: Jessica Feldman, ICF

* Date: 10/17/2017

☐ Continuation

☒ Update

P3a. Description (continued):

Originally designed in the Craftsman style, the rectangular-plan rough stucco-clad residence has low-pitched roof with a front facing gable, and an extended porch gable, with overhanging eaves. Placed beneath the partial-width porch, the primary entrance is covered by a metal security door and flanked by three-part metal sliding windows. The porch is supported by brackets and battered wood columns set onto stucco-clad square pillars. Vertical wood slats form the porch's gable vent. A small grass lawn, several bushes, and a couple trees provide landscaping at the primary elevation while a chain-link fence denotes the parcel's boundary along the sidewalk.

B10. Significance (continued):

Alterations to the residence include reroofing and the addition of a chain-link fence in the 1950s, and the addition of a detached garage to the rear of the property, an addition to the residence (rear), and stucco re-cladding in the 1980s. In addition, visual inspection notes the addition of a metal security door, the re-cladding of the porch floor, the replacement of all original windows with metal sliding-sash windows, and a porch addition to the east elevation.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. This dwelling shares some characteristics with the Craftsman style bungalow, but it is not one of the more notable or significant examples in the San Bernardino Valley. Although the building configuration remains relatively intact, alterations have occurred on the house that has altered the integrity of the house, such as the replacement of original windows. The property overall lacks distinction and does not possess high artistic values or essential Craftsman features such as exposed rafter tails or wood siding or shingles. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

The subject property lacks sufficient integrity to meet any of the criteria for listing in the NRHP or CRHR. Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

UPDATE SHEET

Primary # _____

HR # _____

Trinomial _____

NRHP Status Code(s) 6Z

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 190 N. Mt Vernon Ave, San Bernardino Map Reference #22

☐ Continuation

☒ Update

ICF Resource ID: 64

P1. Other Identifier:

*P2e. Other Locational Data: APN(s): 013828316

***P3a. Description:**

This single-story, stucco-clad bungalow faces east onto North Mount Vernon Avenue. No original building permits were located; according to the County of San Bernardino Tax Assessor, it was constructed in 1904.

***P3b. Resource Attributes:**

***P11. Report Citation:**

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

***B10. Significance:**

Applicable Criteria: N/A

The subject property was previously evaluated as ineligible for the NRHP and CRHR in 2002.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. Although the property is broadly associated with the development of the railroad and represents the style of houses built between in the early decades of the twentieth century, it is not directly associated with any important events in the development and growth of San Bernardino. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. The original building permits were not located; the earliest building permits available date to 1946, when the owner, Mrs. J. Ransberger, had a new furnace put in (Permit #14391). In 1952, owner Donovan C. Brownfield reroofed the dwelling at this address (Permit #15077). According to City of San Bernardino Inspection/Application for Certificate of Occupancy #12436, this property had been converted to an upholstery shop by owner Mr. Manuel Garcia, in 1973. City directory and supplemental research did not reveal the association of this property with any persons considered significant in local, state or national history and no additional information on either the Ransberger or Brownfield families was identified. No additional information was found related to this shop, or Mr. Garcia either. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

(See continuation sheet).

P5b. Description of Photo: (View, date, etc.)



*B14. Evaluator: Jessica Feldman, ICF

Date of Evaluation: 10/21/2017

Sketch Map



CONTINUATION SHEET

Page 2 of 2 * Resource Name or #: (Assigned by recorder) 190 N. Mt Vernon Ave, San Bernardino Map Reference #22

* Recorded by: Jessica Feldman, ICF

* Date: 10/21/2017

☐ Continuation

☒ Update

P3a. Description (continued):

The rectangular-plan residence has a front facing gable with exposed rafters in the moderate overhanging eaves. The gable end is clad with horizontal wood siding, is supported by brackets, and has a gable window flanked by vents. Located in a partial-width porch recessed beneath the roof, a security door is affixed to the primary entrance. The porch is supported by two non-original metal posts and accessed by several non-original concrete steps. Non-original, metal sliding sash windows flank the entrance, one of which is also located at the recessed porch. The landscaping is minimal and consists of two medium shrubs; a non-original concrete pad covers the front yard and a concrete driveway leads to the rear of the property along the north parcel line. Two sheds have been erected to the property's rear which are not contemporary to the residence.

Alterations to the residence include reroofing and the addition of a chain-link fence in the 1950s, and the addition of a detached garage to the rear of the property, an addition to the residence (rear), and stucco re-cladding in the 1980s. In addition, visual inspection notes the addition of a metal security door, the re-cladding of the porch floor, the replacement of all original windows with metal sliding-sash windows, and a porch addition to the east elevation.

B10. Significance (continued):

The residence has been significantly altered. Wood siding has been removed in favor of stucco cladding on most of the residence, a security door has been installed, windows have been replaced with metal sash windows, and likely resized, the residence has undergone porch alterations, and the landscape has been obliterated. In addition, two shed additions are located to the rear. The front facing gable retains elements of the residence's original features and its footprint has not been altered.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. This dwelling shares some characteristics with the Craftsman style bungalow, but it is not one of the more notable or significant examples in the San Bernardino Valley. Although the building configuration remains relatively intact, alterations have occurred on the house that has altered the integrity of the house, such as the replacement of original windows, porch alterations and a rear addition. The property overall lacks distinction and does not possess high artistic values or essential Craftsman features such as exposed rafter tails or wood siding or shingles. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

The subject property lacks sufficient integrity to meet any of the criteria for listing in the NRHP or CRHR. Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

UPDATE SHEET

Primary # _____

HR # _____

Trinomial _____

NRHP Status Code(s) 6Z

Page 1 of 2

*Resource Name or #: (Assigned by recorder) 1225 – 1227 2nd St, San Bernardino Map Reference #25

☐ Continuation

☒ Update

ICF Resource ID: 75

P1. Other Identifier:

*P2e. Other Locational Data: APN(s): 013829301

*P3a. Description:

Located on the south east corner of 2nd Street and North Giovandola Avenue, this is a single-story commercial building divided into two storefronts, which face north onto 2nd Street. (See continuation sheet)

*P3b. Resource Attributes:

*P11. Report Citation:

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

*B10. Significance:

Applicable Criteria: N/A

This property was previously evaluated and determined ineligible for listing in the NRHP and the CRHR in 2002.

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with blue-collar workers of the ATSF Railroads. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938). (Love and Tang, 1999)

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Based on its use and location, this commercial property was likely constructed to take full advantage of traffic along North Mount Vernon Avenue, between the railyard and Route 66, which had been moved from 4th Street to 5th Street. (See continuation sheet)

P5b. Description of Photo: (View, date, etc.) Overview of property. 9/14/2017



*B14. Evaluator: Jessica Feldman, ICF

Date of Evaluation: 10/21/2017

Sketch Map



CONTINUATION SHEET

Page 2 of 2 * Resource Name or #: (Assigned by recorder) 1225 – 1227 2nd St, San Bernardino Map Reference #25

* Recorded by: Jessica Feldman, ICF

* Date: 10/21/2017

☐ Continuation

☒ Update

P3a. Description (continued):

The single-story building has a flat roof with deep overhanging eaves along the primary elevation. The building is primarily clad with stucco, but also appears to have been partially constructed of brick. Each storefront is denoted by a canted wall. Each entrance is recessed and located at the eastern side of its storefront. The western entrance is a metal framed, glazed door and a single-light transom, both with security bars. A picture window, set above a brick wainscot, is located east but is obscured by a mesh security cover. The east entrance is surmounted by a transom and flanked by raised ribbon windows, but the entire configuration is obscured by metal security screens. The west storefront is primarily stucco clad, while the east storefront appears to be constructed of brick.

Located on a corner, the west elevation is also visible from the public right-of-way and consists of a solid stucco-clad wall. At the building's southwest corner another canted wall provides a rear entrance to the building set beneath a deep, overhanging eave. The rear elevation also features a single-story, stucco-clad addition with a shed roof and another rear entrance. A surface parking lot is located to the rear of the building. The property has no landscape features. The County Assessor reveals the construction date as 1959.

B10. Significance (continued)

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. Although the property is broadly associated with the development of the transportation network - the railyard to the south and Route 66 to the north - in the mid-twentieth century, it is not directly associated with any important events in the development and growth of San Bernardino. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. The earliest information regarding the property is a certificate of occupancy for a finance company at this location in 1961 (No. 4746). By the early 1970s, this property was in use as a restaurant, and later, bar. At various time, it has been a liquor store. It has had a multitude of owners and occupants, none of which was revealed through research to be considered a person important to local state or national history. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. It is a non-descript example of a commercial property, lacking features that give it architectural distinction or high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

PRIMARY RECORD

Primary # 36-002910

HRI #

Trinomial

NRHP Status Code: 6Z

Other Listings

Review Code

Reviewer

Date

*Resource Name or #: US Highway 66

APE Map Reference No.: 27

P1. Other Identifier: US Highway 66 (Route 66)

*P2. Location: *a. County San Bernardino

b. Address

N/A

City

San Bernardino

Zip

*c. UTM: USGS Quad: San Bernardino South, CA

d. UTM:

*e. Other Locational Data (APN #) 4th Street between Mount Vernon Avenue and just west of Cabrera Avenue

*P3a. Description: (Briefly describe resource below)

In California, U.S. Highway 66 (Route 66) traverses the southern portion of the state, passing through San Bernardino and Los Angeles counties, from the Nevada border reaching to nearly the Pacific Ocean in Santa Monica. This 1,840 foot segment of Route 66, locally designated as 4th Street, runs on an east-west axis through the City of San Bernardino. This segment generally consists of a two lane roadway (one lane in each direction) with a parking lane on either side. The road bed consists of a combination of asphaltic concrete with grooves for water and debris retention, and blacktop paving. The lanes are divided with faded yellow, black and white paint. Low, squared concrete curbs punctuate the edges of the roadbed. The eastern end of this segment ends near Mount Vernon Avenue in a non-original rounded cul-de-sac, so does not intersect with it. The western end of this segment ends at Tiajuana Street, which coincides with the APE boundary. The Atchison, Topeka & Santa Fe railyard associated with the San Bernardino station is arranged directly south of the road alignment, behind a tall metal fence. North of the road alignment, vacant lots and residential properties with curb cuts are interspersed. There are no sidewalks along the south side of alignment. Along the north side, there is a short stretch of sidewalk at the eastern end. Various portions of Route 66 in California have been previously recorded and evaluated.

*P3b. Resource Attributes: HP 37 (Highway/Trail)

**P4. Resources Present: ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District
☐ Elements of District ☐ Other

P5a. Photograph or Drawing



P5b. Description of Photo:

Photograph 1, Looking east at a midpoint between Cabrera and N. Mount Vernon Avenue

*P6. Date Constructed/Age:

unknown

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

*P8. Recorded by:

Jessica Feldman

ICF

601 W. 5th Street, Suite 900

Los Angeles, CA 90071

*P9. Date Recorded:

December 21, 2017

*P10. Type of Survey: ☒ Intensive

☐ Reconnaissance ☐ Other

Describe:

*P11. Report Citation: 2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, October 2017

*Attachments: ☐ NONE ☐ Map Sheet ☒ Continuation Sheet ☒ Building, Structure and Object Record

☒ Linear Resource Record ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency: DEPARTMENT OF PARKS AND RECREATION	Primary # <u>36-002910</u> HRI#: _____
BUILDING, STRUCTURE, AND OBJECT RECORD	

APE Map Reference No.: 27

*Resource Identifier:	<u>US Highway 66</u>		*NRHP Status Code:	<u>6Z</u>
B1. Historic Name:	<u>National Old Trails Highway, US Highway 66, State Route 66</u>			
B2. Common Name:	<u>Route 66</u>			
B3. Original Use:	<u>Highway</u>	B4. Present Use:	<u>Local roadway</u>	
*B5. Architectural Style:	<u>N/A</u>			
*B6. Construction History:	<u>Originally pavement date unknown, improved sporadically to the present.</u>			
*B7. Moved?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Date:	Original Location:
*B8. Related Features (describe below): _____				

B9a. Architect: <u>Unknown</u>	B9b. Builder: <u>Unknown</u>
*B10. Significance: Theme: <u>Development of U.S. Hwy 66</u>	Area: <u>San Bernardino, California</u>
Period of Significance: <u>N/A for this segment, 1926-1974 for Route 66 in CA overall</u>	Property Type: <u>Road/Highway</u>
	Applicable Criteria: <u>N/A for this segment Criteria A and C for Route 66 in CA overall</u>

This 1,840 foot segment of SR-66, formerly US Highway 66 (Route 66), does not appear eligible for listing in either the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) because it does not retain sufficient integrity to convey its historical significance. This segment of roadway was associated with the National Old Trails Highway between c. 1912 and 1926 and with historic US Highway 66 between its inception in 1926 and c. 1931-1945 when it was realigned one block to the north to traverse 5th Street between Mount Vernon Avenue and Foothill Boulevard. Route 66 is the subject of a NRHP Multiple Property Submission under Criteria A and C as part of the first nationally designated highway and one of 13 highways that were originally established in California. The integrity of this segment along the original 4th Street alignment has been severely compromised through sporadic roadway improvements over its lifetime and changes to its historic setting. (see Continuation Sheet)

B11. Additional Resource Attributes: _____

B12. References:

See Continuation Sheet

B13. Remarks:

None

B14. Evaluator: Jessica Feldman
 ICF
 601 W. 5th Street, Suite 900
 Los Angeles, CA 90071

Date of Evaluation: December 21, 2017

(This space reserved for official comments.)

(Sketch Map with north arrow required.)
 See Location Map on Continuation Sheet

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

Primary # _____
HRI# _____
Trinomial _____

Resource Identifier: US Highway 66

APE Map Reference No.: 27

County/Route/Postmile: _____

L1. Historic and/or Common Name: US Highway 66, State Route 66, Route 66

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

b. Location of point or segment: (Provide below UTM coordinates, legal description, other useful locational data. Show the field-inspected area on Location Map)

4th Street between Mount Vernon Avenue and just west of Cabrera Avenue, San Bernardino, San Bernardino County

L3. Description:

The 1,840 foot segment of 4th Street (formerly US Highway 66) is located between Mount Vernon Avenue(east) and Tiajuana Street (west). It consists of one lane in each direction, with one parking lane along each designated lane, and is paved with asphaltic concrete and blacktop. The entire length of the segment includes a concrete squared curb along the south side of the alignment, which appears to be non-original. The similar concrete curb along the north side of the alignment is interrupted in several places by driveways.

L4. Dimensions:

(In feet for historic, meters for prehistoric resources)

a. Top Width: 70 feet

b. Bottom Width: same

c. Height or Depth: minimal crown

d. Length of Segment: 1,840 feet

L5. Associated Resources: (list below)

L4e. Sketch of Cross-Section (include scale)

Facing: _____

L6. Setting: (briefly describe below)

The setting along this segment of roadway is comprised on the north of residential buildings and vacant lots and on the south of the Atchison, Topeka and Santa Fe railyard associated with the San Bernardino station.

L7. Integrity Considerations: (briefly describe below)

This segment retains poor integrity to the period of significance. Although this segment is in the same place as it was originally so retains integrity of location, all other aspects of integrity have been compromised. (See continuation sheet)

L8a. Photograph, Map or Drawing



L8b. Description of Photo/Map/ Drawing (View, scale, etc.)

1967, 1980 revised, United States Department of the Interior Geological Survey (USGS) map, San Bernardino South Quadrangle, 7.5 minute series. Route 66 segment outlined.

L9. Remarks:

L10. Form Prepared by: (Name, affiliation, and address)

Colleen Davis

ICF

601 W. 5th Street, Suite 900

Los Angeles, CA 90071

L11. Date: December 21, 2017

CONTINUATION SHEET

☒ Continuation ☐ Update

APE Map Reference No.: 27

Resource Identifier: US Highway 66

L7. Integrity (Continued):

For the segment to be eligible under any of the NRHP criteria, it must retain integrity commensurate with the historic themes set identified in the Route 66 Multiple Property Submission (which is discussed in B10. below) With respect to materials, design, and workmanship, the paving materials, concrete curbs, curb cuts, and painted lane markings are all non-original. The cut corner and wide intersection where 4th Street met Mount Vernon Avenue have been removed and replaced by a curbed cul-de-sac, severing the connection between the two streets. Roadway improvements over the years have compromised integrity of materials, workmanship, and design. Alterations and demolitions of the commercial buildings on the north side of 4th Street as well as extensive alterations to the railyard and the introduction of a non-original metal fence on the south side have has compromised its integrity of setting, feeling, and association.

B10. Significance (Continued):

US Highway 66 ("Route 66") was listed in the NRHP through a Multiple Property Submission ("Route 66 MPS") in 2011. Prior to that, Route 66 had been researched and evaluated in many studies over a long period such that its history and significance are well documented. The Route 66 MPS developed four important historic contexts specific to San Bernardino and Los Angeles counties: 1) the development of U.S. Highway 66 in California; 2) U.S. Highway 66 as a migratory route; 3) auto town and tourism businesses on U.S. Highway 66; and 4) recreation and U.S. Highway 66.

The Los Angeles area and communities to the east have been connected by various transportation routes for over 150 years. For the purposes of the Route 66 MPS, the period of significance for Route 66 was established as 1926-1974. 1926 is the year when U.S. Highway 66 was officially designated as a "national highway." However, as described by Caltrans historian Andrew Walters, "predecessor roads to this portion of the alignment of US Highway 66 date to 1853, when Mormon settlers cut a road from San Bernardino to Los Angeles, known as the San Bernardino Road. During the next forty years, the alignment of the road changed, but by the mid-1910s the current alignment was established. The road remained unpaved until 1913-15, at which time it was incorporated into the National Old Trails Highway. With the adoption of a nationwide numbering system in 1926, US 66 (State Route 9 at the time) was officially designated." (Draft DPR form for Foothill Boulevard segment of U.S. Highway 66, 2007)

The National Old Trails Highway alignment that became Route 66 in 1926 travelled south into San Bernardino from the Cajon Pass along Cajon Boulevard through the foothills until it reached Highland Avenue. At Highland Avenue, the alignment turned south onto Mount Vernon Avenue. The original Route 66 alignment continued south along Mount Vernon Avenue to 4th Street, just north of the Atchison Topeka and Santa Fe railyards. From there, Route 66 turned west and ran along 4th Street until connecting with Foothill Boulevard at the intersection of 5th Street. Route 66 then followed Foothill Boulevard west toward Los Angeles for approximately 60 miles. Alignment changes were very common throughout the Route 66 period of significance. Although the historical record is not entirely clear on the date, at some point the Route 66 alignment was changed such that it turned west along 5th Street before reaching 4th Street. Some sources date this change to 1931 while others date it to 1945.

See: Route 66 in California, Part 2

https://www.google.com/maps/d/viewer?mid=1H1HG0nozIOncEAtHZZySckFNvFs&hl=en_US&ll=34.111425738531615%2C-117.31047922192726&z=14 and; Historic Route 66 <https://www.historic66.com/california/det-ca3.php>

Although the significance of Route 66 in Los Angeles and San Bernardino counties is well-established generally, the MPS provides a framework for understanding and evaluating the significance particular segments, components, and structures along the alignment. To qualify for listing in the NRHP under the Route 66 MPS, a property must meet registration requirements, be component of the roadway itself, or have a documented and direct association with the highway during the period of significance, AND be important under one of the associated contexts listed above. That the segment was once a component of Route 66 is not in question; nor is it's association with the highway during the period of significance in doubt. The remaining issue in determining the eligibility of this segment is whether or not is is associated with one of the four themes from th MPS and if it retains a high level of integrity.

There is no evidence that the 4th Street segment of Route 66 evaluated here meets the requirements of the MPS. Although it was originally part of Route 66 between 1926 and 1931 (at least) or 1945 (at most), the segment was decommissioned as part of Route

CONTINUATION SHEET

☒ Continuation ☐ Update

APE Map Reference No.: 27

Resource Identifier: US Highway 66

66 within the first 5-20 years of its period of significance and has undergone many alterations over the years such that it does not convey its association with Route 66. In addition to location, important character-defining features that convey setting, feeling and association are important to establishing integrity. Although once a highway, 4th Street is now a secondary road serving the few heavily altered residences remaining on the north side of the alignment. Not only does the property lack integrity of location, and setting, but most importantly, there is no remaining physical evidence of its association with Route 66, and therefore, there can be no integrity of feeling connected to any of the four historic contexts in the MPS.

Due to its adjacency to the railyard, the general character of the area is residential, commercial and industrial. As the most prominent feature in the setting, the expansion and contraction of the railyard has had the most influence on these aspects even if the railroad had no direct involvement in the development around this segment of Route 66. It lacks character-defining features associated with eligible segments of Route 66 in developed urban/industrial areas such as roadside cafes, gas stations, commercial/residential buildings with integrity, and road signage. As a result, there isn't sufficient integrity to convey its association with the period of significance, and it is not eligible for listing in the NRHP under Criterion A or the CRHR under Criterion 1.

Under NRHP/CRHR Criterion B/2, research did not reveal associations between the 4th Street segment with the lives of significant people; no persons known to be associated with this segment of Route 66 were found to be important within the identified historic themes as discussed in the Route 66 MPS. Therefore, it is not eligible for listing in the NRHP under Criterion B or the CRHR under Criterion B.

Under NRHP/CRHR Criterion C/3, the segment does not appear to have important associative significance with any of the historic contexts in the MPS for U.S. Highway 66. As previously stated in the integrity discussion on the preceding page, the paving materials, concrete curbs, curb cuts, and painted lane markings are all non-original. The cut corner and wide intersection where 4th Street met Mount Vernon Avenue have been removed and replaced by a curbed cul-de-sac, severing the connection between the two streets. Roadway improvements over the years have compromised integrity of materials, workmanship, and design. It also lacks integrity to the period of significance for the MPS. Therefore, the segment is not eligible for listing under NRHP/CRHR Criteria C/3. The segment does not appear to have important associative significance with any of the historic contexts in the MPS for U.S. Highway 66.

Under NRHP Criterion D or CRHR Criterion 4, this segment is not a source or likely source of important information regarding history or prehistory. The segment is unlikely to reveal important information about construction methods, technologies, or materials. This segment, therefore, is not significant under Criterion D or 4.

B12. References:

Feldman, Jessica. 2006. 1st Supplemental HPSR: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones & Stokes. Unpublished report on file with the City of San Bernardino.

Historic Route 66. <https://www.historic66.com/california/det-ca3.php> accessed December 21, 2017

Roland, Carol, Heather Goodson, Chad Moffet, and Christina Slattery. 2011. U.S. Highway 66 in California, National Register of Historic Places Multiple Property Documentation Form. <http://www.parks.ca.gov/pages/1067/files/us%20highway%2066%20in%20california%20mpd%20draft%20nr.pdf> accessed December 21, 2017

Route 66 in California, Part 2.

https://www.google.com/maps/d/viewer?mid=1H1HG0nozIOncEAtHZZySckFNvFs&hl=en_US&ll=34.111425738531615%2C-117.31047922192726&z=14

Walters, Andrew. Caltrans District 8. 2007. "Draft DPR Forms for U.S. Highway 66, Foothill Boulevard located between Maple Avenue and Pepper Avenue." Unpublished report on file with Caltrans, District 8.

CONTINUATION SHEET

☒ Continuation ☐ Update
APE Map Reference No.: 27

Resource Identifier: US Highway 66

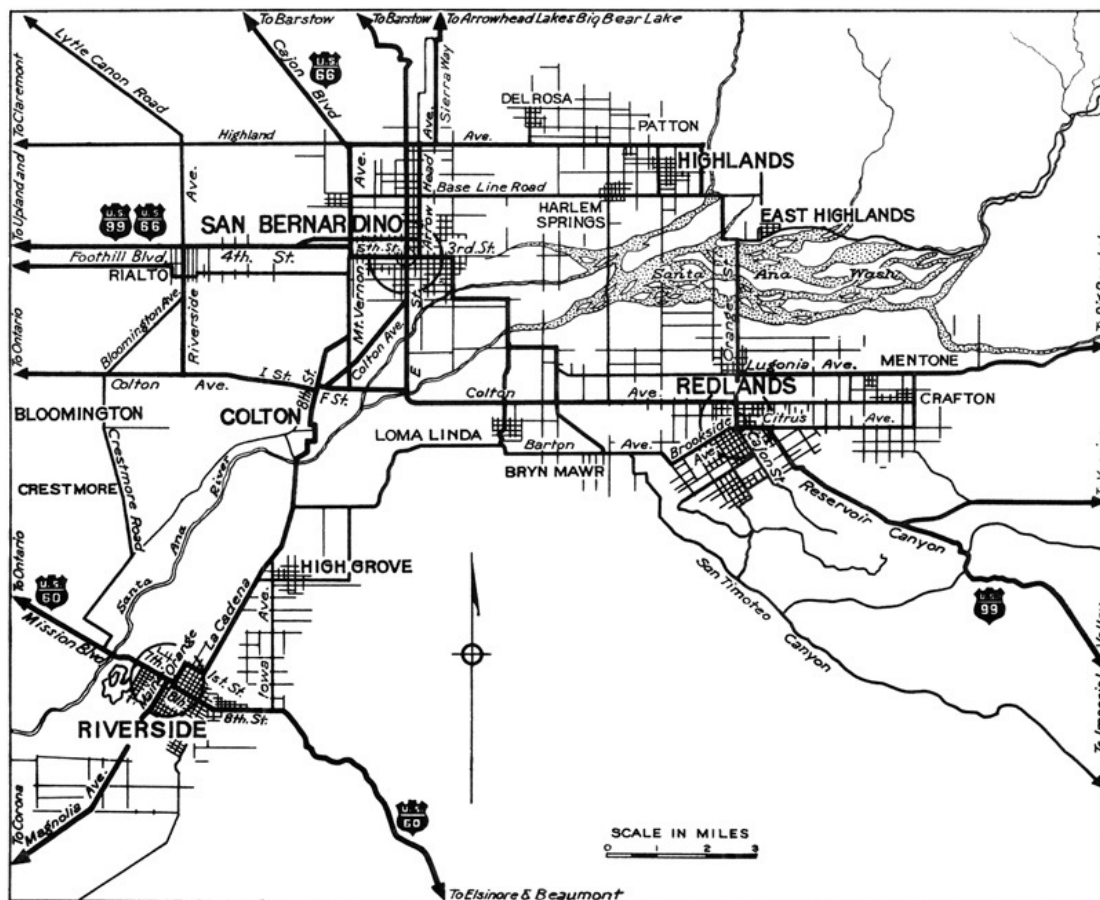


Figure 1: San Bernardino inset map (Department of Public Works and Highways), 1934.
<http://www.americanroads.us/forum/index.php?topic=231.0>, accessed December 26, 2017

CONTINUATION SHEET

☒ Continuation ☐ Update

APE Map Reference No.: 27

Resource Identifier: US Highway 66



Figure 2: Red arrow pointing south indicates the location of Route 66 in the project area.
1964 Map (Rand McNally & Co.)

<http://www.route66university.com/maps/california.php>, accessed December 26, 2017

CONTINUATION SHEET

☒ Continuation ☐ Update
APE Map Reference No.: 27

Resource Identifier: US Highway 66



Photo 3: View of the north side of 4th Street, looking east from Cabrera Avenue. December 21, 2017



Photo 4: View of 4th Street, looking west from North Mount Vernon Street. December 21, 2017

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: 440-442 Cabrera Ave, San Bernardino Map Reference #: 28

*

P1. Other Identifier:

* **P2. Location:** ☐ Not for Publication ☒ Unrestricted

*a. County San Bernardino

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

*b. USGS 7.5' Quad SAN BERNARDINO SOUT Date 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 440-442 CABRERA AVE

City San Bernardino Map Reference # Zip 92411

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470501.58 mE/ 3774082.34 mN

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

APN(s): 013817215

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

This single-story duplex faces east onto Cabrera Avenue. The Ranch style residence has a long rectangular plan and is topped with a gabled roof with non-original red clay tile. The building is clad with stucco. It has a symmetrical front (eastern) façade. An array of an attached 1-car garage, pair of non-original vinyl slider windows, the main entrance, and non-original vinyl slider windows make up one half of the front façade and are mirrored to the right. The front doors are not discernible, and the most northern unit's front door is covered with a metal security door.

The duplex is slightly set back from the street and is landscaped with grass, planters, and a wrought iron fence. The property is in fair condition and retains some features from its 1960 construction date such as the garage doors, overall massing, roof form, and cladding; however, its windows have been replaced and its roof has been covered with tile.

This property has no Sanborn Map coverage for 1906 and 1950.

* **P3b. Resource Attributes:** HP03 Multiple Family Property

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



P5b. Description of Photo: (View, date, etc.)

Oblique view along the primary façade, with garage present at right. 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

1960 (Factual) Tax Assessor

* **P7. Owner and Address:**

Davalos, Xavier A
440 N Cabrera Ave
San Bernardino Ca 92411

* **P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

* **P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey

* **P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

* **Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

* NRHP Status Code 6Z

* **Resource Name or #:** 440-442 Cabrera Ave, San Bernardino Map Reference #: 28

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Ranch

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Permit #44149 - Issued 7/16/1958 to contractor and owner, Nemesio Garcia, for 442-444 Cabrera, completed 7/11/1960.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date

Original Location:

* **B8. Related Features:**

None

B9a. Architect: Unknown

b. Builder: N/a

* **B10. Significance:** Them Residential Architecture: Ranch

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day 10th Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the City expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mount Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street, which intersects with Cabrera Avenue, was created when the Santa Fe Tract was subdivided in 1902; it was presumably named due to its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this early period of settlement was populated predominantly with workers at the ATSF railroad yards, as revealed by local directories. Historic aerial maps from 1938 confirm that the majority of the properties along Kingman and West 4th Streets were already developed (CRM TECH, 1999).

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields were obsolete, transforming the neighborhood into almost entirely residential. Generations of families have lived there, some still residing in the homes in which they grew up (CRM TECH, 1999; Rokos, 2012). (See continuation sheet)

B11. Additional Resource Attributes: HP03 Multiple Family Property

* **B12. References:**

See continuation sheet.

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4 * Resource Name or #: (Assigned by recorder) 440-442 Cabrera Ave, San Bernardino Map Reference #: 28

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

B10. Significance: (Continued)

In the 1950s, the Ranch style dominated the post-war era as the most popular single-family residential type in both California and elsewhere in the United States. Although heavily influenced in many cases by vernacular buildings of the past, middle-class Ranch style homes of the postwar period went further than Minimal Traditional homes in breaking with traditional domestic architecture. They did this through their informal composition, their elongated, open and sometimes meandering floor plans, their horizontal emphasis and low-slung profile (most were one story), and their close relationship to surrounding outdoor space, which included an emphasis on increasing natural lighting of interior space.

Other common attributes of postwar Ranch style homes included: attached two-car garages (sometimes separated by breezeways) or carports; asymmetrical profiles; low- to- moderately pitched hipped or gabled roofs, or combinations of the two, with broad and often continuous eave overhangs; asphalt-shingle roof covering; recessed entries; variegated exterior cladding of stucco and arrangements of wood materials, sometimes with brick or stone panels or lower wainscoting; masonry elements such as broad chimneys or raised planters; horizontally oriented arrangements of wood- or steel-framed windows, or (with increasing frequency during the 1960s) aluminum-framed sliding windows; tripartite window arrangements; upper ribbon windows, and bathroom and bedroom windows positioned at eye level or near eaves. The Ranch house commonly had a small terrace or patio in front or back, and an interior or exterior dominant chimney.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting has been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified. The subject property lacks sufficient significance to meet any of the criteria for listing individually in the NRHP or CRHR.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. Although the property is broadly associated with the development of the railroad, Route 66, the development of the west side neighborhoods of San Bernardino, and represents the style of houses built in the Post World War II era of expansion of the City, it is not directly associated with any important events in the development and growth of San Bernardino. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not known to be associated with the lives of significant persons. Research did not reveal that any persons associated with this dwelling that are known to have made any significant contributions to the community. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. Built in 1960, the property does not represent the work of a master. During the 1950s, Ranch-style residences were built in large numbers throughout San Bernardino Valley. Although this building features some characteristics of Ranch design such as horizontal emphasis and a low-slung profile, it is a late and typical example of the style that lacks more prominent character-defining features of the Ranch style, including a mix of cladding materials, asphalt-shingle roof covering, or a prominent chimney. The building is also not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. Furthermore, although the building configuration remains relatively intact, other major alterations have occurred on the house that have substantially altered the appearance of the house, such as non-original windows, and the replacement of the original roof material with red tile. Regardless, the subject property is only a late example of the style that does not possess high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

CONTINUATION SHEET

Page 4 of 4 * Resource Name or #: (Assigned by recorder) 440-442 Cabrera Ave, San Bernardino Map Reference #: 28

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation

☐ Update

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino. 1958. Building Permit #44149.

City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

Feldman, Jessica B. 2006. 1st Supplemental HPSE: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

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

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: 1456 Kingman St, San Bernardino Map Reference #: 29

*

P1. Other Identifier:

* **P2. Location:** ☐ Not for Publication ☒ Unrestricted

*a. County San Bernardino

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

*b. USGS 7.5' Quad SAN BERNARDINO SOUT Date 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1456 KINGMAN ST

City San Bernardino Map Reference #: Zip 92411

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470715.06 mE/ 3774136.06 mN

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

APN(s): 013817314

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

This single-story single-family residence faces south toward West Kingman Street. The Ranch-style building is clad with smooth stucco. Its roof was originally cross-hipped but was altered to connect the house to the originally-detached garage (at the west end of the property). The roof has a deep overhang, exposing rafters. The main entry is set into the L under a shallow porch supported by a brick pedestal and wooden square posts. The door is covered with a metal security door. The windows at the front elevation are obscured by metal security gates but appear to be non-original vinyl windows.

A non-original carport runs the west side of the property and leads to a single car garage with a hipped roof. Additions extend the rear roofline. A non-original accessory structure is also located at the rear.

The dwelling is set back from the street and is landscaped with grass and poured concrete patio and walks. The property is in fair condition. The front portion of the house retains many of its 1958 features such as fenestration patterns, overhanging roof, and shallow porch; however, its alterations include the front vinyl windows, rear additions (pre-2005), and carport (between 2005 and 2009).

* **P3b. Resource Attributes:** HP02 Single Family Property

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

P5b. Description of Photo: (View, date, etc.)

Oblique view of the primary façade 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

1958 (Factual) Tax Assessor

* **P7. Owner and Address:**

Ramirez, Jose
1456 W Kingman St
San Bernardino Ca 92411

* **P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

* **P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey



* **P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

* NRHP Status Code 6Z

* **Resource Name or #:** 1456 KINGMAN ST, San Bernardino Map Reference #: 29

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Ranch

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

The building date was obtained through the County of San Bernardino Tax Assessor website as 1958- no original permit was located. Additional changes to the property were noted through review of historic aerials.

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

Original Location: _____

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: N/a

* **B10. Significance:** Them Residential Architecture: Ranch

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day 10th Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the City expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mount Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938) (CRM TECH, 1999).

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields were obsolete, transforming the neighborhood into almost entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up (CRM TECH, 1999; Rokos, 2012). (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

See continuation sheet

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4 * Resource Name or #: (Assigned by recorder) 1456 Kingman St, San Bernardino Map Reference #: 29

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

B10. Significance: (continued)

In the 1950s, the Ranch style dominated the post-war era as the most popular single-family residential type in both California and elsewhere in the United States. During that decade, economic prosperity, growing population and family size, and unprecedented levels of automobile ownership created demand for more suburban development and larger suburban homes. The Ranch style provided architects and builders with a means of satisfying this demand while controlling construction costs and creating affordable homes that appealed to emerging consumer tastes. Most new homes in the United States had at least three bedrooms by 1955, and by the mid-1960s they averaged 1,500 square feet (Caltrans, 2011:71). Although heavily influenced in many cases by vernacular buildings of the past, middle-class Ranch style homes of the postwar period went further than Minimal Traditional homes in breaking with traditional domestic architecture. They did this through their informal composition, their elongated, open and sometimes meandering floor plans, their horizontal emphasis and low-slung profile (most were one story), and their close relationship to surrounding outdoor space, which included an emphasis on increasing natural lighting of interior space.

Common attributes of postwar Ranch style homes included: low-to-moderately pitched hipped or gabled roofs, or combinations of the two, with broad and often continuous eave overhangs; asphalt-shingle roof covering; recessed entries; variegated exterior cladding of stucco and arrangements of wood materials, sometimes with brick or stone panels or lower wainscoting; masonry elements such as broad chimneys or raised planters; horizontally oriented arrangements of wood- or steel-framed windows, or (with increasing frequency during the 1960s) aluminum-framed sliding windows; tripartite window arrangements; upper ribbon windows, and bathroom and bedroom windows positioned at eye level or near eaves. The Ranch house commonly had a small terrace or patio in front or back, and an interior or exterior dominant chimney. Breezeways, or shaded pathways, were typical on some Ranch houses in California where the garage was detached from the main house. (Caltrans, 2011:76–78, 85–86; Horak, Goodrich, Hess, and English, 2015:15–16; McAlester and McAlester, 2013:597–602). Many of the Ranch-styled residences within the APE are minimal in design, with attached one-car garages.

The subject property lacks sufficient significance to meet any of the criteria for listing in the NRHP or the CRHR. Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. The subject property is not directly associated with any important events in the development and growth of San Bernardino as it was built in 1958, well after the area's initial development. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. Research did not reveal any persons associated with this dwelling as important local individuals who have contributed to local history. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. Built in 1958, the subject property is also a late and typical example of its style. Ranch-style residences were built in large numbers throughout the area up until 1950. While the property exhibits a hipped roof, it lacks more prominent character-defining features of the style including a distinguished entrance and a broad chimney. Additionally, the subject property is not the work of a master. While the dwelling retains the general footprint, roof pitch and profile, and massing from its original construction era, the integrity of design and materials has been diminished by the replacement of the original windows, expansion at the rear elevations, and the installation of security bars. The building is also

CONTINUATION SHEET

Page 4 of 4 * Resource Name or #: (Assigned by recorder) 1456 Kingman St, San Bernardino Map Reference #: 29

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation

☐ Update

not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. Regardless, the subject dwelling is a late example of its style that lacks distinction and does not possess high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

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Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: 1510 Kingman Ave, San Bernardino Map Reference #: 30

*

P1. Other Identifier:

*** P2. Location:** ☐ Not for Publication ☒ Unrestricted

a. County San Bernardino

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

***b. USGS 7.5' Quad** SAN BERNARDINO SOUT **Date** 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1510 KINGMAN AVE

City San Bernardino Map Reference #: **Zip** 92411

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470594.91 **mE/** 3774136.68 **mN**

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

APN(s): 013817322

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

This single-story single-family residence faces south onto West Kingman Avenue. The Craftsman style house has a front-gabled roof with overhanging eaves and scalloped decorative bargeboards. A second lower front-gabled roof projects forward to form the porch roof and displays original vertical slats in the gable end. The residence is clad with non-original stucco. The elevated near-full-width porch is accessed by poured concrete side steps that are accessed from a poured concrete walk parallel to the sloped driveway. Square wood posts and non-original wood rails support the porch. The primary elevation has three bays, with an off-center non-original door flanked by non-original vinyl slider windows. The eastern elevation, facing on to the driveway, features two windows obscured by metal security grills.

The front of the dwelling is landscaped with a raised lawn with a bordering concrete and metal fence.

The bungalow is in fair condition. It retains some original 1921 features such as the front-gabled roof and porch; however, its windows have been replaced, the stucco exterior is not original, the porch posts and rail may not be original, and a building has been added to the rear.

This property has no Sanborn Map coverage for 1906 and 1950.

*** P3b. Resource Attributes:** HP02 Single Family Property

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

P5b. Description of Photo: (View, date, etc.)

Oblique view of the primary and secondary façade. 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

1921 (Factual) Tax Assessor

*** P7. Owner and Address:**

Garcia, Emelia
1510 W Kingman St
San Bernardino Ca 92411

*** P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

*** P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey



*** P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

*** Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

* NRHP Status Code 6Z

* **Resource Name or #:** 1510 KINGMAN AVE, San Bernardino Map Reference #: 30

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Craftsman

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

No original building permits were located; 1921 year of construction is taken from County of San Bernardino Tax Assessor website.

Permit #46979, issued 2-16-1959 to owner and contractor Ralph Machain to "repair dwelling," revived Permit #41859, valued at \$3,500. The work was completed 6-5-1961.

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

Original Location: _____

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: N/A

* **B10. Significance:** Them Residential Architecture: Craftsman

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day 10th Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the City expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mount Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d.).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Avenue was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938) (CRM TECH, 1999).

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields were obsolete, transforming the neighborhood into almost entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up (CRM TECH, 1999; Rokos, 2012). (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

See continuation sheet.

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4 * Resource Name or #: (Assigned by recorder) 1510 Kingman Ave, San Bernardino Map Reference #: 30

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

B10. Significance: (Continued)

Pioneered in California, Craftsman homes were largely inspired by the English Arts and Crafts movement led by William Morris and the design and manufacturing firm Morris and Company. In part a reaction to machine-age industrialism, the movement celebrated traditional pre-industrial artisanship, medieval culture, use of natural materials, and decorative motifs inspired by nature. Charles Fletcher Lummis and George Wharton James popularized Arts and Crafts ideals in Southern California as leaders of the vibrant Arroyo Seco scene, whose members sought to spiritualize daily life by celebrating California's pre-industrial history and natural environment, and by creating an architectural aesthetic committed to craftsmanship and use of local materials (Grimes, 2016:3–5).

While other high-style Craftsman homes—sometimes referred to as Western Stick style homes—were constructed in Southern California, as the style was popularized in pattern books and magazines, architects and builders quickly employed it in the design and construction of bungalows. Borrowed from the Indian term “bangala” by British colonists, the bungalow referred to a rural one-story home with a front porch and central living room. (Grimes, 2016:8–9, McAlester and McAlester, 2013:568, 578).

Craftsman style residences are characterized by low-pitched, gabled roofs with wide, unenclosed eave overhangs; roof rafters that are usually exposed; decorative beams or braces added under gables; porches, either full- or partial-width, with roofs supported by tapered square columns; and columns or pedestals frequently extended to ground level. Craftsman homes can be grouped into four principal types identified by their roof configuration. The front-gabled roof type, of which this property is an example, make up one-third of Craftsman home built in the United States. They are typically one-story (but one-and-a-half and two story examples are not uncommon), and have full- or partial-width porches (approximately half are sheltered beneath the main roof and half have separate, extended roofs). (McAlester and McAlester, 2013:567). The subject property is an example of this subtype, which is the most common in the neighborhood.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified. The subject property lacks sufficient significance to meet any of the criteria for listing in the NRHP or CRHR.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. The subject property is not directly associated with any important events in the development and growth of San Bernardino as it was built in 1921, after the area's initial development. Additionally, any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue has been eliminated as a result of its re-alignment to 5th Street. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. Research into the history of the property did not reveal those associated with the property as important local individuals who have contributed to history. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. Craftsman-style residences were built in large numbers throughout the San Bernardino Valley. Built in 1921, although this building features some characteristics of a Craftsman style bungalow in its roof pitch and profile, it lacks more prominent character-defining features of the style including wood siding or shingles and exposed rafter tails. The building is also not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino.

CONTINUATION SHEET

Page 4 of 4 * Resource Name or #: (Assigned by recorder) 1510 Kingman Ave, San Bernardino Map Reference #: 30

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation

☐ Update

Furthermore, the building has been subject to alterations including replacement and resizing of the fenestration and the stucco cladding which have diminished the integrity of materials and workmanship. Overall, the property lacks distinction and does not possess high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino. 1958 and 1961. Building Permits #41859 and #46979.

City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

Feldman, Jessica B. 2006. 1st Supplemental HPSE: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

Resource Name or #: 1528 4th St, San Bernardino Map Reference #: 31

*

P1. Other Identifier:

*** P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** San Bernardino

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

***b. USGS 7.5' Quad** SAN BERNARDINO SOUT **Date** 1980

T ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 1528 4TH ST

City San Bernardino Map Reference #: **Zip** 92410

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470525.39 **mE/** 3774043.62 **mN**

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

APN(s): 013817420

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

The single family residence located at 1528 West 4th Street is a one-and-a-half story, three-bay wide building with a medium-pitched roof, clad in non-original asphalt shingles. Originally designed in the Craftsman style, the dwelling features a side-gabled roof displaying overhanging eaves with exposed rafters, and a full-width recessed porch. The exterior is clad in non-original stucco cladding. The full-width recessed porch is supported by four battered column supports set on a closed porch railing constructed of brick. Poured concrete steps with rubble stone veneer lead up to the porch. There is a single front gable-roof dormer centered on the southern slope of the roof. The dormer is clad in narrow lap-board siding and features overhanging eaves with exposed rafters. There are two non-original 4/4 vinyl sash sliding windows with a wood surround and a small rectangular horizontal slate vent within the gable.

The main entrance is situated along the primary (south) elevation. The door is not visible, as a security door has been affixed to it. The windows on the primary (south) are non-original multi-pane aluminum sliding windows with security bars. The east elevation features a large exterior brick chimney with brick and stone veneer at the base. A small side-gable roof addition has been constructed off the east elevation. Along the rear (north) elevation there is a secondary entrance beneath a front gable-roof pediment supported by two braces. The pediment features vertical stickwork. A second rectangular horizontal slatted vent is located in the gable end. Windows along the east, west, and north elevations are non-original aluminum framed sliding and picture windows that have been resized.

*** P3b. Resource Attributes:** HP02 Single Family Property

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

P5b. Description of Photo: (View, date, etc.)

Direct view of the primary façade 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

Circa 1920 (Factual) Tax Assessor

*** P7. Owner and Address:**

Levario, Christine M
1447 W 9th St
San Bernardino Ca 92411

*** P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

*** P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey



*** P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

* NRHP Status Code 6Z

* **Resource Name or #:** 1528 4TH ST, San Bernardino Map Reference #: 31

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Craftsman

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

No original building permits were located. The date of construction was provided by the County of San Bernardino Assessor. A.W. and Myrtle Orr Withers obtained permits for a Brooder House (1943), an apartment remodel (1943), the addition of a sliproom (1948), and the removal of a dwelling (1947) were available. Additionally, building permit #B9700697 (1997) permitted for the replacement of 19 windows.

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

Original Location: _____

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: N/a

* **B10. Significance:** Them Residential Architecture: Craftsman

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day Tenth 10th Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the city expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). This property is located to the west of Mount Vernon Avenue, and north of the ATSF railyard. Mount Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Avenue was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. This property lies just one block south of Kingman Avenue, closer to the yard. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938). (CRM TECH, 1999).

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields were obsolete, transforming the neighborhood into almost entirely residential (NETR, 1959). This property may have pre-dated the settlement associated with the ATSF expansion, and general expansion west of the city boundaries, but no specific information about the residence, the land or the family was found during the research phase. Based on the later permits, the property may have had an agricultural purpose (i.e. brooder houses for the production of eggs) before associated buildings were removed and/or repurposed. (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

See continuation sheet.

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 6 * Resource Name or #: (Assigned by recorder) 1528 4th St, San Bernardino Map Reference #: 31

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

B10. Significance: (Continued)

Pioneered in California, Craftsman homes were largely inspired by the English Arts and Crafts movement led by William Morris and the design and manufacturing firm Morris and Company. In part a reaction to machine-age industrialism, the movement celebrated traditional pre-industrial artisanship, medieval culture, use of natural materials, and decorative motifs inspired by nature. Charles Fletcher Lummis and George Wharton James popularized Arts and Crafts ideals in Southern California as leaders of the vibrant Arroyo Seco scene, whose members sought to spiritualize daily life by celebrating California's pre-industrial history and natural environment, and by creating an architectural aesthetic committed to craftsmanship and use of local materials (Grimes, 2016:3-5).

With these and other influences—including wood Japanese architecture and training in manual arts--Charles Sumner and Henry Mather Greene led the way in articulating the distinctive architectural aesthetic that became known as the Craftsman style. While other high-style Craftsman homes—sometimes referred to as Western Stick style homes—were constructed in Southern California, as the style was popularized in pattern books and magazines, architects and builders quickly employed it in the design and construction of bungalows. Borrowed from the Indian term “bangala” by British colonists, the bungalow referred to a rural one-story home with a front porch and central living room. (Grimes, 2016:8-9, McAlester and McAlester, 2013:568, 578).

Craftsman style residences are characterized by low-pitched, gabled roofs with wide, unenclosed eave overhangs; roof rafters that are usually exposed; decorative beams or braces added under gables; porches, either full- or partial-width, with roofs supported by tapered square columns; and columns or pedestals frequently extended to ground level. Craftsman homes can be grouped into four principal types identified by their roof configuration. The side-gabled roof type, which makes up one-third of Craftsman home examples, are typically one and one-half stories in height, with a full-width porch along the primary façade. (McAlester and McAlester, 2013:567). This property is an example of the side-gable subtype.

The subject property lacks sufficient significance to meet any of the criteria for listing in the NRHP or CRHR. Although much of this area was developed in the late 19th and early 20th centuries, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or association with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the settings have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. No potential historic district in the APE was identified.

Moreover, this property may pre-date the intensive development of the area in concert with the expansion of the railyard, but it lacks integrity as an agricultural property and doesn't convey an important association with important themes in the project area (Route 66, neighborhood development, etc.)

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. Although the property is broadly associated with the development of the railroad, it was likely originally constructed as a farm house when the area was still more agricultural than industrial. Representative of the style of houses built in the early decades of the twentieth century, the subject property is not directly associated with any important events in the development and growth of San Bernardino. The subject property lacks integrity of association and setting. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not known to be associated with the lives of significant persons. Archival research did not reveal the persons historically associated with the property as important local individuals. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

CONTINUATION SHEET

Page 4 of 6 * Resource Name or #: (Assigned by recorder) 1528 4th St, San Bernardino Map Reference #: 31

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. Craftsman-style residences were built in large numbers throughout the San Bernardino Valley. Although this building features some characteristics of a Craftsman style bungalow such as a full-width porch and exposed rafter tails, it is not one of the more notable or significant examples in the San Bernardino area. For example, it lacks essential design features of the Craftsman style, including decorative beams and braces, wood shingles or siding. The building is also not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. The building retains integrity of materials, design and workmanship, despite minor alterations such as a new roof, security bars on the windows and general maintenance. However, the property overall lacks distinction and does not possess high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino. 1943, 1947, 1948, 1997. Building Permits.

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Feldman, Jessica B. 2006. 1st Supplemental HPSE: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

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Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S.

CONTINUATION SHEET

Page 5 of 6 * Resource Name or #: (Assigned by recorder) 1528 4th St, San Bernardino Map Reference #: 31
* Recorded by: Rebecca McGovern, ICF * Date: 9/14/2017
☒ Continuation ☐ Update

Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

CONTINUATION SHEET

Primary # _____

HR # _____

Trinomial _____

Page 6 of 6 * Resource Name or #: (Assigned by recorder) 1528 4th St, San Bernardino Map Reference #: 31

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation

☐ Update



PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: 1486 Kingman Ave, San Bernardino Map Reference #: 32

*

P1. Other Identifier:

*** P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** San Bernardino

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

***b. USGS 7.5' Quad** SAN BERNARDINO SOUT **Date** 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1486 KINGMAN AVE

City San Bernardino Map Reference #: **Zip** 92411

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470648.40 **mE/** 3774136.44 **mN**

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

APN(s): 013817336

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

This single-story single-family residence faces south onto West Kingman Avenue. This Ranch style dwelling is rectangular in plan and has a cross hipped roof with a deep overhang, exposing rafter tails. An attached front-facing garage with a hipped roof projects slightly outward. The garage door has been replaced. The dwelling is clad with non-original stucco and brick wainscoting. The main entrance is located at the front elevation underneath a staggered roofline. The door is covered with a metal security door. To the left of the entrance is a tripartite window with aluminum slider sashes. To the right of the entrance is a slider window with aluminum sashes. The windows are covered with non-original metal security grills. The western elevation features one slider window with aluminum sashes, covered with non-original metal security grills.

The dwelling is set back from the street and is landscaped with concrete, hedges, and a partial front planter. A patio was added to extend the full width of the house's rear. The property is in overall good condition. Many elements from the house's 1964 construction remain, such as the house's overall massing, roof, fenestration patterns, and windows; however, the garage door was replaced (2012-2017) and the stucco was altered.

This property has no Sanborn Map coverage for 1906 and 1950.

*** P3b. Resource Attributes:** HP02 Single Family Property

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

P5b. Description of Photo: (View, date, etc.)

Oblique view of the primary façade. 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

1964 (Factual) Building Permit

*** P7. Owner and Address:**

Jimenez, Reyes D
1486 W Kingman St
San Bernardino Ca 92411

*** P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

*** P9. Date Recorded:** 9/13/2017

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

Intensive Level Survey



*** P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

*** Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

* NRHP Status Code 6Z

* **Resource Name or #:** 1486 KINGMAN AVE, San Bernardino Map Reference #: 32

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Ranch

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Permit #10412 (for a 1106 square-foot dwelling and 240 square-foot garage, valued at \$11,665) was issued 8-29-1963 to owner, Reyes D. Jimenez, and completed 2-26-1964. Permit #30114 (for a 12' x 40' patio) was issued 6-18-1971 to owner and contractor, Reyes D. Jimenez, and completed 1-4-1972.

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

Original Location: _____

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: N/a

* **B10. Significance:** Them Residential Architecture: Ranch

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day 10th Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the City expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mount Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d.).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Avenue was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with blue-collar workers of the ATSF Railroad. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938) (CRM TECH, 1999).

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the late 1940s and through the 1950s as people came for jobs in the ATSF rail yard, at the various military installations around the area, and later the Kaiser steel mill in Fontana. By 1959, any agricultural fields that had remained through the first period of settlement were gone, transforming the neighborhood into almost entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up (CRM TECH, 1999; Rokos, 2012). (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

See continuation sheet.

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/13/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4 * Resource Name or #: (Assigned by recorder) 1486 Kingman Ave, San Bernardino Map Reference #: 32

* Recorded by: Rebecca McGovern, ICF

* Date: 9/13/2017

☒ Continuation ☐ Update

B10. Significance: (Continued)

In the 1950s, the Ranch style dominated the post-war era as the most popular single-family residential type in both California and elsewhere in the United States. Although heavily influenced in many cases by vernacular buildings of the past, middle-class Ranch style homes of the postwar period went further than Minimal Traditional homes in breaking with traditional domestic architecture. They did this through their informal composition, their elongated, open and sometimes meandering floor plans, their horizontal emphasis and low-slung profile (most were one story), and their close relationship to surrounding outdoor space, which included an emphasis on increasing natural lighting of interior space.

Common attributes of postwar Ranch style homes included: low-to-moderately pitched hipped or gabled roofs, or combinations of the two, with broad and often continuous eave overhangs; asphalt-shingle roof covering; recessed entries; variegated exterior cladding of stucco and arrangements of wood materials, sometimes with brick or stone panels or lower wainscoting; masonry elements such as broad chimneys or raised planters; horizontally oriented arrangements of wood- or steel-framed windows, or (with increasing frequency during the 1960s) aluminum-framed sliding windows; tripartite window arrangements; upper ribbon windows, and bathroom and bedroom windows positioned at eye level or near eaves. The Ranch house commonly had a small terrace or patio in front or back, and an interior or exterior dominant chimney. Breezeways, or shaded pathways, were typical on some Ranch houses in California where the garage was detached from the main house. (Caltrans, 2011:76–78, 85–86; Horak, Goodrich, Hess, and English, 2015:15–16; McAlester and McAlester, 2013:597–602). Many of the Ranch-styled residences within the APE display minimal character-defining features of the style; most were constructed with attached one-car garages.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified. Furthermore, the subject property lacks sufficient integrity to meet any of the criteria for listing in the NRHP or the CRHR.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. The subject property is not directly associated with any important events in the development and growth of San Bernardino as it was built in 1964, well after the area's initial development. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. Research did not reveal that any persons associated with this dwelling as important local individuals who have contributed to local history. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. More importantly, built in 1964, the subject property is a late example of the Ranch style that was most popular in the area during the 1950s. The subject property also lacks prominent character-defining features of the style such as a sprawling plan and decorative bargeboards and window panes. The building is also not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. Although the dwelling retains the footprint, roof pitch and profile, and massing from its original construction era, the integrity of design and materials has been diminished by the replacement of the original roof materials with tile and the original exterior clad with incompatible textured stucco. Regardless, the subject property is a late and typical example of its style that lacks distinction in design and does not possess high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

CONTINUATION SHEET

Page 4 of 4 * Resource Name or #: (Assigned by recorder) 1486 Kingman Ave, San Bernardino Map Reference #: 32

* Recorded by: Rebecca McGovern, ICF

* Date: 9/13/2017

☒ Continuation

☐ Update

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino. 1963 and 1971. Building Permits #10412 and #30114.

City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

Feldman, Jessica B. 2006. 1st Supplemental HPSR: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: 1499 Kingman Ave, San Bernardino Map Reference #: 33

*

P1. Other Identifier:

* **P2. Location:** ☐ Not for Publication ☒ Unrestricted

*a. County San Bernardino

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

*b. USGS 7.5' Quad SAN BERNARDINO SOUT Date 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1499 KINGMAN AVE

City San Bernardino Map Reference #: Zip 92410

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470617.41 mE/ 3774085.99 mN

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

APN(s): 013817406

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

The single family residence located at 1499 West Kingman Avenue is a one-story, three-bay wide building with a medium-pitched hipped roof and overhanging, upturned eaves, clad in stucco. Originally designed in a late Ranch style, the dwelling features a cross-hipped roof with an attached 2-car garage accessed by an off-center original wooden garage door. Above the garage roof is a gabled dormer. The exterior is clad in smooth stucco. The main entrance is situated along the primary (north) elevation and is set into the L where two roof overhangs meet. The door is hidden behind a screen door. Along the primary (north) elevation are two pairs of horizontally-oriented aluminum-framed sliding windows.

The dwelling is setback from West Kingman Avenue. The front landscape slopes slightly upward toward the building. A concrete walkway bisects the front landscape. An adjacent concrete set of four square planters steps up toward the building. A similar planter lines the eastern portion of the landscape. The property's landscape also consists of a lawn, trees, and an unoriginal cinder block fence with iron rails. Overall, the building appears to be in good condition. Many of the original building materials have remained intact since its construction in 1970, such as the massing, configuration, stucco cladding, and attached garage. However, alterations have occurred to the property in recent years such as the planters and fence.

This property has no Sanborn Map coverage for 1906 and 1950.

* **P3b. Resource Attributes:** HP02 Single Family Property

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

P5b. Description of Photo: (View, date, etc.)

Oblique view of primary façade and garage/driveway 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

1970 (Factual) Building Permit

* **P7. Owner and Address:**

Torrijos, Steven A
1501 W Kingman
San Bernardino Ca 92411

* **P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

* **P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey



* **P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

* **Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

* NRHP Status Code 6Z

* **Resource Name or #:** 1499 KINGMAN AVE, San Bernardino Map Reference #: 33

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Ranch

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Permit #14839 (for a dwelling with attached 17'6" x 20' garage, located at 1501 Kingman St. and valued at \$12,350) was issued 10-2-1969 to contractor, Louis G. Martinez, and completed 1-9-1970.

Permit #49635 (for additions totaling 452 square feet, located at 1499 W. Kingman and valued at \$16,277) was issued 1-25-1982 to owner, Luis Martinez, and completed 4-20-1989.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date

Original Location:

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: N/a

* **B10. Significance:** Them Residential Architecture: Ranch

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day Tenth Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the city expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mt. Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d.).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Avenue was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938). (CRM TECH, 1999). New construction in San Bernardino slowed in the 1930s but picked up again in the 1940s with the need for housing for increasing numbers of people moving to the area for jobs at Norton Air Force Base and at Kaiser Steel in Fontana. Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood.

(See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

See continuation sheet.

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4 * Resource Name or #: (Assigned by recorder) 1499 Kingman Ave, San Bernardino Map Reference #: 33

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

B10. Significance: (Continued)

In the 1950s, the Ranch style dominated the post-war era as the most popular single-family residential type in both California and elsewhere in the United States. During that decade, economic prosperity, growing population and family size, and unprecedented levels of automobile ownership created demand for more suburban development and larger suburban homes. The Ranch style provided architects and builders with a means of satisfying this demand while controlling construction costs and creating affordable homes that appealed to emerging consumer tastes. Most new homes in the United States had at least three bedrooms by 1955, and by the mid-1960s they averaged 1,500 square feet (Caltrans, 2011:71). Although heavily influenced in many cases by vernacular buildings of the past, middle-class Ranch style homes of the postwar period went further than Minimal Traditional homes in breaking with traditional domestic architecture. They did this through their informal composition, their elongated, open and sometimes meandering floor plans, their horizontal emphasis and low-slung profile (most were one story), and their close relationship to surrounding outdoor space, which included an emphasis on increasing natural lighting of interior space.

Common attributes of postwar Ranch style homes also included: low-to-moderately pitched hipped or gabled roofs, or combinations of the two, with broad and often continuous eave overhangs; asphalt-shingle roof covering; recessed entries; variegated exterior cladding of stucco and arrangements of wood materials, sometimes with brick or stone panels or lower wainscoting; masonry elements such as broad chimneys or raised planters; horizontally oriented arrangements of wood- or steel-framed windows, or (with increasing frequency during the 1960s) aluminum-framed sliding windows; tripartite window arrangements; upper ribbon windows, and bathroom and bedroom windows positioned at eye level or near eaves. Breezeways, or shaded pathways, were typical on some Ranch houses in California where the garage was detached from the main house. (Caltrans, 2011:76–78, 85–86; Horak, Goodrich, Hess, and English, 2015:15–16; McAlester and McAlester, 2013:597–602). Many of the Ranch-styled residences in the neighborhood, such as the subject property, in display minimal design and have attached one-car garages.

The subject property lacks sufficient significance to meet any of the criteria for listing in the NRHP or the CRHR. Furthermore, although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1970s and 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. The subject property is not directly associated with any important events in the development and growth of San Bernardino as it was built in 1970, well after the area's initial development. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. Research did not reveal that any persons associated with this dwelling as important local individuals who have contributed to local history. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. Built in 1970, the property is a late example of the Ranch style which was most popular prior to and during the 1950s. The property is also not the work of a master. Although this building features characteristics of Ranch design, it is not one of the more notable or significant examples in the San Bernardino area. For example, it lacks a mix of cladding materials, a sprawling plan, and a prominent chimney, characteristics essential to the Ranch style. The building is also not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. Observation of the dwelling did not reveal any significant physical alterations to the building itself, though the original garage door has been replaced. Regardless,

CONTINUATION SHEET

Page 4 of 4 * Resource Name or #: (Assigned by recorder) 1499 Kingman Ave, San Bernardino Map Reference #: 33

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation

☐ Update

although the subject property retains integrity of materials, design and workmanship, it is a late and typical example of the style that lacks distinction and does not possess high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino. 1969 and 1982. Building Permits #14839 and #49635.

City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

Feldman, Jessica B. 2006. 1st Supplemental HPSR: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: 1457 Kingman Ave, San Bernardino Map Reference #: 34

*

P1. Other Identifier:

*** P2. Location:** ☐ Not for Publication ☒ Unrestricted

*a. County San Bernardino

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

*b. USGS 7.5' Quad SAN BERNARDINO SOUT Date 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1457 KINGMAN AVE

City San Bernardino Map Reference #: Zip 92410

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470701.73 mE/ 3774084.54 mN

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

APN(s): 013817411

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

The single family residence located at 1457 West Kingman Street is a one-story, three-bay wide building with a hipped roof and shallow overhang, covered with non-original asphalt shingles. Originally designed in the Ranch style, the dwelling features a cross-hipped roof subtype (facing east) with an attached two-car garage at the rear. The exterior is clad in smooth stucco, which may not be the original siding. The main entrance is situated along the primary (north) elevation. The door is not visible, as a security door has been affixed to it. The windows along the primary (north) elevation are aluminum-framed picture and sliding windows with security bars. The east elevation features a secondary entrance with a security door and additional aluminum framed windows with security bars. The garage opening is also on the east elevation but is setback from the rest of the dwelling. The west elevation and rear (south) elevations are not visible. There is a post-and-beam carport addition constructed from the east elevation. Aerial views of the property show rear additions, which are not visible from the public right-of-way.

The dwelling is setback from West Kingman Street. The landscape of the property consists of scattered trees, plantings, and shrubs. A paved driveway is situated along the east side of the property and extends to the rear of the property. At the southwest corner of the property behind the dwelling is a flat roof outbuilding. Overall the building appears to be in fair condition. ((See continuation sheet)

*** P3b. Resource Attributes:** HP02 Single Family Property

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



P5b. Description of Photo: (View, date, etc.)

Oblique view of the primary and secondary façades. 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

1962 (Factual) Building Permit

*** P7. Owner and Address:**

Lopez, Sergio Copado
1457 Kingman St
San Bernardino Ca 92411

*** P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

*** P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey

*** P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

*** Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

* NRHP Status Code 6Z

* **Resource Name or #:** 1457 KINGMAN AVE, San Bernardino Map Reference #: 34

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Ranch

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Building Permit #3921 was issued on 6/3/1962 to owner Francisco Arrista for a dwelling and carport.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date

Original Location:

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: N/a

* **B10. Significance:** Them Residential Architecture: Ranch

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day Tenth Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the city expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mt. Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938). (CRM TECH, 1999)

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields were gone, transforming the neighborhood entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up. (CRM TECH, 1999; Rokos, 2012) (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

See continuation sheet.

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4 * Resource Name or #: (Assigned by recorder) 1457 Kingman Ave, San Bernardino Map Reference #: 34

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

P3a. Description: (Continued)

Many of the original building materials have remained intact since its construction in 1962, such as the massing, configuration, aluminum-frame windows, and attached garage. However, alterations have occurred to the property in recent years, such as replaced roofing, non-original stucco cladding, installed security doors and window bars, and rear additions (c. 2005 and c. 2009).

B10. Significance: (Continued)

In the 1950s, the Ranch style dominated the post-war era as the most popular single-family residential type in both California and elsewhere in the United States. Although heavily influenced in many cases by vernacular buildings of the past, middle-class Ranch style homes of the postwar period went further than Minimal Traditional homes in breaking with traditional domestic architecture. Common attributes of postwar Ranch style homes included: elongated plans with open interiors and attached two-car garages (sometimes separated by breezeways) or carports; horizontal emphasis, asymmetry, and low-slung profiles; low-to-moderately pitched hipped or gabled roofs, or combinations of the two, with broad and often continuous eave overhangs; asphalt-shingle roof covering; recessed entries; variegated exterior cladding of stucco and arrangements of wood materials, sometimes with brick or stone panels or lower wainscoting; masonry elements such as broad chimneys or raised planters; horizontally oriented arrangements of wood- or steel-framed windows, or (with increasing frequency during the 1960s) aluminum-framed sliding windows; tripartite window arrangements; upper ribbon windows, and bathroom and bedroom windows positioned at eye level or near eaves.

The Ranch house commonly had a small terrace or patio in front or back, and an interior or exterior dominant chimney. Breezeways, or shaded pathways, were typical on some Ranch houses in California where the garage was detached from the main house. (Caltrans, 2011:76–78, 85–86; Horak, Goodrich, Hess, and English, 2015:15–16; McAlester and McAlester, 2013:597–602). Many of the Ranch-styled residences within the APE are minimal in design, with attached one-car garages. The subject property does not have an attached garage, just a carport.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified. Furthermore, the subject property lacks sufficient significance to meet any of the criteria for listing in the NRHP or CRHR.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. The subject property is not directly associated with any important events in the development and growth of San Bernardino as it was built in 1962, well after the area's initial development. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. Research into the history of the residence did not reveal the names of people and/or families directly associated with the design or occupation of this dwelling as significant in local, state or national history. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. Ranch-style residences were built in large numbers throughout the San Bernardino Valley. Although this building features characteristics of a Ranch style dwelling, it is not an important or significant example of the style. Many of the original building materials have remained intact since its

CONTINUATION SHEET

Page 4 of 4 * Resource Name or #: (Assigned by recorder) 1457 Kingman Ave, San Bernardino Map Reference #: 34

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

construction in 1962, such as the massing, configuration, aluminum-frame windows, and attached garage. However, alterations have occurred to the property in recent years, such as replaced roofing, non-original stucco cladding, installed security doors and window bars, and rear addition. The property overall lacks distinction and does not possess high artistic values. The building is also not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

Feldman, Jessica B. 2006. 1st Supplemental HPSR: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

Resource Name or #: 1472 4th St, San Bernardino Map Reference #: 35

*

P1. Other Identifier:

* **P2. Location:** ☐ Not for Publication ☒ Unrestricted

*a. County San Bernardino

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

*b. USGS 7.5' Quad SAN BERNARDINO SOUT Date 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1472 4TH ST

City San Bernardino Map Reference #: Zip 92410

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470693.27 mE/ 3774040.91 mN

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

APN(s): 013817413

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

The single family residence located at 1472 W. 4th Street is a one-and-a-half story, three-bay wide building with a steeply-pitched hipped roof clad with non-original asphalt shingles. Originally designed in the Folk Victorian style, the dwelling features a gable front and wing formation. The exterior wood board siding has been removed, exposing the wood frame structural system. The dwelling has an L-shaped porch with a pent roof beneath the gables which extends along the south (primary) and east elevations and is supported by non-original square wood posts (originally turned or spindle posts). Beneath the porch ceiling is a suspended simple wood frieze. The pediment gable-end displays Queen Anne inspired patterned wood shingles (diamond and fishtail) with a non-original square vent situated in the center (originally circular, as the outline remains). Running beneath the eaves of the roof is a wide wood cornice. A second cross-gable is present along the east elevation and identical in design to the primary gable front along the south (primary) elevation.

There are two entrances along the south (primary) elevation. The main entrance features a non-original door with a surround and solid wood paneled transom. The secondary entrance is located on the setback portion of the south elevation and features an original door with a surround and single-pane transom. Windows throughout the building are original elongated two-over-two single-hung wood sash frames with simple wood surrounds. A third entrance is located along the east elevation beneath a shed-roof entry porch supported by square wood posts. The door, however, is missing, and the opening has been boarded up.

* **P3b. Resource Attributes:** HP02 Single Family Property

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

P5b. Description of Photo: (View, date, etc.)

The primary façade, viewed from 4th Street.
9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

1904 (Factual) Tax Assessor

* **P7. Owner and Address:**

Bnsf Railway Company
P O Box 961089
Fort Worth Tx

* **P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

* **P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey



* **P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

* **Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

* NRHP Status Code 6Z

* **Resource Name or #:** 1472 4TH ST, San Bernardino Map Reference #: 35

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:**

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

No original building permits were located. The date of construction was provided by the County of San Bernardino Assessor as 1904. In 1946, Elvira Murguia obtained a permit for "foundation for dwelling" (Permit #25070). The dwelling was reroofed in 1956 (Permit #34442). In 1961, Mrs. Francisco Murguia applied for a permit to construct a garage on the property, measuring 20 x 20 feet (Permit #61169).

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

Original Location: _____

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: N/a

* **B10. Significance:** Them

Area San Bernardino/Santa Fe Depot

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day Tenth Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the city expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mt. Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d.).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Avenue was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with people working for the ATSF Railroad. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938). (CRM TECH, 1999)

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields were gone, transforming the neighborhood entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up. (CRM TECH, 1999; Rokos, 2012) (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

See continuation sheet

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 6 * Resource Name or #: (Assigned by recorder) 1472 4th St, San Bernardino Map Reference #: 35

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

B10. Significance Statement continued:

Building History

The dwelling located at 1472 W. 4th Street was constructed in 1904, according to the assessor data provided by the ParcelQuest website. Although Sanborn maps are not available for this property, historic aerial maps depict the property as early as 1938 (NETR, 1938). The dwelling displays its original configuration and an outbuilding (or garage) is located northwest of the main house. Original building permits were not available from the City of San Bernardino, however, three building permits documenting alterations to the property were located. In 1946, a permit was filed to construct a “foundation for a dwelling” for a value of \$200.00 (City of San Bernardino, Permit No. 25070). In 1956, a permit was filed to “reroof the dwelling” for a value of \$460.00 (City of San Bernardino, Permit No. 34442). A third permit was filed in 1961, to construct a “20’ x 20’ garage” for a value of \$800.00 (City of San Bernardino, Permit No. 61169). Since its construction in 1904, there has not been any major structural changes to the dwelling’s footprint, although the original detached outbuilding (or garage) was removed sometime between 1938 and 1959. The current garage situated on the property was constructed in 1961.

The owners who filed the permits were Elvira and Francisco Murguia, or Murguia, immigrants from Mexico. Elvira was born in 1898, and arrived in the United States in 1906 (Ancestry.com, 1930 Census). According to the 1930 Census data, Elvira arrived with her husband Francisco and their five children: Eufemia, Leonila, Theodoro, Benjamin, and Irene (later another daughter was born, Mary) (Ancestry.com, 1930 Census; Ancestry.com, 1940 Census). Her husband, Francisco, was born in 1904 and immigrated to the United States in 1915 where he worked as a laborer for the steam railroad in San Bernardino, according to the 1930 and 1940 Censuses. The family lived in San Bernardino from the 1930s until the 1940s at multiple addresses along 4th Street (Ancestry.com, 1930 Census; Ancestry.com, 1940 Census; Ancestry.com, U.S. City Directories 1821-1989). They did not occupy the dwelling at 1472 W. 4th Street until the mid-1940s (The San Bernardino County Sun, 1945).

In 1940 and 1944, just prior to living at 1472 W. 4th Street, the Murguia family lived at 1501 W. 4th Street, which appears to have been part of “Railroad Section House - Section 62” (Ancestry.com, 1940 Census; Ancestry.com, U.S. City Directories 1822-1995). This signals that the larger area along W. 4th Street comprised workers housing, or railroad section houses. The extent to the section houses’ coverage, however, is not known.

A newspaper article dated from 1945 in The San Bernardino County Sun discusses Murguia’s son Theodore, as he leaves for the Navy. Prior to his enlistment, Theodore worked for the Martinez Grocery on Mt. Vernon Avenue. His father, Francisco is also mentioned in the article as a well-known member of the community for his role as president of the Confederation of Mexican Societies (The San Bernardino County Sun, 1945). The Murguia family, with the exception of one brother, still lives in San Bernardino (Score, 2001).

Folk Victorian Architecture

Folk Victorian is a vernacular pastiche of higher styles of Victorian architecture such as Queen Anne or Shingle. Folk Victorian, popular from ca. 1870 to 1910, is common throughout the United States, with some subtypes particularly common in the South (McAlester and McAlester, 2013:397). The style corresponds to architectural trends of the period, but allowed middle-class and upper-working class families to ornament their residences with elements of the more elaborate, higher Victorian styles (Shrock, 2004:77). The style flourished due to the expansion of the railroad cross-country; rail allowed raw materials and manufactured goods to be transported long distances (Gottfried and Jennings, 2009:33). No longer did builders rely on local materials and goods. Instead, industrialization standardized construction elements such as wood and nails, which then could be shipped, at a relatively low cost, anywhere (McAlester and McAlester, 2013:314). In addition, pattern books and house plan books began to proliferate the market (McAlester and McAlester, 2013:314). New homes suddenly did not require an architect to design an ornate and styled residence, which supported the dissemination of Victorian styled elements beyond the upper-class. Moreover, these changes in building and access to design elements allowed already built residences to adapt by adding spindle-work or trim to porches or cornice-line brackets to rooflines (Paradis, n.d.).

CONTINUATION SHEET

Page 4 of 6 * Resource Name or #: (Assigned by recorder) 1472 4th St, San Bernardino Map Reference #: 35

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation

☐ Update

The style is defined by the display of Victorian-inspired decorative detailing on simple folk house forms. Defining features include porches with spindled porch supports, lace-like spandrels, and jigsaw cut trim, and turned balusters in porch railings. They also feature a symmetrical façade, cornice-line brackets, and suspended friezes from porch ceilings. There are five principal subtypes of the style: front-gabled roof, gable front and wing, side-gabled roof with one-story, side-gabled roof with two stories, and pyramidal. The gable and front wing subtype, found within the APE, has an asymmetrical façade. (McAlester and McAlester, 2013:397-398).

Within the APE, the one and a half story residence located at 1472 W. 4th Street appears to have lost the bulk of its applied ornament but features a porch supported by square posts with beveled detail, an element of contemporary Italianate architecture. The building also features a deep cornice line, scalloped and pointed shingle-work in the front facing gable, wood siding, and simple wood-frame windows. This one story residence also has a gable and front wing plan. The porch has flat, jig-saw cut trim supported by curvilinear brackets. The front facing gable is open with deep returns. Both the gable vent and exterior window aprons have curvilinear, scalloped forms, reminiscent of the porch brackets.

Evaluation

The subject property lacks integrity to meet any of the criteria for listing in the NRHP or CRHR.

Under NRHP Criterion A or CRHR Criterion 1, this property may be associated with significant and broad patterns of history, but there is a lack of sufficient information to prove its direct association with the development of the railroad. Although the area may have represented railroad sections' worth of houses built for railroad workers, there is not enough information to conclude that this particular house was built as a section house. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. Although Elvira and Francisco Murguia were known in the community, especially among the Mexican-American residents, research did not reveal that they made any significant contributions to the community. Additionally, the second generation of the Murguia family have continued to reside in San Bernardino, however, research did not reveal that any of the family members made any important contributions to history at the local, state, or national level. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. Built in 1904, the property is a typical example of its style that while exhibiting a gable roof with a variety of wood shingles and a front wing plan, it has been heavily altered. Alterations include removed siding, removed decorative trim, missing doors, peeling paint, and rotting wood, all of which contribute to the property's loss of integrity in design and materials. The subject property is also not the work of a master. Additionally, the property is not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. Regardless, the subject property is only a typical example of its style that lacks architectural integrity. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original

CONTINUATION SHEET

Page 5 of 6 * Resource Name or #: (Assigned by recorder) 1472 4th St, San Bernardino Map Reference #: 35

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

B12. References continued:

Ancestry.com. 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Ancestry.com. 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Ancestry.com. U.S. City Directories, 1822-1995 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino. 1946, 1956, and 1961. Building Permit #25070, #34442, and #61169.

City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

Feldman, Jessica B. 2006. 1st Supplemental HPSR: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

CONTINUATION SHEET

Primary # _____

HR # _____

Trinomial _____

Page 6 of 6 * Resource Name or #: (Assigned by recorder) 1472 4th St, San Bernardino Map Reference #: 35

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation

☐ Update



PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: 1522 4th St, San Bernardino Map Reference #: 36

*

P1. Other Identifier:

*** P2. Location:** ☐ Not for Publication ☒ Unrestricted

*a. County San Bernardino

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

*b. USGS 7.5' Quad SAN BERNARDINO SOUT Date 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1522 4TH ST

City San Bernardino Map Reference #: Zip 92410

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470558.85 mE/ 3774043.48 mN

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

APN(s): 013817418

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

The single family residence located at 1522 West 4th Street is a one-story, four-bay wide building with a low-pitched roof and overhanging eaves, clad in non-original asphalt shingles. Inspired by the Craftsman style, the dwelling features a front-gable roof subtype with a partial-width recessed porch sheltered by a low profile shed roof. The exterior is clad in non-original brick veneer over the original wood siding. The partial-width recessed porch is supported by two battered columns on brick-clad piers. The gable end is clad in wood siding with a rectangle horizontal slat vent framed with a wood surround.

The main entrance is situated along the primary (south) elevation. The door is not visible, as a security door has been affixed to it. Windows throughout the dwelling are non-original multi-pane double-hung and sliding vinyl framed windows. Security bars have been fastened to the majority of the windows. Air conditioning (A/C) units have also been installed on some windows. There are two additional entrances located on the west elevation also affixed with security doors.

The dwelling is setback from West 4th Street and adjacent to a vacant parcel to the east. The landscape of the property consists of a grassy lawn with mature trees. A poured concrete walkway leads to the front of the dwelling from the sidewalk. A poured concrete driveway along the west side of the house leads to a secondary dwelling (c. 2012) at the rear of the property. A chain link fence runs along the boundaries of the property.

*** P3b. Resource Attributes:** HP02 Single Family Property

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



P5b. Description of Photo: (View, date, etc.)

View of the primary façade (slightly obstructed). 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

Circa 1954 (Factual) Tax Assessor

*** P7. Owner and Address:**

Ochoa, Antonio & Maria L Rev Liv Tr
13039 Amar Rd
Baldwin Park Ca 91706

*** P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

*** P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey

*** P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

* NRHP Status Code 6Z

* **Resource Name or #:** 1522 4TH ST, San Bernardino Map Reference #: 36

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Craftsman

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

No original building permits were located; the County of San Bernardino Tax Assessor provides the date of construction as 1952. Building permits were available for the completion of the dwelling (1954), addition of a screen porch (1957), and reroofing in 1976. Historic Aerials for 1948 do not show the subject building.

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

Original Location: _____

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: N/a

* **B10. Significance:** Them Residential Architecture: Craftsman

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day Tenth Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the city expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mt. Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Avenue was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with blue-collar workers, many of whom worked for the ATSF Railroad, which is supported by research in city directories. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938). (CRM TECH, 1999) (See continuation sheet)

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields have disappeared, transforming the neighborhood entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up. (CRM TECH, 1999; Rokos, 2012) (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

See continuation sheet.

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4 * Resource Name or #: (Assigned by recorder) 1522 4th St, San Bernardino Map Reference #: 36

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation

☐ Update

B10. Significance: (Continued)

Pioneered in California, Craftsman homes were largely inspired by the English Arts and Crafts movement led by William Morris and the design and manufacturing firm Morris and Company. Charles Fletcher Lummis and George Wharton James popularized Arts and Crafts ideals in Southern California as leaders of the vibrant Arroyo Seco scene, whose members sought to spiritualize daily life by celebrating California's pre-industrial history and natural environment, and by creating an architectural aesthetic committed to craftsmanship and use of local materials (Grimes, 2016:3–5).

While other high-style Craftsman homes—sometimes referred to as Western Stick style homes—were constructed in Southern California, as the style was popularized in pattern books and magazines, architects and builders quickly employed it in the design and construction of bungalows. Borrowed from the Indian term “bangala” by British colonists, the bungalow referred to a rural one-story home with a front porch and central living room. (Grimes, 2016:8–9, McAlester and McAlester, 2013:568, 578).

Craftsman style residences are characterized by low-pitched, gabled roofs with wide, unenclosed eave overhangs; roof rafters that are usually exposed; decorative beams or braces added under gables; porches, either full- or partial-width, with roofs supported by tapered square columns; and columns or pedestals frequently extended to ground level. Craftsman homes can be grouped into four principal types identified by their roof configuration. The front-gabled roof type, of which this residence is an example, make up one-third of Craftsman home examples, are often one-story (but one-and-a-half and two story examples are not uncommon), and typically display full- or partial-width porches (approximately half are sheltered beneath the main roof and half have separate, extended roofs) (McAlester and McAlester, 2013:567). Most Craftsman style bungalows were constructed between 1905 and 1930; after this period, the style went out of style. The construction of a residence in this style after the World War II, when the Minimal and Ranch style houses were popular, might indicate that it was moved here from another location. However, no building permits, or other relevant information was found to confirm or deny that possibility.

The subject property lacks sufficient significance to meet any of the criteria for listing in the NRHP or CRHR. Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. Although the property is broadly associated with the development of the railroad and represents the style of houses built between in the early decades of the twentieth century, it is not directly associated with any important events in the development and growth of San Bernardino. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. Research in city directories, newspaper archives and other research sites did not reveal that the known owners/occupants – W.T. Allen and Reola W. Allen - are considered important individuals in local, state or national history. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. Built in 1954, the subject property is a late example of the style; Craftsman bungalows were most popular between 1905 and 1930. Additionally, the subject property is only a typical example of the style and is not the work of a master. The building is also not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. Although the building configuration remains relatively intact, alterations have occurred on the house that have altered the integrity, such as the

CONTINUATION SHEET

Page 4 of 4 * Resource Name or #: (Assigned by recorder) 1522 4th St, San Bernardino Map Reference #: 36

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

replacement of original windows. The property overall lacks distinction and does not possess high artistic values or essential Craftsman features such as exposed rafter tails or wood siding or shingles. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

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Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: 1528 Kingman Ave, San Bernardino Map Reference #: 37

*

P1. Other Identifier:

*** P2. Location:** ☐ Not for Publication ☒ Unrestricted

*a. County San Bernardino

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

*b. USGS 7.5' Quad SAN BERNARDINO SOUT Date 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1528 KINGMAN AVE

City San Bernardino Map Reference #: Zip 92411

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470543.34 mE/ 3774127.83 mN

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

APN(s): 013817325

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

This single-story single family residence and attached garage face south onto West Kingman Avenue. The Ranch style house originally had a square plan with a pyramidal roof and a protruding attached single-car garage, but the roof line has since extended flatly to the north and the east. The roof has an overhang displaying upturned exposed eaves. The dwelling is clad in non-original stucco. The main entrance, covered by a metal security door, is accessed by a concrete walkway. To the left of the door is a non-original vinyl slider window encased in original wooden frames. To the right of the door is a tripartite window with an original frame and mullions. The sashes have been replaced with single-hung vinyl windows flanking a vinyl slider window.

The dwelling is set back from the street, and the property is landscaped with grass, a brick planter, and a metal fence. The dwelling appears to be in fair condition, given its extant 1959 features such as its general plan from the street, fenestration patterns, and window frames, as well as its altered window sashes (2012-2017), garage door, cladding, and roof line (1968-1980).

This property has no Sanborn Map coverage for 1906 and 1950.

*** P3b. Resource Attributes:** HP02 Single Family Property

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

P5b. Description of Photo: (View, date, etc.)

View of the primary façade. 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

1959 (Factual) Building Permit

*** P7. Owner and Address:**

Cobra 28 No 6 Lp
4900 Santa Anita Ave #2c
El Monte Ca 91731

*** P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

*** P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey



*** P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

*** Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

* NRHP Status Code 6Z

* **Resource Name or #:** 1528 KINGMAN AVE, San Bernardino Map Reference #: 37

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Ranch

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Permit #39404 (for a dwelling and garage, valued at \$8,500) was issued 9/17/1957 to Esperanza Guisa, owner, and Arina Construction, contractor, and completed 10/26/1959.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date

Original Location:

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: N/a

* **B10. Significance:** Them Residential Architecture: Ranch

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day 10th Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the City expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mount Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Avenue was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly by people who moved to be in close proximity the jobs available at the railyard. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938) (CRM TECH, 1999).

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields were obsolete, transforming the neighborhood into almost entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up (CRM TECH, 1999; Rokos, 2012). (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

See continuation sheet

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4 * Resource Name or #: (Assigned by recorder) 1528 Kingman Ave, San Bernardino Map Reference #: 37

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

B10. Significance: (Continued)

In the 1950s, the Ranch style dominated the post-war era as the most popular single-family residential type in both California and elsewhere in the United States. Although heavily influenced in many cases by vernacular buildings of the past, middle-class Ranch style homes of the postwar period went further than Minimal Traditional homes in breaking with traditional domestic architecture. They did this through their informal composition, their elongated, open and sometimes meandering floor plans, their horizontal emphasis and low-slung profile (most were one story), and their close relationship to surrounding outdoor space, which included an emphasis on increasing natural lighting of interior space.

Common attributes of postwar Ranch style homes included: low-to-moderately pitched hipped or gabled roofs, or combinations of the two, with broad and often continuous eave overhangs; asphalt-shingle roof covering; recessed entries; variegated exterior cladding of stucco and arrangements of wood materials, sometimes with brick or stone panels or lower wainscoting; masonry elements such as broad chimneys or raised planters; horizontally oriented arrangements of wood- or steel-framed windows, or (with increasing frequency during the 1960s) aluminum-framed sliding windows; tripartite window arrangements; upper ribbon windows, and bathroom and bedroom windows positioned at eye level or near eaves. Many of the Ranch-styled residences within the APE were constructed with attached single-car garages.

The subject property lacks sufficient significance to meet any of the criteria for listing in the NRHP or the CRHR. No potential historic district in the APE was identified. Although much of this area was developed in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s. Furthermore, any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. The subject property is not directly associated with any important events in the development and growth of San Bernardino as it was built in 1959, well after the area's initial development. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. Research through building permits, newspaper archives and city directories did not reveal that any persons associated with this dwelling as important individuals who have made significant contributions to the community. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. During the 1950s, Ranch-style residences were built in large numbers throughout San Bernardino Valley. Although this building features characteristics of Ranch design such as attached single-car garage, it is not one of the more notable or significant examples of the style in the San Bernardino area. The building is a typical example of the style that lacks more prominent character-defining features such as a sprawling plan, horizontally-oriented fenestration, and a mix of cladding materials. The building is also not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. Although the dwelling retains the general footprint, roof pitch and profile, and massing from its original construction era, the integrity of design and materials has been diminished by the replacement of the original windows, changes to the roof pitch and profile, and the installation of security bars. Overall, the dwelling lacks distinction and does not possess high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property

CONTINUATION SHEET

Page 4 of 4 * Resource Name or #: (Assigned by recorder) 1528 Kingman Ave, San Bernardino Map Reference #: 37

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

References:

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California.

Www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

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City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

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Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: 1515 Kingman Ave, San Bernardino Map Reference #: 38

*

P1. Other Identifier:

* **P2. Location:** ☐ Not for Publication ☒ Unrestricted

*a. County San Bernardino

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

*b. USGS 7.5' Quad SAN BERNARDINO SOUT Date 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1515 KINGMAN AVE

City San Bernardino Map Reference #: Zip 92410

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470581.42 mE/ 3774086.22 mN

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

APN(s): 013817424

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

The single family residence located at 1515 West Kingman Avenue is a one-story, four-bay wide building with a hipped roof and shallow overhang, covered with non-original asphalt shingles. Originally designed in the Ranch style, the dwelling features a hipped roof subtype with a cross-hip along the primary (north) elevation. The exterior is clad in smooth stucco with non-original stone veneer along the base. The main entrance is situated along the primary (north) elevation. The door is not visible, as a security door is affixed to it. The windows along the primary (north) elevation are aluminum-framed picture and sliding windows with security bars. The single-car garage, which is situated in the cross-hip, has a non-original garage door. There is a patio cover extending from the south (rear) elevation.

The dwelling is setback from West Kingman Avenue. To the west of the property is a vacant lot. The landscape of the property consists of a grassy lawn with plantings, and shrubs. A poured concrete driveway is situated along the west side of the property and extends to the garage. A wrought iron fence runs along the front property boundary and functions as a gate where it crosses the driveway. The remainder of the property is enclosed with a vertical wood board fence. Overall the building appears to be in good condition. Many of the original building materials have remained intact since its construction in 1960, such as the massing, aluminum-frame windows, stucco cladding, and garage. However, alterations have occurred to the property in recent years, such as replaced roofing, replaced garage door, installed window security bars, and a rear patio cover (c. 1980).

* **P3b. Resource Attributes:** HP02 Single Family Property

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

P5b. Description of Photo: (View, date, etc.)

Primary view (partially obstructed). 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

1960 (Factual) Building Permit

* **P7. Owner and Address:**

Mp Opportunity Partners I Llc
4900 Santa Anita Ave #2c
El Monte Ca 91731

* **P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

* **P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey



* **P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

* NRHP Status Code 6Z

* **Resource Name or #:** 1515 KINGMAN AVE, San Bernardino Map Reference #: 38

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Ranch

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

The original building was dated 3-1-60 with a completion date of 5-27-60, with a value of \$11,000 for a dwelling and garage. The contractor of record was Guaranteed Homes of S.B. and the owner was listed as Natalia B. Nunez.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date

Original Location:

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: N/a

* **B10. Significance:** Them Residential Architecture: Ranch

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day 10th Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the City expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mount Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Avenue was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with workers from the ATSF Railroad. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938) (CRM TECH, 1999).

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields were obsolete, transforming the neighborhood into almost entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up (CRM TECH, 1999; Rokos, 2012). (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

See continuation sheet.

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4 * Resource Name or #: (Assigned by recorder) 1515 Kingman Ave, San Bernardino Map Reference #: 38

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

B10. Significance: (Continued)

In the 1950s, the Ranch style dominated the post-war era as the most popular single-family residential type in both California and elsewhere in the United States. Although heavily influenced in many cases by vernacular buildings of the past, middle-class Ranch style homes of the postwar period went further than Minimal Traditional homes in breaking with traditional domestic architecture. Common attributes of postwar Ranch style homes included: elongated plans with open interiors and attached two-car garages (sometimes separated by breezeways) or carports; horizontal emphasis, asymmetry, and low-slung profiles; low-to-moderately pitched hipped or gabled roofs, or combinations of the two, with broad and often continuous eave overhangs; asphalt-shingle roof covering; recessed entries; variegated exterior cladding of stucco and arrangements of wood materials, sometimes with brick or stone panels or lower wainscoting; masonry elements such as broad chimneys or raised planters; horizontally oriented arrangements of wood- or steel-framed windows, or (with increasing frequency during the 1960s) aluminum-framed sliding windows; tripartite window arrangements; upper ribbon windows, and bathroom and bedroom windows positioned at eye level or near eaves. The Ranch house commonly had a small terrace or patio in front or back, and an interior or exterior dominant chimney. Breezeways, or shaded pathways, were typical on some Ranch houses in California where the garage was detached from the main house. (Caltrans, 2011:76–78, 85–86; Horak, Goodrich, Hess, and English, 2015:15–16; McAlester and McAlester, 2013:597–602). However, as with most of the example of this style in the APE, this property was constructed with an attached single-car garage.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified. Furthermore, the subject property lacks sufficient significance to meet any of the criteria for listing in the NRHP or CRHR.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. The property was built in 1960 and is not associated with any important events in the development and growth of San Bernardino. Most of the area had already been developed by 1960. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. Research was conducted using the information available on the building permits - Guaranteed Homes of S.B. and Natalia B. Nunez - as well as "San Bernardino" in newspaper archives, and additional research was conducted using city directories. No information was revealed that indicated this property is associated with persons considered to be important in local, state or national history. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. Built in 1960, the property is also a late example of its style that does not represent the work of a master. Ranch-style residences were built in large numbers in the 1950s, throughout the San Bernardino Valley. Although this building features some characteristics of a Ranch style dwelling, it is not an important or significant example of the style. It lacks prominent Ranch style elements such as a sprawling plan, horizontally-oriented windows, and decorative bargeboards. The building is also not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. The building configuration remains relatively intact, however, despite retaining integrity of materials, design and workmanship, the property overall lacks distinction and does not possess high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or

CONTINUATION SHEET

Page 4 of 4 * Resource Name or #: (Assigned by recorder) 1515 Kingman Ave, San Bernardino Map Reference #: 38

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation

☐ Update

architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino. 1960. Building Permit #52304.

City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

Feldman, Jessica B. 2006. 1st Supplemental HPSR: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: 1479 Kingman Ave, San Bernardino Map Reference #: 39

*

P1. Other Identifier:

* **P2. Location:** ☐ Not for Publication ☒ Unrestricted

*a. County San Bernardino

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

*b. USGS 7.5' Quad SAN BERNARDINO SOUT Date 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1479 KINGMAN AVE

City San Bernardino Map Reference #: Zip 92410

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470679.34 mE/ 3774084.74 mN

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

APN(s): 013817426

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

The single family residence located at 1479 West Kingman Avenue is a one-story, three-bay wide building with a flat roof clad in non-original gravel roofing material, and displaying a shallow overhang. Originally designed in the Contemporary style, the dwelling features a flat-roof subtype with an L-shaped plan and attached carport, which was added to the dwelling in the 1970s. The exterior is clad in smooth stucco, which may not entirely be the original cladding. The attached flat-roof carport is supported by stucco-block columns and features exposed rafters beneath the roof. The main entrance is situated along the primary (north) elevation. The door is not visible, as a security door has been affixed to it. The windows along the primary (north) elevation are aluminum-framed picture windows with security bars. The east elevation features aluminum-framed sliding and picture windows. The west elevation (short part of the L) has a single-car garage door opening, which appears to have been converted to another use. The air duct system is exposed on top of the roof.

The dwelling is setback from West Kingman Avenue. The landscape of the property consists of a grass lawn with scattered trees, plantings, and shrubs. A paved semi-circle driveway is situated along the front of the house. A chain-link fence runs along the boundary of the property, functioning as a gate where it crosses the entrance to the driveway. At the southwest corner of the property behind the dwelling is a flat roof outbuilding. Overall the building appears to be in fair condition. Many of the original building materials have remained intact since its construction in 1963, such as the massing, configuration, and aluminum-frame windows. However, alterations have occurred to the property in recent years, such as replaced roofing (1990), stucco cladding, converted garage, and attached carport addition (c.1980).

* **P3b. Resource Attributes:** HP02 Single Family Property

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

P5b. Description of Photo: (View, date, etc.)

Oblique view of the primary façade. 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

Circa 1963 (Factual) Tax Assessor

* **P7. Owner and Address:**

Camey, Juan A
1479 W Kingman St
San Bernardino Ca 92411

* **P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

* **P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey



* **P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

* **Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

* NRHP Status Code 6Z

* **Resource Name or #:** 1479 KINGMAN AVE, San Bernardino Map Reference #: 39

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Contemporary

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

The original building permit is not available; however, a demolition permit (#3908) for the prior building and a permit to cap the sewer was issued 10-11-1962 to J.M. Martinez. The sewer capping was completed 4-25-1963. The County Assessor provides the construction date as 1963. Permit #27661 (to add a 15' x 30' to rear of dwelling, valued at \$12,000) was issued 11-29-1977 to owner, Daniel Martinez, and contractor, Hugo S. Gabbin, and completed 2-3-1978.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date

Original Location:

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: N/a

* **B10. Significance:** Them Residential Architecture: Contempor

Area San Bernardino/Santa Fe Depot

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day Tenth Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the city expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mt. Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Avenue was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with workers at the ATSF Railroad. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938). (CRM TECH, 1999)

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields were gone, transforming the neighborhood entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up. (CRM TECH, 1999; Rokos, 2012) (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

See continuation sheet.

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4 * Resource Name or #: (Assigned by recorder) 1479 Kingman Ave, San Bernardino Map Reference #: 39

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

B10. Significance: (continued)

The Contemporary style was mostly popular between 1950 and 1955 (Caltrans, 2011:80). During a period when the Ranch style made up most of the residential subdivisions, a number of developers such as Joseph Eichler in California, Edward Hawkins in Colorado, and Charles M. Goodman in Washington, D.C., primarily built Contemporary subdivisions. The Contemporary style had a number of advantages over the Ranch style. Unlike the Ranch style, the Contemporary style was more appropriate for a two-story house; therefore a larger house could be built on a smaller lot, leaving more exterior space. Also, a Contemporary style house could be easily constructed on a steep hillside, which would be challenging for even a Split-level Ranch house. (McAlester and McAlester, 2013:632). Neither of these two factors appear to have been an issue when considering the style for new construction at this address.

The Contemporary style rejected the earlier style's decorative exterior details and was focused more on the interior spaces and how they integrated with the exterior, focusing on functionality of space (interior and exterior) throughout the site. Additionally, the low-pitch or flat roofs and the use of post-and-beam rather than stud construction made this style more cost-effective. The roofs usually feature widely overhanging eaves and exposed roof beams. Contemporary houses are often built with natural materials and feature broad expanse of uninterrupted wall surface on the main elevation. The entrance is often recessed and at times accessed through a courtyard, or tucked inside a carport. Carports are more popular than garages in Contemporary houses compared to other postwar residential styles. (McAlester and McAlester, 2013:630-632) The attached garage on the front façade may have original been a carport that was enclosed to create additional living space.

Due to its origins in the postwar housing shortage, the Contemporary style was seen as dated during the 1960s, thus the loss of its popularity. Furthermore, with the increasing popularity of multi-level residences in the 1960s, the Contemporary style's post-and-beam construction was no longer well suited (Caltrans, 2011:80-85).

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

The subject property lacks sufficient significance to meet any of the criteria for listing in the NRHP or CRHR.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. The subject property is not directly associated with any important events in the development and growth of San Bernardino as it was built in 1963, well after the area's initial development. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not known to be associated with the lives of significant persons. Research in newspaper archives, city directories and ancestry websites did not reveal individuals associated with this property as significant persons who have contributed to local history. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. Built in 1963, the subject property is a late example of its style. Contemporary-style residences were built in large numbers throughout the San Bernardino Valley and were most popular between 1950 and 1955. Furthermore, although this building features some characteristics of the Contemporary style, it is not an important or significant example of the style; it lacks an integration of the interior and exterior, a feature emblematic of Contemporary-style architecture. The building is also not listed in the Historic Resources

CONTINUATION SHEET

Page 4 of 4 * Resource Name or #: (Assigned by recorder) 1479 Kingman Ave, San Bernardino Map Reference #: 39

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation

☐ Update

Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. Although the building massing, configuration and window type and style are intact, the conversion of the garage to living space, as well as the addition of the carport and rough stucco texture cladding have diminished the integrity of materials and design. The subject property overall lacks distinction and does not possess high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California.

https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino. 1962 and 1977. Building Permits #3908 and #27661.

City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

Feldman, Jessica B. 2006. 1st Supplemental HPSR: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: 1388 Kingman Ave, San Bernardino Map Reference #: 40

*

P1. Other Identifier:

* **P2. Location:** ☐ Not for Publication ☒ Unrestricted

*a. County San Bernardino

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

*b. USGS 7.5' Quad SAN BERNARDINO SOUT Date 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1388 KINGMAN AVE

City San Bernardino Map Reference # Zip 92411

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470867.59 mE/ 3774133.98 mN

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

APN(s): 013818134

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

This south-facing single-story single-family residence originally had an L-shaped plan, but the rear addition creates a T-shaped plan. A poured concrete driveway leads to a front-facing single car garage. The Ranch style house is topped with a cross-hipped roof with overhanging eaves, slightly exposing the rafter tails. The building is clad with smooth stucco. The main entrance faces west and is tucked into the L. The door is not visible and is covered with a metal security door. A single-hung non-original vinyl window sits to its right. The southernmost wing is covered with a mix of original and non-original fenestration. A second non-original entrance faces south and is accessed via one step and a metal security door. On either side of the door is a single-hung non-original vinyl window, whose location appears to be original.

The dwelling is set back from West Kingman Street and is landscaped with a lawn, driveway, and iron front gate.

The property appears to be in fair condition, retaining 1957 features such as its front entrance and garage location, general plan from the public right-of-way, stucco cladding, and roof overhang; however, its fenestration and rear massing have been altered.

* **P3b. Resource Attributes:** HP02 Single Family Property

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

P5b. Description of Photo: (View, date, etc.)

Oblique view of the primary facades. 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

Circa 1957 (Factual) Tax Assessor

* **P7. Owner and Address:**

Murillo, Jose A D
1388 W Kingman St
San Bernardino Ca 92411

* **P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

* **P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey



* **P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

* NRHP Status Code 6Z

* **Resource Name or #:** 1388 KINGMAN AVE, San Bernardino Map Reference #: 40

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Ranch

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

No original building permit was found for this specific address, and the construction year was provided by the County of San Bernardino Tax Assessor website. Listed under the closely related address "1386 Kingman", building permit #37208 was issued to owner Juan Zermano on 4/26/1957, for construction of a dwelling and garage valued at \$8,200. It was completed by 2/19/1958 and the contractor was Arinda Const.

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

Original Location: _____

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Arinda Const. (attributed To)

* **B10. Significance:** Them Residential Architecture: Ranch

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day 10th Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the City expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mount Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with ATSF Railway employees, as evidenced by a review of city directories. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938) (CRM TECH, 1999).

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields were gone, transforming the neighborhood into almost entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up (CRM TECH, 1999; Rokos, 2012). (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

City of San Bernardino Building Permit, #37208, issued in 1957.

See continuation sheet

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4 * Resource Name or #: (Assigned by recorder) 1388 Kingman Ave, San Bernardino Map Reference #: 40

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

B10. Significance Statement continued:

In the 1950s, the Ranch style dominated the post-war era as the most popular single-family residential type in both California and elsewhere in the United States. During that decade, economic prosperity, growing population and family size, and unprecedented levels of automobile ownership created demand for more suburban development and larger suburban homes. The Ranch style provided architects and builders with a means of satisfying this demand while controlling construction costs and creating affordable homes that appealed to emerging consumer tastes. Most new homes in the United States had at least three bedrooms by 1955, and by the mid-1960s they averaged 1,500 square feet (Caltrans, 2011:71). Although heavily influenced in many cases by vernacular buildings of the past, middle-class Ranch style homes of the postwar period went further than Minimal Traditional homes in breaking with traditional domestic architecture.

Common attributes of postwar Ranch style homes included: elongated plans with open interiors and attached two-car garages (sometimes separated by breezeways) or carports; horizontal emphasis, asymmetry, and low-slung profiles; low-to-moderately pitched hipped or gabled roofs, or combinations of the two, with broad and often continuous eave overhangs; asphalt-shingle roof covering; recessed entries; variegated exterior cladding of stucco and arrangements of wood materials, sometimes with brick or stone panels or lower wainscoting; masonry elements such as broad chimneys or raised planters; horizontally oriented arrangements of wood- or steel-framed windows, or (with increasing frequency during the 1960s) aluminum-framed sliding windows; tripartite window arrangements; upper ribbon windows, and bathroom and bedroom windows positioned at eye level or near eaves. The Ranch house commonly had a small terrace or patio in front or back, and an interior or exterior dominant chimney. Breezeways, or shaded pathways, were typical on some Ranch houses in California where the garage was detached from the main house. (Caltrans, 2011:76–78, 85–86; Horak, Goodrich, Hess, and English, 2015:15–16; McAlester and McAlester, 2013:597–602). Many of the Ranch-styled residences within the APE have minimal design features, with attached one-car garages; the subject property is an example of this common type.

The subject property lacks sufficient significance to meet any of the criteria for listing in the NRHP or the CRHR.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. The subject property is not directly associated with any important events in the development and growth of San Bernardino as it was built in 1957, well after the area's initial development. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

The owner at the time of construction in 1957 was Juan Zermano. Based on online research for “Juan Zermano” and “San Bernardino”, several references were found to different individuals bearing this name, but none appeared to make a substantial contribution to the community that would warrant eligibility under Criterion B/2 for association with important historic personages. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. Built in 1957, the subject property is also a late and typical example of its style. Ranch-style residences were built in large numbers throughout the area up until 1950. Although this building features some characteristics of Ranch design including a hipped roof, it lacks more prominent character-defining features of the style such as horizontally oriented arrangements of windows. It is also not one of the more notable or significant examples of the style in the San Bernardino area. The building is also not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. The dwelling appears to be generally intact as far as the integrity of materials, design and workmanship except for the replacement of the original fenestration. However, the dwelling lacks distinction and does not possess high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

CONTINUATION SHEET

Page 4 of 4 * Resource Name or #: (Assigned by recorder) 1388 Kingman Ave, San Bernardino Map Reference #: 40

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation

☐ Update

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

Feldman, Jessica B. 2006. 1st Supplemental HPSR: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

Resource Name or #: 1428-1430 Kingman Ave, San Bernardino Map Reference #: 41/42

*

P1. Other Identifier:

* **P2. Location:** ☐ Not for Publication ☒ Unrestricted

*a. County San Bernardino

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

*b. USGS 7.5' Quad SAN BERNARDINO SOUT Date 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1428-1430 KINGMAN AVE

City San Bernardino Map Reference #: Zip 92411

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470793.02 mE/ 3774135.61 mN

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

APN(s): 013818138

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

There are two single-family residences on the legal parcel.

1428 West Kingman Street makes up the eastern portion of this property.

This single-story single-family residence and detached two-car garage face south toward West Kingman Street. The residence appears to be clad in wood panels. It has a medium-pitched side-gabled roof that flares out to form a full-width front porch supported by square wooden posts. The elevated porch floor is of poured concrete. Two steps lead to the main entrance, which sits at the center of the front elevation and is covered with a metal security door. The door is flanked by two wood-framed windows. The functionality of the left window is indiscernible. The window to the right is a vinyl sliding window. To the right is a smaller vinyl casement window.

The detached two-car garage, non-original to the property, is situated closer to the street than the dwelling. It has a low-pitched front-gabled roof with a shallow overhang. It is clad with vertical wood siding, which also forms garage doors that swing open.

See Continuation Sheet

* **P3b. Resource Attributes:** HP02 Single Family Property

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

P5b. Description of Photo: (View, date, etc.)

1430 W. Kingman Street, oblique of the primary
façade 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

Circa 1912 (Factual) Tax Assessor

* **P7. Owner and Address:**

Villa, Juan J
1428 & 1430 W Kingman St
San Bernardino Ca

* **P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

* **P9. Date Recorded:** 9/12/2017

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

Intensive Level Survey



* **P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

* **Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

* NRHP Status Code 6Z

* **Resource Name or #:** 1428-1430 KINGMAN AVE, San Bernardino Map Reference #: 41/42

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Folk Victorian

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Records available at the City of San Bernardino provide the construction date for both dwellings as 1912, with an effective date of 1917 and 1916. Plumbing permit #9748 was issued to owner Macedonia Zermino on 3/4/1942. Original windows were noted as wood double-hung; compo shingles on the roofs; wood siding; and wood foundations for 1430 West Kingman.

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

Original Location: _____

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: N/a

* **B10. Significance:** Them Residential Architecture: Folk Vict

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day 10th Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the City expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mount Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with blue-collar workers at the ATSF railyard. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938) (CRM TECH, 1999).

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields were gone, transforming the neighborhood into almost entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up (CRM TECH, 1999; Rokos, 2012). (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

City of San Bernardino Building Permits, #9748, issued in 1942.

Donaldson, Wayne. Historic Resources Reconnaissance Survey of the City of San Bernardino, 1991, page 46, record 13-9.

See continuation sheet

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/12/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 6 * Resource Name or #: (Assigned by recorder) 1428-1430 Kingman Ave, San Bernardino Map Reference #: 41/42

* Recorded by: Rebecca McGovern, ICF

* Date: 9/12/2017

☒ Continuation ☐ Update

P3a. Description continued:

The house and garage are deeply set back from West Kingman Street. The property is landscaped with gravel, lawn, and scattered mature trees. Overall, the property appears to be in good condition, retaining features from its construction in 1912 such as the full-width porch, flared gable roof, and the sprawling front lawn. However, the garage was added between 1938 and 1959, the window sashes have been altered, the exterior cladding is not original, and rear and side additions to the house alter its original form and massing (not visible).

1430 West Kingman Street makes up the western portion of this property.

This single-story single-family residence faces south toward West Kingman Street. The residence is clad in non-original stucco. It has a medium-pitched side-gabled roof that flares slightly toward the front to form a near-full-width porch supported by square wooden posts. The elevated porch floor is of poured concrete. Two steps lead to the main entrance, a non-original wooden door which sits at the center of the front (south) elevation. The symmetrical front façade also features two windows with non-original wooden frames and replacement single-hung vinyl sashes. An addition with a shed roof juts out at the rear.

The eastern elevation features two similar, resized windows with wooden frames and replacement sliding vinyl sashes.

A non-original accessory building is located in the rear landscape. The main house is slightly set back from the street and is landscaped with a lawn and chain-link fence.

The residence appears to be in fair condition, retaining 1912 features such as its front porch, symmetrical front façade, and fenestration arrangement; however, the windows and door have been altered, the exterior cladding altered, and between 1938 and 1959, the rear of the building was extended

B6. Construction History continued:

Both residences had extensions added to the rear (dates of construction unknown) noted as early as 1951 by the appraiser; in addition, 1428 West Kingman had a side addition pre-1951. No owner was noted at the time.

B10. Significance Statement continued:

Folk Victorian is a vernacular pastiche of higher styles of Victorian architecture such as Queen Anne or Shingle. Folk Victorian, popular from ca. 1870 to 1910, is common throughout the United States, with some subtypes particularly common in the South (McAlester and McAlester, 2013:397). The style corresponds to architectural trends of the period, but allowed middle-class and upper-working class families to ornament their residences with elements of the more elaborate, higher Victorian styles (Shrock, 2004:77). The style flourished due to the expansion of the railroad cross-country; rail allowed raw materials and manufactured goods to be transported long distances (Gottfried and Jennings, 2009:33). No longer did builders rely on local materials and goods. Instead, industrialization standardized construction elements such as wood and nails, which then could be shipped, at a relatively low cost, anywhere (McAlester and McAlester, 2013:314). In addition, pattern books and house plan books began to proliferate the market (McAlester and McAlester, 2013:314). New homes suddenly did not require an architect to design an ornate and styled residence, which supported the dissemination of Victorian styled elements beyond the upper-class. Moreover, these changes in building and access to design elements allowed already built residences to adapt by adding spindle-work or trim to porches or cornice-line brackets to rooflines (Paradis, n.d.).

The style is defined by the display of Victorian-inspired decorative detailing on simple folk house forms. Defining features include porches with spindled porch supports, lace-like spandrels, and jigsaw cut trim, and turned balusters in porch railings. They also feature a symmetrical façade, cornice-line brackets, and suspended friezes from porch ceilings. There are five principal subtypes of the style: front-gabled roof, gable front and wing, side-gabled roof with one-story, side-gabled roof with two stories, and pyramidal. The gable and front wing subtype, found within the APE, has an asymmetrical façade. (McAlester and McAlester, 2013:397-398). Residences of the Folk Victorian within the APE represent the style with decorative porch

CONTINUATION SHEET

Page 4 of 6 * Resource Name or #: (Assigned by recorder) 1428-1430 Kingman Ave, San Bernardino Map Reference #:41/42

* Recorded by: Rebecca McGovern, ICF

* Date: 9/12/2017

☒ Continuation ☐ Update

elements and cornice-line emphasis. Also typical of the style, there is great variation found within the details.

Given the deep setback of both buildings from West Kingman Avenue, their estimated date of construction, and their styles, these dwelling likely date to the era when this neighborhood was newly subdivided and still relatively agricultural.

The subject property lacks integrity to meet any of the criteria for listing in the NRHP or CRHR.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant direct association with important historic events and has not made a significant contribution to the broad patterns of history. Although the subject property was constructed in 1912, primarily as a result of the proximity to the former AT&SF rail yard, it lacks an overall cohesiveness necessary to convey a pattern of development or association with an important event. Additionally, any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue has been eliminated as a result of its re-alignment to 5th Street. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. Macedonia Zermino was known to be owner of the property in 1940, approximately 30 years after the original construction. Based on online research for "Macedonia Zermino" and "San Bernardino", multiple references were found to different individuals bearing this name, but none in the same age range appeared to make a substantial contribution to the community that would warrant eligibility under Criterion B/2 for association with important historic personages. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. Folk Victorian-style residences were built in large numbers throughout the San Bernardino Valley between 1870 and 1910. Built in 1912, the subject property is a late and typical example of the style. Alterations to both dwellings including replacement of original windows, non-original siding, and multiple additions have taken place since the initial date of construction that have resulted in diminished integrity in design, workmanship and materials. The setting of the property is also no longer intact. In addition, the foundation of 1430 West Kingman Avenue has been altered from a wood foundation with piers to a poured concrete foundation. The building was listed as one of the properties surveyed in the Historic Resources Reconnaissance Survey (page 46, record 13-9) of the City of San Bernardino completed by Architect Milford Donaldson in 1991, but was not among those properties determined to be potentially eligible for the NRHP. For all these reasons, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

CONTINUATION SHEET

Page 5 of 6 * Resource Name or #: (Assigned by recorder) 1428-1430 Kingman Ave, San Bernardino Map Reference #:41/42

* Recorded by: Rebecca McGovern, ICF

* Date: 9/12/2017

☒ Continuation ☐ Update

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

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Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

CONTINUATION SHEET

Page 6 of 6 * Resource Name or #: (Assigned by recorder) 1428-1430 Kingman Ave, San Bernardino Map Reference #:41/42

* Recorded by: Rebecca McGovern, ICF

* Date: 9/12/2017

☒ Continuation ☐ Update



1428 West Kingman Avenue, view of primary façade.

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: 1440 Kingman Ave, San Bernardino Map Reference #: 43

*

P1. Other Identifier:

* **P2. Location:** ☐ Not for Publication ☒ Unrestricted

*a. County San Bernardino

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

*b. USGS 7.5' Quad SAN BERNARDINO SOUT Date 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1440 KINGMAN AVE

City San Bernardino Map Reference #: Zip 92411

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470769.17 mE/ 3774135.77 mN

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

APN(s): 013818140

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

This property faces south to West Kingman Street and hosts a single-story single-family residence at the front and an accessory structure at the rear. The Ranch-style dwelling is rectangular in plan. The front (southern) part of the house has a hipped roof with a deep overhang, and exposed rafters. The back (northern) part of the house is topped with a non-original low-pitched gabled roof. The non-original eaves extend all the way to the western property line to form a carport that displays T11 siding at the gable end.

The dwelling is clad in stucco. The main entrance is located off-center on the front elevation underneath a partial-width elevated porch supported by accented metal supports. The primary entrance is obscured by a metal security door. Two non-original aluminum-framed slider windows are located at the front elevation. Similar windows are located at the side elevations.

The property is slightly set back from the street and is landscaped with a lawn, shrubs, and a bordering chain-link fence. The accessory structure has a gabled roof. The property appears to be in poor to fair condition. While it retains some features from its 1952 construction date such as fenestration patterns and partial-width porch, the windows have been replaced, and the rear has been severely altered, with a partial roof replacement dating to circa 1963.

* **P3b. Resource Attributes:** HP02 Single Family Property

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



P5b. Description of Photo: (View, date, etc.)

Slightly oblique view of the primary façade; partial view of older dwelling at far left.

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

☐ Prehistoric ☒ Historic ☐ Both

1952 (Factual) Tax Assessor

* **P7. Owner and Address:**

Villa, Juan
1440 W Kingman St
San Bernardino Ca 92411-2625

* **P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

* **P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey

* **P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

* **Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

* NRHP Status Code 6Z

* **Resource Name or #:** 1440 KINGMAN AVE, San Bernardino Map Reference #: 43

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Ranch

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

No original building permit was located. The date of construction (1952) was obtained from the County of San Bernardino Tax Assessor.

Building Permit #0570 was issued to Modesto Lopez on 1/16/58 for an addition to the existing structure. The work was completed in 1963.

Building Permit #60125 was issued on 9/20/61 for the demolition of four front rooms of the dwelling. The owner was Mary Lopez. This was completed in 1963.

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

Original Location: _____

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: N/a

* **B10. Significance:** Them Residential Architecture: Ranch

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day 10th Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the City expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mount Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d.).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with workers for the ATSF Railroad. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938) (CRM TECH, 1999).

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields were gone, transforming the neighborhood into almost entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up (CRM TECH, 1999; Rokos, 2012). (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

City of San Bernardino Building Permits, #0570 issued in 1958 and #60125 issued in 1963.

See continuation sheet.

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page **3** of **4** * **Resource Name or #:** (Assigned by recorder) 1440 Kingman Ave, San Bernardino Map Reference #: 43

* **Recorded by:** Rebecca McGovern, ICF

* **Date:** 9/14/2017

☒ **Continuation** ☐ **Update**

B10. Significance Statement continued:

In the 1950s, the Ranch style dominated the post-war era as the most popular single-family residential type in both California and elsewhere in the United States. Although heavily influenced in many cases by vernacular buildings of the past, middle-class Ranch style homes of the postwar period went further than Minimal Traditional homes in breaking with traditional domestic architecture. Common attributes of postwar Ranch style homes included: elongated plans with open interiors and attached two-car garages (sometimes separated by breezeways) or carports; horizontal emphasis, asymmetry, and low-slung profiles; low-to-moderately pitched hipped or gabled roofs, or combinations of the two, with broad and often continuous eave overhangs; asphalt-shingle roof covering; recessed entries; variegated exterior cladding of stucco and arrangements of wood materials, sometimes with brick or stone panels or lower wainscoting; masonry elements such as broad chimneys or raised planters; horizontally oriented arrangements of wood- or steel-framed windows, or (with increasing frequency during the 1960s) aluminum-framed sliding windows; tripartite window arrangements; upper ribbon windows, and bathroom and bedroom windows positioned at eye level or near eaves. The Ranch house commonly had a small terrace or patio in front or back, and an interior or exterior dominant chimney. Breezeways, or shaded pathways, were typical on some Ranch houses in California where the garage was detached from the main house. (Caltrans, 2011:76–78, 85–86; Horak, Goodrich, Hess, and English, 2015:15–16; McAlester and McAlester, 2013:597–602). Many of the Ranch-styled residences within the APE have minimal design features, with attached one-car garages; the subject property does not exhibit an attached garage but does have a carport.

The subject property lacks integrity to meet any of the criteria for listing in the NRHP or the CRHR. In addition, the neighborhoods were reviewed to establish whether or not a historic district was present. Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. The subject property is not directly associated with any important events in the development and growth of San Bernardino as it was built in 1952, after the area's initial development. Additionally, any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue has been eliminated as a result of its re-alignment to 5th Street. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. The owner in 1958 was Modesto Lopez and the owner in 1963 was Mary Lopez. Based on online research for “Modesto Lopez”, “Mary Lopez” and “San Bernardino”, several references were found to different individuals bearing these names, but none appeared to make a substantial contribution to the community that would warrant eligibility under Criterion B/2 for association with important historic personages. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. Ranch-style residences were built in large numbers throughout the San Bernardino Valley. Although this building features some characteristics of Ranch design such as a hipped roof, it lacks other and more prominent character-defining features of the style including a front porch or broad chimney. It is also not one of the more notable or significant examples of the style in the San Bernardino area. Regardless, the property has been subject to at least one addition (Building Permit #0570) and one demolition (Building Permit #60125). Historic aerials and Google maps reveal that the roof pitch and profile of the street-front portion of the building is different compared to the rear, confirming alterations to the building. As a result, the subject property lacks integrity of workmanship, design, and materials. Furthermore, it does not possess high artistic value. The building is also not listed in the Historic

CONTINUATION SHEET

Page 4 of 4 * Resource Name or #: (Assigned by recorder) 1440 Kingman Ave, San Bernardino Map Reference #: 43

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. Regardless, the subject property is a typical example of the Ranch-style that possesses low integrity. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

Feldman, Jessica B. 2006. 1st Supplemental HPSR: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: 1454 Kingman Ave, San Bernardino Map Reference #: 44

*

P1. Other Identifier:

* **P2. Location:** ☐ Not for Publication ☒ Unrestricted

*a. County San Bernardino

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

*b. USGS 7.5' Quad SAN BERNARDINO SOUT Date 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1454 KINGMAN AVE

City San Bernardino Map Reference #: Zip 92411

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470731.80 mE/ 3774135.94 mN

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

APN(s): 013818143

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

This single-story single-family residence with an attached single car garage faces south toward West Kingman Street. The Ranch-style house has a rectangular plan and a hipped roof, and a projecting garage with a hipped roof which forms an L-shaped plan. The simple wooden garage door appears to be original. A concrete walkway leads to the main entrance which is covered by a partially-extended roofline. The door is covered with a metal screen door. A large original wooden tripartite window with a fixed multi-light sash flanked by single-hung windows. A smaller original window is located toward the rear at the western elevation. Windows are covered with metal awnings. A non-original patio is located at the rear.

The property is set back from the street and is landscaped with a lawn, concrete walkway and driveway, and chain-link fence. A non-original accessory structure is located at the rear and has a gabled roof. The property is in good condition overall, retaining 1958 features such as its mass, roof, and wooden windows and garage door. The only apparent changes to the house are pre-1966 additions: the rear patio and accessory structure.

* **P3b. Resource Attributes:** HP02 Single Family Property

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

P5b. Description of Photo: (View, date, etc.)

Oblique view of the primary façade. 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

1961 (Factual) Building Permit

* **P7. Owner and Address:**

Martinez, Ignacio B
1454 W Kingman
San Bernardino Ca 92411

* **P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

* **P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey



* **P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

* **Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

* NRHP Status Code 6Z

* **Resource Name or #:** 1454 KINGMAN AVE, San Bernardino Map Reference #: 44

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Ranch

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Building permit #41824 was issued on 2/24/1958, to owner Vince Padilla for construction of a dwelling and garage valued at \$8,800. The contractor was Arinda Const., and it was completed by 6/5/1961.

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

Original Location: _____

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Arinda Const.

* **B10. Significance:** Them Residential Architecture: Ranch

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day 10th Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the City expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mount Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with blue-collar workers of the ATSF Railroad, as revealed in city directories. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938) (CRM TECH, 1999).

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields were obsolete, transforming the neighborhood into almost entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up (CRM TECH, 1999; Rokos, 2012). (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

City of San Bernardino Building Permits, #41824, issued on 2/24/1958.
Mt. View Mortuary & Cemetery. In Memory of Vincent M. Padilla,
accessed 10/26/2017,
<http://mt-view-mort-cem.tributes.com/dignitymemorial/obituary/Vincent-Medina-Padilla-104272248>.

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4 * Resource Name or #: (Assigned by recorder) 1454 Kingman Ave, San Bernardino Map Reference #: 44

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

B10. Significance: (Continued)

In the 1950s, the Ranch style dominated the post-war era as the most popular single-family residential type in both California and elsewhere in the United States. During that decade, economic prosperity, growing population and family size, and unprecedented levels of automobile ownership created demand for more suburban development and larger suburban homes. The Ranch style provided architects and builders with a means of satisfying this demand while controlling construction costs and creating affordable homes that appealed to emerging consumer tastes. Although heavily influenced in many cases by vernacular buildings of the past, middle-class Ranch style homes of the postwar period went further than Minimal Traditional homes in breaking with traditional domestic architecture. They did this through their informal composition, their elongated, open and sometimes meandering floor plans, their horizontal emphasis and low-slung profile (most were one story), and their close relationship to surrounding outdoor space, which included an emphasis on increasing natural lighting of interior space.

Other common attributes of postwar Ranch style homes included: low-to-moderately pitched hipped or gabled roofs, or combinations of the two, with broad and often continuous eave overhangs; asphalt-shingle roof covering; recessed entries; variegated exterior cladding of stucco and arrangements of wood materials, sometimes with brick or stone panels or lower wainscoting; masonry elements such as broad chimneys or raised planters; horizontally oriented arrangements of wood- or steel-framed windows, or (with increasing frequency during the 1960s) aluminum-framed sliding windows; tripartite window arrangements; upper ribbon windows, and bathroom and bedroom windows positioned at eye level or near eaves. The Ranch house commonly had a small terrace or patio in front or back, and an interior or exterior dominant chimney. Breezeways, or shaded pathways, were typical on some Ranch houses in California where the garage was detached from the main house. (Caltrans, 2011:76–78, 85–86; Horak, Goodrich, Hess, and English, 2015:15–16; McAlester and McAlester, 2013:597–602). Many of the Ranch-styled residences within the APE are minimal in design, with attached single-car garages; the subject property is an example of this subtype.

The subject property lacks sufficient significance to meet any of the criteria for listing in the NRHP or the CRHR. In addition, although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. The subject property is not directly associated with any important events in the development and growth of San Bernardino as it was built in 1961, well after the area's initial development. Additionally, any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue has been eliminated as a result of its re-alignment to 5th Street. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. The owner at the time of construction in 1958 was Vince Padilla. Based on online research for “Vince Padilla” and “San Bernardino”, an obituary for Vincent M. Padilla (1925-2016) indicated he was a veteran of World War II, station in England with the U.S. Army Air Corps and worked for the Street Department, City of San Bernardino for just over 38 years. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. Built in 1961, the subject property is also a late and typical example of its style. Ranch-style residences were built in large numbers throughout the area up until 1950. While the property exhibits a hipped roof, it lacks more prominent character-defining features of the style including a distinguished entrance and a broad chimney. Additionally, the subject property is not the work of a master. While the dwelling retains the general footprint, roof pitch and

CONTINUATION SHEET

Page 4 of 4 * Resource Name or #: (Assigned by recorder) 1454 Kingman Ave, San Bernardino Map Reference #: 44

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

profile, and massing from its original construction era, the integrity of design and materials has been diminished by the replacement of the original windows, expansion at the rear elevations, and the installation of security bars. The building is also not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. Regardless, the subject dwelling is a late example of its style that lacks distinction and does not possess high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

Feldman, Jessica B. 2006. 1st Supplemental HPSR: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or #: 1370 Kingman Ave, San Bernardino Map Reference #: 45

*

P1. Other Identifier:

* **P2. Location:** ☐ Not for Publication ☒ Unrestricted

*a. County San Bernardino

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

*b. USGS 7.5' Quad SAN BERNARDINO SOUT Date 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1370 KINGMAN AVE

City San Bernardino Map Reference #: Zip 92411

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470886.63 mE/ 3774133.92 mN

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

APN(s): 013818145

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

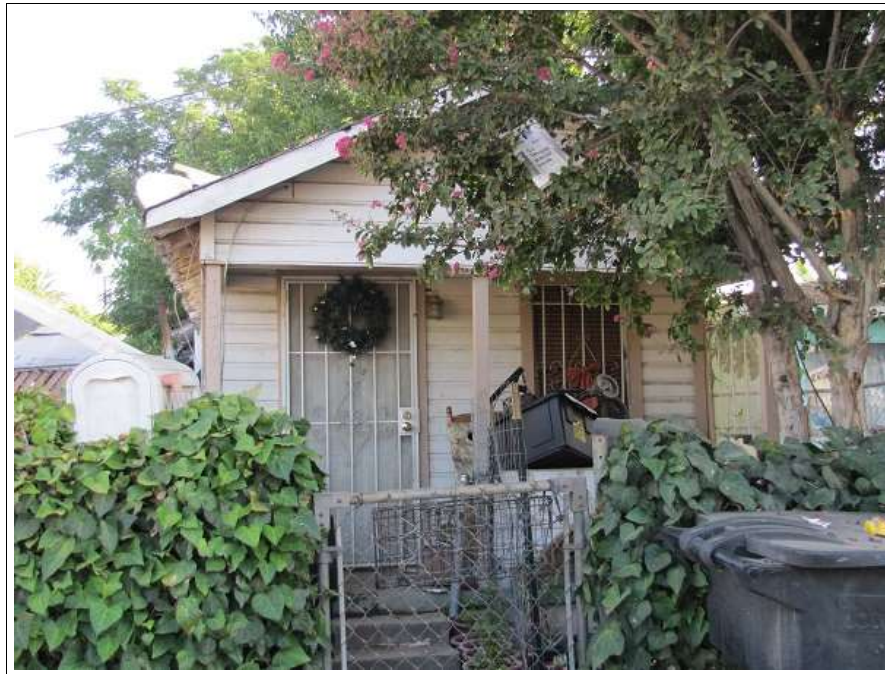
This single-story single-family residence faces south toward West Kingman Street. It is clad in Dutch lap siding. The dwelling's most distinguishing element is its long plan on a slender lot. A non-original volume toward the rear further extends the length of the building. The dwelling has a moderately-pitched front-gabled roof with overhanging eaves, exposing the rafter tails. At the front (south) elevation is a full-width porch with simple wooden supports. Beneath the porch are the primary entrance and one window. The primary door is indiscernible and obscured by a metal security door within an original wooden frame. The window is obscured by a metal security gate; although it is wood-framed; its functionality and style of sash is indiscernible.

The dwelling is set close to the property line. An ivy-covered chain-link fence and gate bound the garden, comprising a tree.

The Craftsman style building appears to be in good condition. Many of its character-defining features from 1938 remain, such as its full-width porch, Dutch lap siding, and its wood-framed fenestration. However, the rear addition dates between 1966 and 1980, and the fenestration is not visible.

* **P3b. Resource Attributes:** HP02 Single Family Property

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



P5b. Description of Photo: (View, date, etc.)

Oblique view of the primary and secondary facades 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

1938 (Factual) Tax Assessor

* **P7. Owner and Address:**

Esparza, Genaro
7842 Golondrina
San Bernardino Ca 92410

* **P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

* **P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey

* **P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

* **Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

* NRHP Status Code 6Z

* **Resource Name or #:** 1370 KINGMAN AVE, San Bernardino Map Reference #: 45

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Craftsman

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

The construction date is based on information from the tax assessor as an original building permit was not located. In 1946, building permit #13629 was issued to owner Felipe Esparaza for plumbing repairs. (See continuation sheet)

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

Original Location: _____

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: N/a

* **B10. Significance:** Them Residential Architecture: Craftsman

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day Tenth Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the city expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mt. Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d.).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with blue-collar workers of the ATSF Railroad. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938). (CRM TECH, 1999)

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields had disappeared, transforming the neighborhood entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up. (CRM TECH, 1999; Rokos, 2012) (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

See continuation sheet

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 5 * Resource Name or #: (Assigned by recorder) 1370 Kingman Ave, San Bernardino Map Reference #: 45

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

B6. Construction History continued:

On 4/16/1959, building permit #47874 was issued to owner Pedro L. Saucedo for a dwelling and garage, 2 baths for \$12,000. San Dino Builders was the contractor, and it was completed by 9/1/1959. In 1961, building permit #60534 was issued to Genaro S. Esparza for a screen patio, 14' by 9'. owner Felipe Esparaze for plumbing repairs.

B10. Significance Statement continued:

Pioneered in California, Craftsman homes were largely inspired by the English Arts and Crafts movement led by William Morris and the design and manufacturing firm Morris and Company. In part a reaction to machine-age industrialism, the movement celebrated traditional pre-industrial artisanship, medieval culture, use of natural materials, and decorative motifs inspired by nature. Charles Fletcher Lummis and George Wharton James popularized Arts and Crafts ideals in Southern California as leaders of the vibrant Arroyo Seco scene, whose members sought to spiritualize daily life by celebrating California's pre-industrial history and natural environment, and by creating an architectural aesthetic committed to craftsmanship and use of local materials (Grimes, 2016:3-5).

While other high-style Craftsman homes—sometimes referred to as Western Stick style homes—were constructed in Southern California, as the style was popularized in pattern books and magazines, architects and builders quickly employed it in the design and construction of bungalows. Borrowed from the Indian term “bangala” by British colonists, the bungalow referred to a rural one-story home with a front porch and central living room. (Grimes, 2016:8-9, McAlester and McAlester, 2013:568, 578).

Craftsman style residences are characterized by low-pitched, gabled roofs with wide, unenclosed eave overhangs; roof rafters that are usually exposed; decorative beams or braces added under gables; porches, either full- or partial-width, with roofs supported by tapered square columns; and columns or pedestals frequently extended to ground level. Craftsman homes can be grouped into four principal types identified by their roof configuration. The front-gabled roof type, which make up one-third of Craftsman home examples, are often one-story (but one-and-a-half and two story examples are not uncommon), and have full- or partial-width porches (approximately half are sheltered beneath the main roof and half have separate, extended roofs), while about 10 percent have dormers (McAlester and McAlester, 2013:567). The subject property is an example of this subtype. This style was generally constructed between 1905 and 1930, making the subject property a late use of the style.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. Although the property is broadly associated with the development of the railroad and represents the style of houses built in the early decades of the twentieth century, it is not directly associated with any important events in the development and growth of San Bernardino or the neighborhood. Historic aerials reveal that by 1938 the majority of the area was already developed. Additionally, any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue has been eliminated as a result of its re-alignment to 5th Street. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

The owners from 1946 through 1961 included Felipe Esperaza, Pedro L. Saucedo, and Genaro S. Esparza. Based on online research for the various owner names and “San Bernardino”, several references were found to different individuals bearing these names, but none appeared to make a substantial contribution to the community that would warrant eligibility under Criterion B/2 for association with important historic persons. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. Craftsman-style residences were built in large numbers throughout the San Bernardino Valley. Built in 1938, the subject property is a late example of the style that while exhibiting a full-width porch, it lacks more prominent character-defining features of the style including decorative beams or braces. The building was listed as one of the properties surveyed in the Historic Resources Reconnaissance Survey (page 46, record 13-12) of the City of San Bernardino completed by Architect Milford Donaldson in 1991, but was not among those properties determined to be potentially eligible for the NRHP. Regardless, the building lacks integrity of design and materials due to the replacement of windows and the rear addition. The property overall lacks distinction and does not possess high

CONTINUATION SHEET

Page 4 of 5 * Resource Name or #: (Assigned by recorder) 1370 Kingman Ave, San Bernardino Map Reference #: 45

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

B12. References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016). Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President.

City of San Bernardino, California.

https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino Building Permits, #13629 issued in 1942, #47874 issued in 1959 and #60534 in 1961.

Donaldson, Wayne. Historic Resources Reconnaissance Survey of the City of San Bernardino, 1991, page 46, record 13-12.

Feldman, Jessica B. 2006. 1st Supplemental HPSR: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S.

CONTINUATION SHEET

Page 5 of 5 * Resource Name or #: (Assigned by recorder) 1370 Kingman Ave, San Bernardino Map Reference #: 45
* Recorded by: Rebecca McGovern, ICF * Date: 9/14/2017
☒ Continuation ☐ Update

Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or #: 1447 Kingman Ave, San Bernardino Map Reference #: 46

*

P1. Other Identifier:

* **P2. Location:** ☐ Not for Publication ☒ Unrestricted

*a. County San Bernardino

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

*b. USGS 7.5' Quad SAN BERNARDINO SOUT Date 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1447 KINGMAN AVE

City San Bernardino Map Reference #: Zip 92410

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470748.04 mE/ 3774081.08 mN

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

APN(s): 013818202

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

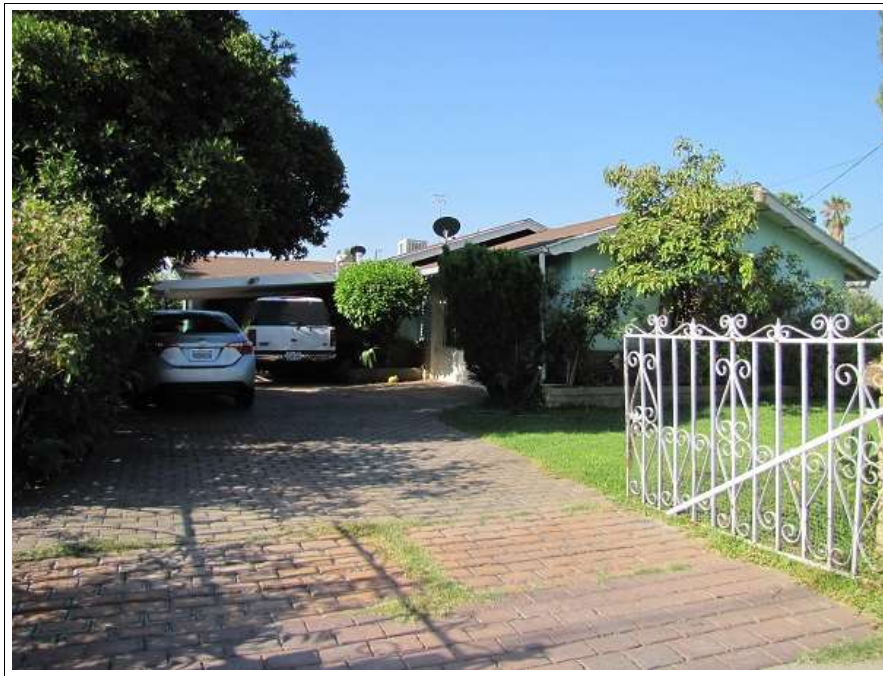
The single family residence located at 1447 West Kingman Street is a one-story, four-bay wide building with a side-gabled roof and overhanging eaves, clad in non-original asphalt shingles. Originally designed in the Ranch style, the dwelling features a cross-hipped roof subtype (facing east) with an attached 2-car garage. The exterior is clad in smooth stucco with brick veneer along the base of the dwelling. The main entrance is situated along the primary (north) elevation and is not visible from the public right-of-way. The windows along the primary (north) elevation are also not visible from the public right-of-way. The garage opening is situated on the east elevation, which retains its original garage door, however, a window has been installed in the center of the garage door with security bars indicating that the garage has possibly been converted to a living space.

Within the front-gable along the street facing (north) elevation is a non-original multi-pane vinyl frame window with security bars. The fascia boards in the front-gable are scalloped, a common feature of the Storybook Ranch subtype. A secondary entrance and additional sliding and picture windows (fenestration not visible) are situated along the west elevation. A screen porch is located at the corner where the south and west elevations join. A large shed-roof carport has been constructed off the east elevation, which obscures the setback portion of the north elevation (short part of the L-shape configuration).

(See Continuation Sheet)

* **P3b. Resource Attributes:** HP02 Single Family Property

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



P5b. Description of Photo: (View, date, etc.)

View of the primary facades. 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

1971 (Factual) Building Permit

* **P7. Owner and Address:**

Solis, Luis J
1447 W Kingman St
San Bernardino Ca 92411

* **P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

* **P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey

* **P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

* **Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

* NRHP Status Code 6Z

* **Resource Name or #:** 1447 KINGMAN AVE, San Bernardino Map Reference #: 46

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Ranch

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Building permit #29430 was issued to Modesto G. Lopez for the construction of a dwelling and garage on May 24, 1971, at a valuation of \$16,242. The contractor was Phil Dreyer and the final inspection was 11/5/1971.

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

Original Location: _____

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Phil Dreyer

* **B10. Significance:** Them Residential Architecture: Ranch

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day Tenth Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the city expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mt. Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with workers from the nearby ATSF railyard, as revealed by research into city directories. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938). (CRM TECH, 1999)

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area through the 1930s and 1940s, by 1959, these fields were has disappeared, and the neighborhood, with a few exceptions, had become almost entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up. (CRM TECH, 1999; Rokos, 2012) (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

City of San Bernardino Building Permits, #29430, issued on 5/24/1971.

See continuation sheet

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 5 * Resource Name or #: (Assigned by recorder) 1447 Kingman Ave, San Bernardino Map Reference #: 46

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

P3a. Description continued:

The dwelling is setback from West Kingman Street. The landscape of the property consists of a grassy lawn with scattered trees, plantings, and shrubs. A paver-laid driveway leads into the attached carport. South of the dwelling, at the rear of the property, is a front-gable outbuilding. There is a vacant lot west of the dwelling. Overall the building appears to be in good condition. Many of the original building materials have remained intact since its construction in 1971, such as the massing, configuration, stucco cladding, scalloped fascia, and attached garage. However, alterations have occurred to the property in recent years, such as vinyl window replacements (c. 2012), replaced roofing, painted stucco, installed security bars, and the attached carport addition (c. 1980).

B10. Significance statement continued:

In the 1950s, the Ranch style dominated the post-war era as the most popular single-family residential type in both California and elsewhere in the United States. During that decade, economic prosperity, growing population and family size, and unprecedented levels of automobile ownership created demand for more suburban development and larger suburban homes. The Ranch style provided architects and builders with a means of satisfying this demand while controlling construction costs and creating affordable homes that appealed to emerging consumer tastes. Most new homes in the United States had at least three bedrooms by 1955, and by the mid-1960s they averaged 1,500 square feet (Caltrans, 2011:71). Although heavily influenced in many cases by vernacular buildings of the past, middle-class Ranch style homes of the postwar period went further than Minimal Traditional homes in breaking with traditional domestic architecture. They did this through their informal composition, their elongated, open and sometimes meandering floor plans, their horizontal emphasis and low-slung profile (most were one story), and their close relationship to surrounding outdoor space, which included an emphasis on increasing natural lighting of interior space.

Common attributes of postwar Ranch style homes also included: low-to-moderately pitched hipped or gabled roofs, or combinations of the two, with broad and often continuous eave overhangs; asphalt-shingle roof covering; recessed entries; variegated exterior cladding of stucco and arrangements of wood materials, sometimes with brick or stone panels or lower wainscoting; masonry elements such as broad chimneys or raised planters; horizontally oriented arrangements of wood- or steel-framed windows, or (with increasing frequency during the 1960s) aluminum-framed sliding windows; tripartite window arrangements; upper ribbon windows, and bathroom and bedroom windows positioned at eye level or near eaves.

The Ranch house commonly had a small terrace or patio in front or back, and an interior or exterior dominant chimney. Breezeways, or shaded pathways, were typical on some Ranch houses in California where the garage was detached from the main house. (Caltrans, 2011:76–78, 85–86; Horak, Goodrich, Hess, and English, 2015:15–16; McAlester and McAlester, 2013:597–602). Many of the Ranch-styled residences within the APE are minimal in design, with attached one-car garages. The subject property retains some of its design features (such as the scalloped bargeboard), but the original garage maybe have been converted to living space, when the carport was added c. 1980.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified. Additionally, the subject property lacks integrity to meet any of the criteria for listing in the NRHP or CRHR.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. The subject property is not directly associated with any important events in the development and growth of San Bernardino as it was built in 1971, well after the area's initial

CONTINUATION SHEET

Page 4 of 5 * Resource Name or #: (Assigned by recorder) 1447 Kingman Ave, San Bernardino Map Reference #: 46

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

development. Additionally, any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue has been eliminated as a result of its re-alignment to 5th Street. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. The owner at the time of construction in 1971 was Modesto Lopez. Based on online research for "Modesto Lopez" and "San Bernardino", several references were found to different individuals bearing this name, but none appeared to make a substantial contribution to the community that would warrant eligibility under Criterion B/2 for association with important historic personages. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. Built in 1971, the subject property is a late example of its style. Ranch-style residences were built in large numbers throughout the San Bernardino Valley up until 1950. Additionally, although this building features some characteristics of a Ranch style dwelling including a gable roof, it lacks more prominent character-defining features of the style such a broad chimney and a distinguished entrance. The building is therefore only a typical and late example of its style. Although the building configuration remains relatively intact, a number of alterations have altered the integrity of the subject property. Alterations include carport addition and the replacement of original windows with vinyl sliders. The building is also not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. Regardless, the subject property is a late example of its style that lacks distinction and does not possess high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

Feldman, Jessica B. 2006. 1st Supplemental HPSR: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

CONTINUATION SHEET

Page 5 of 5 * Resource Name or #: (Assigned by recorder) 1447 Kingman Ave, San Bernardino Map Reference #: 46

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation

☐ Update

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012.
<http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

Resource Name or #: 1439 Kingman Ave, San Bernardino Map Reference #: 47

*

P1. Other Identifier:

*** P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** San Bernardino

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

***b. USGS 7.5' Quad** SAN BERNARDINO SOUT **Date** 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1439 KINGMAN AVE

City San Bernardino Map Reference #: **Zip** 92410

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470767.32 **mE/** 3774081.01 **mN**

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

APN(s): 013818203

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

The single family residence located at 1439 West Kingman Street is a one-and-a-half story, two-bay wide building with a medium-pitched, gable front and wing roof subtype, clad in non-original asphalt shingles. Originally designed in the Folk Victorian style, the dwelling features an L-shaped massing clad in original wood siding. A driveway leads to what was once a detached garage, but now appears to have been converted to a dwelling.

The front facing gable end, along the north elevation, includes a deep soffit and a boxed cornice with returns above a pair of one-over-one elongated wood frame windows. The recessed portion of the north elevation features a non-original sliding window beneath a non-original shed-roof which is supported by two non-original square posts, constructed as to extend the porch.

The east (primary) elevation faces the driveway and features the main entrance which consists of a single door and transom. The door is not visible as a metal security door has been affixed to it. A full-width porch extends along the east elevation and is supported by three square wood posts connected with a low, open balustrade consists of square posts. Folk Victorian detailing such as flat, jig-saw cut trim and curvilinear brackets embellish the base of the porch roof. (See continuation sheet)

*** P3b. Resource Attributes:** HP02 Single Family Property

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

P5b. Description of Photo: (View, date, etc.)

Oblique view of the primary and secondary facades. 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

1905 (Factual) Tax Assessor

*** P7. Owner and Address:**

Torres, Desiderio Manuel
1554 Webster
Redlands Ca 92374

*** P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

*** P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey



*** P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

*** Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

* NRHP Status Code 6Z

* **Resource Name or #:** 1439 KINGMAN AVE, San Bernardino Map Reference #: 47

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Folk Victorian

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

No original building permits were located. The date of construction was provided by the County of San Bernardino Assessor as 1905. Building Permit #11060 was issued to owner Juan Martinez in 1940 to replace the roof on this dwelling.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date

Original Location:

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: N/a

* **B10. Significance:** Them Residential Architecture: Folk Vict

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day Tenth Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the city expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mt. Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. This property was likely built soon after the subdivision of this area. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938). (CRM TECH, 1999)

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields were gone, transforming the neighborhood entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up. (CRM TECH, 1999; Rokos, 2012) (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

City of San Bernardino Building Permits, #11060, issued in 1940.

Donaldson, Wayne. Historic Resources Reconnaissance Survey of the City of San Bernardino, 1991, page 46, record 13-21.

(See continuation sheet.)

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 6 * Resource Name or #: (Assigned by recorder) 1439 Kingman Ave, San Bernardino Map Reference #: 47

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

P3a. Description continued:

Windows flank the door: a square window to the south and an elongated one-over-one wood frame window to the north. All windows are surrounded by wood casing and a curvilinear apron. A second cross-gable along the east elevation is obscured by vegetation.

The west elevation features additional elongated one-over-one wood frame windows with wood surrounds and curvilinear aprons. A secondary entrance with a screen door is also situated along the elevation. The south (rear) elevation appears to have undergone substantial expansion.

Bushes, low-lying tress, and other vegetation surround the residence, which rests on a grassy lot. A low metal chain-link fence fronts the side walk (alteration). The fence lacks a gate and blocks access to a pathway that leads from the sidewalk to the porch. A driveway along the eastern portion of the parcel leads to a secondary dwelling, which originally may have been a multi-functional outbuilding.

Many of the original building materials have remained intact since its construction in 1905, such as the massing (front portion), full-width porch, wood siding, one-over-one elongated wood sash windows with wood surrounds, jig-saw cut trim, and other decorative detailing. However, alterations have occurred to the property in recent years, such as metal window replacements, installed security door, replaced roofing, and rear additions (c. 1959 and c. 1980).

B10. Significance Statement continued:

Folk Victorian is a vernacular pastiche of higher styles of Victorian architecture such as Queen Anne or Shingle. Folk Victorian, popular from ca. 1870 to 1910, is common throughout the United States, with some subtypes particularly common in the South (McAlester and McAlester, 2013:397). The style corresponds to architectural trends of the period, but allowed middle-class and upper-working class families to ornament their residences with elements of the more elaborate, higher Victorian styles (Shrock, 2004:77). The style flourished due to the expansion of the railroad cross-country; rail allowed raw materials and manufactured goods to be transported long distances (Gottfried and Jennings, 2009:33). No longer did builders rely on local materials and goods. Instead, industrialization standardized construction elements such as wood and nails, which then could be shipped, at a relatively low cost, anywhere (McAlester and McAlester, 2013:314). In addition, pattern books and house plan books began to proliferate the market (McAlester and McAlester, 2013:314). New homes suddenly did not require an architect to design an ornate and styled residence, which supported the dissemination of Victorian styled elements beyond the upper-class. Moreover, these changes in building and access to design elements allowed already built residences to adapt by adding spindle-work or trim to porches or cornice-line brackets to rooflines (Paradis, n.d.).

The style is defined by the display of Victorian-inspired decorative detailing on simple folk house forms. Defining features include porches with spindled porch supports, lace-like spandrels, and jigsaw cut trim, and turned balusters in porch railings. They also feature a symmetrical façade, cornice-line brackets, and suspended friezes from porch ceilings. There are five principal subtypes of the style: front-gabled roof, gable front and wing, side-gabled roof with one-story, side-gabled roof with two stories, and pyramidal. The gable and front wing subtype, found within the APE, has an asymmetrical façade. (McAlester and McAlester, 2013:397-398). Residences of the Folk Victorian within the APE represent the style with decorative porch elements and cornice-line emphasis. Also typical of the style, there is great variation found within the details.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified. Furthermore, the subject property lacks

CONTINUATION SHEET

Page 4 of 6 * Resource Name or #: (Assigned by recorder) 1439 Kingman Ave, San Bernardino Map Reference #: 47

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

sufficient significance to meet any of the criteria for listing in the NRHP or CRHR.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. Although the property is broadly associated with the development of the railroad and represents the style of houses built between the 1880s and 1910, it is not directly associated with any important events in the rail development and growth of San Bernardino. Although it was constructed around the period when the neighborhood was subdivided, there is no indication if it pre-dated that action, or was constructed afterwards. No specific connection to the expansion of the AT&SF railyard was located. Additionally, any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue has been eliminated as a result of its re-alignment to 5th Street. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. Juan Martinez was known to be the property owner in 1940, approximately 35 years after the original construction. Based on online research for "Juan Martinez" and "San Bernardino", multiple references were found to different individuals bearing this name, but none in the same age range appeared to make a substantial contribution to the community that would warrant eligibility under Criterion B/2. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. Folk Victorian-style residences were built in large numbers throughout the San Bernardino Valley between 1870 and 1910. Built in 1905, the subject property is only a late and typical example of the style. Although the building configuration remains relatively intact, a number of alterations have diminished the integrity of the house; non-original windows and additions including a non-original shed-roof with square posts on the front-facing gable end. Additionally, the subject dwelling's plain and simple construction lacks distinction and does not possess high artistic values. Furthermore, the building was listed as one of the properties surveyed in the Historic Resources Reconnaissance Survey (page 46, record 13-21) of the City of San Bernardino completed by Architect Milford Donaldson in 1991, but was not among those properties determined to be potentially eligible for the NRHP. Regardless, the subject property is only a late and typical example of the Folk Victorian-style that has low integrity in design and materials. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

Feldman, Jessica B. 2006. 1st Supplemental HPSR: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank &

CONTINUATION SHEET

Page 5 of 6 * Resource Name or #: (Assigned by recorder) 1439 Kingman Ave, San Bernardino Map Reference #: 47

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

CONTINUATION SHEET

Primary # _____

HR # _____

Trinomial _____

Page 6 of 6 * Resource Name or #: (Assigned by recorder) 1439 Kingman Ave, San Bernardino Map Reference #: 47

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation

☐ Update



View of the street-facing profile, 9/14/2017



Oblique view, 9/14/2017

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or #: 1431 Kingman Ave, San Bernardino Map Reference #: 48

*

P1. Other Identifier:

*** P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** San Bernardino

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

***b. USGS 7.5' Quad** SAN BERNARDINO SOUT **Date** 1980

T ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address 1431 KINGMAN AVE

City San Bernardino Map Reference #: **Zip** 92410

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470786.66 **mE/** 3774082.46 **mN**

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

APN(s): 013818204

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

The single family residence located at 1431 West Kingman Street is a one-story, four-bay wide building with a hipped roof and overhanging, upturned eaves with exposed rafters, clad in non-original asphalt shingles. Originally designed in the Ranch style, the dwelling features a cross-hipped roof subtype (facing north) with an attached 1-car garage. The exterior is clad in smooth stucco. The main entrance is situated along the primary (north) elevation and is recessed. The door is non-original with a screen door affixed to it. The windows along the primary (north) elevation are non-original vinyl framed picture and sliding windows with stucco-clad surrounds (originally wood). Within the cross-gable along the primary (north) elevation is the 1-car garage with an original wood frame surround and triangle motif; however, the original garage door has been replaced. The fascia boards in the cross-gable are scalloped, a common feature of the Storybook Ranch subtype. Along the east elevation is a secondary entrance with a security door and additional windows (fenestration not visible).

The dwelling is setback from West Kingman Street. The landscape of the property consists of a grassy lawn with scattered trees, plantings, and shrubs. A paved driveway leads into the garage. South of the dwelling, at the rear of the property, is a flat-roof shed. There is a small vacant lot east of the dwelling, used as a garden. Overall the building appears to be in good condition. Many of the original building materials have remained intact since its construction, such as the massing, configuration, stucco cladding, wood surrounds, scalloped fascia, and attached garage. However, alterations have occurred to the property in recent years, such as vinyl window replacements (c. 2017), replaced door (c. 2017), painted stucco (c. 2017), replaced roofing, and a replaced garage door.

*** P3b. Resource Attributes:** HP02 Single Family Property

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

P5b. Description of Photo: (View, date, etc.)

Oblique view of the primary façade. 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

Circa 1960 (Factual) Building Permit

*** P7. Owner and Address:**

Quezada, Enrique
1431 W Kingman St
San Bernardino Ca 92411

*** P8. Recorded by:** (Name, affiliation, address)

Jessica Feldman
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

*** P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey



*** P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

*** Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

* NRHP Status Code 6Z

* **Resource Name or #:** 1431 KINGMAN AVE, San Bernardino Map Reference #: 48

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Ranch

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Listed under address "1429 Kingman", building permit #53555 was issued to owner Fred Preciado on 5/20/1960, for construction of a dwelling and garage valued at \$11,000. It was completed by 10/18/1960 and the contractor was Arinda Const. The year of construction is confirmed by the County of San Bernardino Assessor as 1960.

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

Original Location: _____

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Arinda Const. (attributed To)

* **B10. Significance:** Them Residential Architecture: Ranch

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day Tenth Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the city expanded to and beyond today's Mount Vernon Avenue on the west side (Love and Tang, 1999). Mt. Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d.).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with workers at the ATSF railyard. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938). (Love and Tang, 1999)

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields were gone, transforming the neighborhood entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up. (Love and Tang, 1999; Rokos, 2012) (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

City of San Bernardino Building Permits, #53555 issued in 1960.

See continuation sheet

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 5 * Resource Name or #: (Assigned by recorder) 1431 Kingman Ave, San Bernardino Map Reference #: 48

* Recorded by: Jessica Feldman, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

B10. Significance Statement continued:

In the 1950s, the Ranch style dominated the post-war era as the most popular single-family residential type in both California and elsewhere in the United States. During that decade, economic prosperity, growing population and family size, and unprecedented levels of automobile ownership created demand for more suburban development and larger suburban homes. The Ranch style provided architects and builders with a means of satisfying this demand while controlling construction costs and creating affordable homes that appealed to emerging consumer tastes. Most new homes in the United States had at least three bedrooms by 1955, and by the mid-1960s they averaged 1,500 square feet (Caltrans, 2011:71). Although heavily influenced in many cases by vernacular buildings of the past, middle-class Ranch style homes of the postwar period went further than Minimal Traditional homes in breaking with traditional domestic architecture. They did this through their informal composition, their elongated, open and sometimes meandering floor plans, their horizontal emphasis and low-slung profile (most were one story), and their close relationship to surrounding outdoor space, which included an emphasis on increasing natural lighting of interior space.

Common attributes of postwar Ranch style homes included: low-to-moderately pitched hipped or gabled roofs, or combinations of the two, with broad and often continuous eave overhangs; asphalt-shingle roof covering; recessed entries; variegated exterior cladding of stucco and arrangements of wood materials, sometimes with brick or stone panels or lower wainscoting; masonry elements such as broad chimneys or raised planters; horizontally oriented arrangements of wood- or steel-framed windows, or (with increasing frequency during the 1960s) aluminum-framed sliding windows; tripartite window arrangements; upper ribbon windows, and bathroom and bedroom windows positioned at eye level or near eaves. The Ranch house commonly had a small terrace or patio in front or back, and an interior or exterior dominant chimney. Breezeways, or shaded pathways, were typical on some Ranch houses in California where the garage was detached from the main house. (Caltrans, 2011:76–78, 85–86; Horak, Goodrich, Hess, and English, 2015:15–16; McAlester and McAlester, 2013:597–602). Many of the Ranch-styled residences within the APE are minimal in design, with attached single-car garages; the subject property is an example of this type, although it retains some elements of original design in the use of scalloped bargeboard at the garage gable.

A review of the neighborhood was undertaken to establish the presence of any potential historic districts. Although much of this area was developed during the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

Furthermore, the subject property lacks sufficient significance to meet any of the criteria for listing in the NRHP or CRHR.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. The subject property is not directly associated with any important events in the development and growth of San Bernardino as it was built in 1960, well after the area's initial development. Additionally, any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue has been eliminated as a result of its re-alignment to 5th Street. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. The owner at the time of construction in 1960 was Fred Preciado. Based on online research for “Fred Preciado” and “San Bernardino”, several references were found to different individuals bearing this name, but none appeared to make a substantial contribution to the community that would warrant eligibility under Criterion B/2 for association with important historic personages. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

CONTINUATION SHEET

Page 4 of 5 * Resource Name or #: (Assigned by recorder) 1431 Kingman Ave, San Bernardino Map Reference #: 48

* Recorded by: Jessica Feldman, ICF

* Date: 9/14/2017

☒ Continuation

☐ Update

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. Ranch-style residences were built in large numbers throughout the San Bernardino Valley. Although this building features characteristics of a Ranch style dwelling, it is not an important or significant example of the style and was constructed in 1960, well after the most popular era for constructing the Ranch style. Additionally, the building lacks character-defining features of the style including raised planters and broad chimneys. The building is also not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. Although the building configuration remains relatively intact, other major alterations have occurred on the house that has substantially altered the appearance of the house, such as the replacement of original windows, recladding and new garage door. The property overall lacks distinction and does not possess high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

Feldman, Jessica B. 2006. 1st Supplemental HPSR: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S.

CONTINUATION SHEET

Page 5 of 5 * Resource Name or #: (Assigned by recorder) 1431 Kingman Ave, San Bernardino Map Reference #: 48
* Recorded by: Jessica Feldman, ICF * Date: 9/14/2017
☒ Continuation ☐ Update

Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or #: 1367 Kingman Ave, San Bernardino Map Reference #: 49

*

P1. Other Identifier:

*** P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** San Bernardino

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

***b. USGS 7.5' Quad** SAN BERNARDINO SOUT **Date** 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1367 KINGMAN AVE

City San Bernardino Map Reference #: **Zip** 92410

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470897.88 **mE/** 3774082.08 **mN**

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

APN(s): 013818212

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

The single family residence located at 1367 West Kingman Street is a one-story, three-bay wide building with a hipped roof and medium overhang, covered with non-original asphalt shingles. Originally designed in the Ranch style, the dwelling features a hipped roof subtype with a cross hip along the primary (north) elevation. The exterior is clad in smooth stucco. The main entrance is situated along the primary (north) elevation. The door is not visible, as it is recessed and obscured by an enclosed entry way beneath the cross hip. The enclosed entry way features an original privacy wall constructed of decorative concrete blocks and non-original lattice screens. The windows along the primary (north) elevation are aluminum-framed picture and sliding windows with security bars. The east elevation features additional windows that are obscured by security bars. There is an addition off the rear (south) elevation.

The dwelling is setback from West Kingman Street. The landscape of the property consists of a grassy lawn with mature trees, plantings, and shrubs. A poured concrete driveway is situated along the east side of the property and extends to the rear of the property. At the southeast corner of the property behind the dwelling is a front-gable outbuilding. Overall the building appears to be in fair condition. Many of the original building materials have remained intact since its construction in 1966, such as the massing, aluminum-frame windows, and entry porch. However, alterations have occurred to the property in recent years, such as replaced roofing, installed window security bars, and a rear addition (1969).

*** P3b. Resource Attributes:** HP02 Single Family Property

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

P5b. Description of Photo: (View, date, etc.)

Oblique view of the primary façade. 10/10/2017

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

☐ Prehistoric ☒ Historic ☐ Both

1967 (Factual) Building Permit

*** P7. Owner and Address:**

Ledesma, Isidro Pantoja
1367 W Kingman St
San Bernardino Ca 92411

*** P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

*** P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey



*** P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

* NRHP Status Code 6Z

* **Resource Name or #:** 1367 KINGMAN AVE, San Bernardino Map Reference #: 49

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Ranch

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

The City of San Bernardino issued building permit #53555 to owner George D. Flores on 5/31/1966, for construction of a dwelling and garage valued at \$12,490. It was completed by 1/4/1967 and the contractor was Guaranteed Homes.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date

Original Location:

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Guaranteed Homes

* **B10. Significance:** Them Residential Architecture: Ranch

Area San Bernardino Westside Neighborhood

Period of Significance n/a

Property Type Residential

Applicable Criteria n/a

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day Tenth Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the city expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mt. Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d.).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with blue-collar workers associated with the ATSF. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938). (CRM TECH, 1999)

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields were gone, transforming the neighborhood entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up. (CRM TECH, 1999; Rokos, 2012) (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

See continuation sheet

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page **3** of **5** * **Resource Name or #:** (Assigned by recorder) 1367 Kingman Ave, San Bernardino Map Reference #: 49

* **Recorded by:** Rebecca McGovern, ICF

* **Date:** 9/14/2017

☒ **Continuation** ☐ **Update**

B10. Significance Statement continued:

In the 1950s, the Ranch style dominated the post-war era as the most popular single-family residential type in both California and elsewhere in the United States. During that decade, economic prosperity, growing population and family size, and unprecedented levels of automobile ownership created demand for more suburban development and larger suburban homes. The Ranch style provided architects and builders with a means of satisfying this demand while controlling construction costs and creating affordable homes that appealed to emerging consumer tastes. Most new homes in the United States had at least three bedrooms by 1955, and by the mid-1960s they averaged 1,500 square feet (Caltrans, 2011:71). Although heavily influenced in many cases by vernacular buildings of the past, middle-class Ranch style homes of the postwar period went further than Minimal Traditional homes in breaking with traditional domestic architecture. They did this through their informal composition, their elongated, open and sometimes meandering floor plans, their horizontal emphasis and low-slung profile (most were one story), and their close relationship to surrounding outdoor space, which included an emphasis on increasing natural lighting of interior space.

Common attributes of postwar Ranch style homes included: low-to-moderately pitched hipped or gabled roofs, or combinations of the two, with broad and often continuous eave overhangs; asphalt-shingle roof covering; recessed entries; variegated exterior cladding of stucco and arrangements of wood materials, sometimes with brick or stone panels or lower wainscoting; masonry elements such as broad chimneys or raised planters; horizontally oriented arrangements of wood- or steel-framed windows, or (with increasing frequency during the 1960s) aluminum-framed sliding windows; tripartite window arrangements; upper ribbon windows, and bathroom and bedroom windows positioned at eye level or near eaves. The Ranch house commonly had a small terrace or patio in front or back, and an interior or exterior dominant chimney. Breezeways, or shaded pathways, were typical on some Ranch houses in California where the garage was detached from the main house. (Caltrans, 2011:76–78, 85–86; Horak, Goodrich, Hess, and English, 2015:15–16; McAlester and McAlester, 2013:597–602). Many of the Ranch-styled residences within the APE are minimal in design, with attached one-car garages. The subject property does not appear to have an attached garage.

The subject property lacks sufficient significance to meet any of the criteria for listing in the NRHP or CRHR.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. The subject property is not directly associated with any important events in the development and growth of San Bernardino as it was built in 1967, well after the area's initial development. Additionally, any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue has been eliminated as a result of its re-alignment to 5th Street. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

The owner at the time of construction in 1966 was George D. Flores. Based on online research for “George Flores” and “San Bernardino”, several references were found to different individuals bearing this name, but none appeared to make a substantial contribution to the community that would warrant eligibility under Criterion B/2 for association with important historic personages. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. Ranch-style residences were built in large numbers throughout the San Bernardino Valley. Although this building features characteristics of Ranch style such as a hipped-roof, it was constructed well after the most popular era for construction of Ranch style dwellings. The building also lacks more prominent character-defining features of the style including broad chimneys or raised planters, and is not one of the more notable or significant examples of the style in the San Bernardino area. The building is also not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. Although the dwelling retains the general footprint, roof pitch and profile, and massing from its original construction era, the integrity of design and materials has been diminished by the replacement of the original windows, expansion at the rear elevations, and the installation of security bars. In general, the dwelling lacks distinction and does not possess high artistic values; therefore, the property is not significant under Criterion C/3.

CONTINUATION SHEET

Page 4 of 5 * Resource Name or #: (Assigned by recorder) 1367 Kingman Ave, San Bernardino Map Reference #: 49

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

B12. References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino Building Permit, #53555 issued in 1966.

City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

Feldman, Jessica B. 2006. 1st Supplemental HPSR: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S.

CONTINUATION SHEET

Page 5 of 5 * Resource Name or #: (Assigned by recorder) 1367 Kingman Ave, San Bernardino Map Reference #: 49

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or #: 1448 4th St, San Bernardino Map Reference #: 50

*

P1. Other Identifier:

*** P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** San Bernardino

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

***b. USGS 7.5' Quad** SAN BERNARDINO SOUT **Date** 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1448 4TH ST

City San Bernardino Map Reference #: **Zip** 92410

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470733.66 **mE/** 3774038.48 **mN**

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

APN(s): 013818237

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

The single family residence located at 1448 West 4th Street is a one-story, two-bay wide building with a low-pitched roof and shallow overhang and exposed rafters, clad in non-original asphalt shingles. Originally designed in the Craftsman style, the dwelling features a front-gable roof subtype with a non-original full-width recessed porch. The front portion of the house is clad in non-original clapboard siding while the rear portion is clad in original narrow lap-board siding. The full-width recessed porch, which is a later addition, is supported by several square wood posts. The gable end is clad in narrow lap-board siding with a rectangle horizontal slat vent.

The main entrance is situated along the primary (south) elevation. The door is not visible, as a security door has been affixed to it. Windows throughout the dwelling are original one-over-one double-hung wood sash windows framed with simple wood surrounds.

The dwelling is setback from West 4th Street. The landscape of the property consists of a grassy lawn. A poured concrete walkway leads to the front of the dwelling from the sidewalk. A dirt driveway along the west side of the house leads to the rear of the property. A chain link fence runs along the boundaries of the property.

(See continuation sheet)

*** P3b. Resource Attributes:** HP02 Single Family Property

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

P5b. Description of Photo: (View, date, etc.)

Oblique view of the primary and secondary facades 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

1947 (Factual) Building Permit

*** P7. Owner and Address:**

Nunez, David V
26683 Fleming St
Highland Ca 92346

*** P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

*** P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey



*** P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

* NRHP Status Code 6Z

* **Resource Name or #:** 1448 4TH ST, San Bernardino Map Reference #: 50

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Craftsman

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Building Permit# 21646 was issued to B Pedro Rodriquez for a dwelling valued at \$1000 at this address on 6/23/45. The contractor was listed as "self" and it was completed by 12/24/1947.

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

Original Location: _____

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Owner Built

* **B10. Significance:** Them Residential Architecture: Craftsman

Area San Bernardino/Santa Fe Depot

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day Tenth Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the city expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mt. Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d.).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with blue-collar workers of the ATSF Railroad, many of whom had Hispanic last names, as revealed by local directories. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938). (CRM TECH, 1999)

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields were gone, transforming the neighborhood entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up. (CRM TECH, 1999; Rokos, 2012) (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

City of San Bernardino Building Permits, #21646, issued on 6/23/1945.

See continuation sheet

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 5 * Resource Name or #: (Assigned by recorder) 1448 4th St, San Bernardino Map Reference #: 50

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

P3a. Description: (Continued)

Overall the building appears to be in fair condition. Many of the original building materials have remained intact since its construction in 1947, such as the massing, narrow lap-board siding, one-over-one double-hung wood sash windows, and horizontal slat vent. However, alterations have occurred to the property in recent years such as non-original clapboard siding, replaced roofing (c. 2005), installed security door, and porch addition (c. 1980).

B10. Significance: (Continued)

Pioneered in California, Craftsman homes were largely inspired by the English Arts and Crafts movement led by William Morris and the design and manufacturing firm Morris and Company. In part a reaction to machine-age industrialism, the movement celebrated traditional pre-industrial artisanship, medieval culture, use of natural materials, and decorative motifs inspired by nature. Charles Fletcher Lummis and George Wharton James popularized Arts and Crafts ideals in Southern California as leaders of the vibrant Arroyo Seco scene, whose members sought to spiritualize daily life by celebrating California's pre-industrial history and natural environment, and by creating an architectural aesthetic committed to craftsmanship and use of local materials (Grimes, 2016:3–5).

While other high-style Craftsman homes—sometimes referred to as Western Stick style homes—were constructed in Southern California, as the style was popularized in pattern books and magazines, architects and builders quickly employed it in the design and construction of bungalows. Borrowed from the Indian term “bangala” by British colonists, the bungalow referred to a rural one-story home with a front porch and central living room. (Grimes, 2016:8–9, McAlester and McAlester, 2013:568, 578).

Craftsman style residences are characterized by low-pitched, gabled roofs with wide, unenclosed eave overhangs; roof rafters that are usually exposed; decorative beams or braces added under gables; porches, either full- or partial-width, with roofs supported by tapered square columns; and columns or pedestals frequently extended to ground level. Craftsman homes can be grouped into four principal types identified by their roof configuration. The front-gabled roof type, which make up one-third of Craftsman home examples, are often one-story (but one-and-a-half and two story examples are not uncommon), and have full- or partial-width porches (approximately half are sheltered beneath the main roof and half have separate, extended roofs), while about 10 percent have dormers (McAlester and McAlester, 2013:567). The subject property is an example of the front-gabled subtype.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified. Furthermore, the subject property lacks sufficient significance to meet any of the criteria for listing in the NRHP or CRHR.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant direct association with important historic events and has not made a significant contribution to the broad patterns of history. Although the property is broadly associated with the development of the railroad and represents the style of houses built in the early decades of the twentieth century, it is not directly associated with any important events in the development and growth of San Bernardino. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. The owner at the time of construction in 1945 was B Pedro Rodriguez. Based on online research for “Pedro Rodriguez” and “San Bernardino”, multiple references were found to different individuals bearing this name, but none appeared to make a substantial

CONTINUATION SHEET

Page 4 of 5 * Resource Name or #: (Assigned by recorder) 1448 4th St, San Bernardino Map Reference #: 50

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

contribution to the community that would warrant the property to be eligible for the NRHP/CRHR under Criterion B/2 for association with important historic personages. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. Craftsman-style residences were built in large numbers throughout the San Bernardino Valley. Although this building features characteristics of a Craftsman style bungalow such as gable roof and wood siding, it lacks other character-defining features including decorative beams or braces. The building is therefore not an outstanding example of the style and is not one of the more notable or significant examples in the San Bernardino area. The building retains its original massing, full-width open porch, roof pitch and profile, and some wood-sash windows. Alterations include window replacement and the wholesale cladding of the dwelling in non-original and nonconforming stucco. The building is also not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. Regardless, the property overall lacks distinction and does not possess high artistic values. Therefore, the property is not significant under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. [Www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf](http://www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf) (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

Feldman, Jessica B. 2006. 1st Supplemental HPSR: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012.

CONTINUATION SHEET

Page 5 of 5 * Resource Name or #: (Assigned by recorder) 1448 4th St, San Bernardino Map Reference #: 50

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

<http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: 1415 Kingman Ave, San Bernardino Map Reference #: 51

*

P1. Other Identifier:

* **P2. Location:** ☐ Not for Publication ☒ Unrestricted

*a. County San Bernardino

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

*b. USGS 7.5' Quad SAN BERNARDINO SOUT Date 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1415 KINGMAN AVE

City San Bernardino Map Reference #: Zip 92410

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470810.14 mE/ 3774080.86 mN

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

APN(s): 013818238

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

The single family residence located at 1415 West Kingman Street is a one-and-a-half story, three-bay wide building with a medium-pitched roof and overhanging eaves, clad in non-original asphalt shingles. Originally designed in the Craftsman style, the dwelling features a front-gabled roof subtype with a full-width recessed porch. The exterior is clad in narrow-lap wood siding. The porch is supported by two battered columns at the corners, on stucco-clad piers. Two square wood posts are located closer to the center, forming an opening. The gable-front is clad in the same narrow-lap wood siding with a vertical slat vent at the roofline. A wide frieze runs along the base. Two exposed rafters support elaborated rafter ends.

The main entrance is situated along the primary (north) elevation. The door is not visible, as a security door has been affixed to it. Windows throughout the dwelling are original one-over-one double-hung wood sash with simple wood surrounds. Security bars have been fastened to the majority of the windows. The west window on the primary (north) elevation has been boarded up and a large air conditioning (A/C) unit has been installed.

The dwelling is slightly setback from West Kingman Street. The landscape of the property consists of an overgrown garden situated along the front of the house. A poured concrete walkway leads to the front of the dwelling. A poured concrete driveway is located along the west portion of the property. A chain link fence runs along the boundaries of the property.

* **P3b. Resource Attributes:** HP02 Single Family Property

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



P5b. Description of Photo: (View, date, etc.)

Oblique view of the primary and secondary facades. 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

1924 (Factual) Tax Assessor

* **P7. Owner and Address:**

Tejeda, Raul
1415 Kingman St
San Bernardino Ca 92411

* **P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

* **P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey

* **P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

* **Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

* NRHP Status Code 6Z

* **Resource Name or #:** 1415 KINGMAN AVE, San Bernardino Map Reference #: 51

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Craftsman

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

No original building permits were located. The date of construction was provided by the County of San Bernardino Assessor as 1924. Building permit #24809 was issued to Mrs. Maria Lucero on 12/16/1954, to demolish the rear dwelling on the property. The building was reroofed in 1962, when the owner was identified as "Lucero". In 1971, owner Virginia Albidrez received a permit for an additional bedroom and a bathroom.

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

Original Location: _____

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: N/a

* **B10. Significance:** Them Residential Architecture: Craftsman

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day Tenth Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the city expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mt. Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d.).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with workers at the ATSF railyard. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938). (CRM TECH, 1999)

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields were gone, transforming the neighborhood entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up. (CRM TECH, 1999; Rokos, 2012) (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

City of San Bernardino Building Permits, #24809, issued in 1954.

See continuation sheet.

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4 * Resource Name or #: (Assigned by recorder) 1415 Kingman Ave, San Bernardino Map Reference #: 51

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

B10. Significance Statement continued:

Pioneered in California, Craftsman homes were largely inspired by the English Arts and Crafts movement led by William Morris and the design and manufacturing firm Morris and Company. In part a reaction to machine-age industrialism, the movement celebrated traditional pre-industrial artisanship, medieval culture, use of natural materials, and decorative motifs inspired by nature. Charles Fletcher Lummis and George Wharton James popularized Arts and Crafts ideals in Southern California as leaders of the vibrant Arroyo Seco scene, whose members sought to spiritualize daily life by celebrating California's pre-industrial history and natural environment, and by creating an architectural aesthetic committed to craftsmanship and use of local materials (Grimes, 2016:3–5).

While other high-style Craftsman homes—sometimes referred to as Western Stick style homes—were constructed in Southern California, as the style was popularized in pattern books and magazines, architects and builders quickly employed it in the design and construction of bungalows. Borrowed from the Indian term “bangala” by British colonists, the bungalow referred to a rural one-story home with a front porch and central living room. (Grimes, 2016:8–9, McAlester and McAlester, 2013:568, 578).

Craftsman style residences are characterized by low-pitched, gabled roofs with wide, unenclosed eave overhangs; roof rafters that are usually exposed; decorative beams or braces added under gables; porches, either full- or partial-width, with roofs supported by tapered square columns; and columns or pedestals frequently extended to ground level. Craftsman homes can be grouped into four principal types identified by their roof configuration. The front-gabled roof type, which make up one-third of Craftsman home examples, are often one-story (but one-and-a-half and two story examples are not uncommon), and have full- or partial-width porches (approximately half are sheltered beneath the main roof and half have separate, extended roofs), while about 10 percent have dormers (McAlester and McAlester, 2013:567). The subject property is an example of this subtype.

The subject property lacks sufficient significance to meet any of the criteria for listing in the NRHP or CRHR.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. Although the property is broadly associated with the development of the railroad and represents the style of houses built in the early decades of the twentieth century, it is not directly associated with any important events in the development and growth of San Bernardino. The subject property was built in 1924, well after the area's early development, therefore, it is not associated with the area's early development. Additionally, any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue has been eliminated as a result of its re-alignment to 5th Street. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. Mrs. Maria Lucero was known to be owner of the property in 1954, approximately 30 years after the original construction. Based on online research for “Maria Lucero” and “San Bernardino”, several references were found to different individuals bearing this name, but none in the same age range appeared to make a substantial contribution to the community that would warrant eligibility under Criterion B/2 for association with important historic personages. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. Craftsman-style residences were built in large numbers throughout the San Bernardino Valley during the early-1900s. Built in 1924, the subject property is a late example of the style that lacks more prominent character-defining features of the style including exposed roof rafters and decorative braces under gables. Thus, it is not one of the more notable or significant examples of the style in the San Bernardino area. The building is also not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. The building retains integrity of materials, design and workmanship, despite minor alterations such as a new roof, security bars on the windows and general maintenance. Regardless, the property lacks distinction and does not possess high artistic values. Therefore, the property does not appear to

CONTINUATION SHEET

Page 4 of 4 * Resource Name or #: (Assigned by recorder) 1415 Kingman Ave, San Bernardino Map Reference #: 51

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

Feldman, Jessica B. 2006. 1st Supplemental HPSR: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or #: 1432 And 1434 4th St, San Bernardino Map Reference #: 52

*

P1. Other Identifier:

*** P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** San Bernardino

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

***b. USGS 7.5' Quad** SAN BERNARDINO SOUT **Date** 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1432 AND 1434 4TH ST

City San Bernardino Map Reference #: **Zip** 92410

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 470786.51 **mE/** 3774039.80 **mN**

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

APN(s): 013818234

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

The single family residence located at 1432-1434 West 4th Street is a one-story, three-bay wide building with a medium-pitched roof and medium overhang with exposed rafters, clad in non-original asphalt shingles. Originally designed in the Craftsman style, the dwelling features a front-gable roof subtype with full-width recessed porch. The exterior is clad in non-original stucco. The full-width recessed porch is supported by three non-original stucco-clad columns situated on a closed porch railing clad with non-original stucco. The opening to the porch is off-center, situated on the west side of the south (primary) elevation. The gable end is also clad in stucco with a rectangle horizontal slat vent framed with a wood surround.

The main entrance is situated along the primary (south) elevation. The door is not visible, as a screen door has been affixed to it. Windows along the primary (south) elevation are one-over-one double-hung wood sash windows. The west elevation features a paired one-over-wood double-hung aluminum sash window and a non-original aluminum framed sliding window. An exterior brick-constructed chimney extends from the west elevation. There is a flat-roof porch at the rear (north) elevation.

See Continuation Sheet.

*** P3b. Resource Attributes:** HP02 Single Family Property

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

P5b. Description of Photo: (View, date, etc.)

Oblique view of the primary façade. 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

1946 (Factual) Building Permit

*** P7. Owner and Address:**

Gonzales, Benjamin Tr
3007 Herrington
San Bernardino Ca 92405

*** P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

*** P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey



*** P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

*** Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

* NRHP Status Code 6Z

* **Resource Name or #:** 1432 AND 1434 4TH ST, San Bernardino Map Reference #: 52

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Craftsman

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

The main residence was constructed in 1946 and the outbuilding was constructed in 1950. Building permit #22087 was issued to Celso Gonzales for a dwelling at 1434 4th Street in 1945 with a value of \$3000, contractor was "self", and construction was completed by 11/22/1946. Building permit #27606 was issued to Louis Gonzales in 1947 for a dwelling at 1432 W. 4th Street, with a value of \$600, contractor was "self", and construction was completed by 4/6/1950.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date

Original Location:

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: Owner Built

* **B10. Significance:** Them Residential Architecture: Craftsman

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day Tenth Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the city expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mt. Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with workers for the ATSF Railroad. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938). (CRM TECH, 1999)

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields were gone, transforming the neighborhood entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up. (CRM TECH, 1999; Rokos, 2012) (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

City of San Bernardino Building Permits, #22087 issued in 1945 and #27606 issued in 1947.

See continuation sheet.

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 5 * Resource Name or #: (Assigned by recorder) 1432 And 1434 4th St, San Bernardino Map Reference #: 52

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

P3a. Description continued:

The dwelling is setback from West 4th Street and adjacent to a vacant parcel to the east. The landscape of the property consists of a grassy lawn with mature trees. A poured concrete walkway leads to the front of the dwelling from the sidewalk. A poured concrete driveway along the west side of the house leads to a detached outbuilding that has been converted to a secondary dwelling (1434 W. 4th Street) at the rear of the property. A chain link fence runs along the boundaries of the property.

Overall the building appears to be in good condition. Many of the original building materials have remained intact since its construction in 1946, such as the massing, configuration, wood-sash windows, and horizontal slat vent. However, alterations have occurred to the property in recent years such as non-original stucco cladding, aluminum window replacements, replaced roofing, and converted detached garage/outbuilding (c. 2000).

B6. Construction History continued:

In 1947/48, a front porch was permitted for 1432 W. 4th Street, owned by Celso Gonzales. Jesus Maria Gonzales added a bedroom and bath to 1432 4th Street between 1955-1958 (Permit #29609). In the late 1960s, one room was demolished and a bath and half bath were constructed at this address. The owner at that time was M.J. Gonzales.

B10. Significance Statement continued:

Pioneered in California, Craftsman homes were largely inspired by the English Arts and Crafts movement led by William Morris and the design and manufacturing firm Morris and Company. Charles Fletcher Lummis and George Wharton James popularized Arts and Crafts ideals in Southern California as leaders of the vibrant Arroyo Seco scene, whose members sought to spiritualize daily life by celebrating California's pre-industrial history and natural environment, and by creating an architectural aesthetic committed to craftsmanship and use of local materials (Grimes, 2016:3-5). While other high-style Craftsman homes—sometimes referred to as Western Stick style homes—were constructed in Southern California, as the style was popularized in pattern books and magazines, architects and builders quickly employed it in the design and construction of bungalows. Borrowed from the Indian term “bangala” by British colonists, the bungalow referred to a rural one-story home with a front porch and central living room. (Grimes, 2016:8-9, McAlester and McAlester, 2013:568, 578).

Craftsman style residences are characterized by low-pitched, gabled roofs with wide, unenclosed eave overhangs; roof rafters that are usually exposed; decorative beams or braces added under gables; porches, either full- or partial-width, with roofs supported by tapered square columns; and columns or pedestals frequently extended to ground level. Craftsman homes can be grouped into four principal types identified by their roof configuration. The front-gabled roof type, which make up one-third of Craftsman home examples, are often one-story (but one-and-a-half and two story examples are not uncommon), and have full- or partial-width porches (approximately half are sheltered beneath the main roof and half have separate, extended roofs), while about 10 percent have dormers (McAlester and McAlester, 2013:567). The subject property is an example of the front-gabled subtype.

The subject property lacks integrity to meet any of the criteria for listing in the NRHP or CRHR. Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. The subject property is not directly associated with any

CONTINUATION SHEET

Page 4 of 5 * Resource Name or #: (Assigned by recorder) 1432 And 1434 4th St, San Bernardino Map Reference #: 52

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

important events in the development and growth of San Bernardino as it was built in 1946, after the area's initial development. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. The owners from 1945 through 1958 were Celso Gonzales, Louis Gonzales, Jesus Maria Gonzales, and M.J. Gonzales. Based on online research for the various Gonzales family names and "San Bernardino", several references were found to different individuals bearing these names, but none appeared to make a substantial contribution to the community that would warrant eligibility under Criterion B/2. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. Craftsman-style residences were built in large numbers throughout the San Bernardino Valley. Although this building features some characteristics of a Craftsman style bungalow such as a front porch supported by squared columns, it lacks more prominent character-defining features of the style including unenclosed eave overhangs, exposed rafters and decorative beams. It is therefore not one of the more notable or significant examples in the San Bernardino area. The building retains its original massing, full-width open porch, roof pitch and profile, and some wood-sash windows. Alterations include window replacement and the wholesale cladding of the dwelling in non-original and nonconforming stucco. The building is also not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. Regardless, the property lacks distinction and does not possess high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino. 1991. Historic Resources Reconnaissance Survey San Bernardino, California. Prepared for the City of San Bernardino. Prepared by Milford Wayne Donaldson, A.I.A., San Diego, CA. April 30, 1991.

Feldman, Jessica B. 2006. 1st Supplemental HPSR: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

CONTINUATION SHEET

Page 5 of 5 * Resource Name or #: (Assigned by recorder) 1432 And 1434 4th St, San Bernardino Map Reference #: 52

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

Love, Bruce and Bai Tang. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. CRM Tech.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012.
<http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

Resource Name or #: 1257 5th St, San Bernardino Map Reference #53

*

P1. Other Identifier:

* **P2. Location:** ☐ Not for Publication ☒ Unrestricted

*a. County San Bernardino

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

*b. USGS 7.5' Quad SAN BERNARDINO SOUT Date 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1257 5TH ST

City San Bernardino Map Reference # Zip 92411

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 471157.64 mE/ 3774175.66 mN

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

APN(s): 013819106

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

This single-story single-family bungalow faces north to 5th Street. It has a hipped roof with a front-facing gabled porch. The overhanging eaves expose rafter tails. The house is rectangular in plan and has been clad with non-original stucco. The elevated full-width porch is accessed by poured concrete steps and supported by wood posts at the corners, elaborated with vertical wooden details. The main entrance is off-center on the front façade and obscured by a metal security door. It is flanked by non-original vinyl single-hung windows, covered with metal security grills. The windows on the western (secondary) elevation are indiscernible and covered with metal security grills. An interior brick chimney is located at the eastern (secondary) elevation.

The Craftsman-style dwelling is set back slightly from the street and is landscaped with grass, scattered trees, and a dog ear wooden fence. The property is in fair condition and exhibits some original 1926 features such as its massing, hipped and gabled roof, full-width porch, and chimney. However, its cladding, some porch details, and front windows have been altered.

* **P3b. Resource Attributes:** HP02 Single Family Property

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

P5b. Description of Photo: (View, date, etc.)

Oblique view of the primary and secondary facades. 9/14/2017

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

☐ Prehistoric ☒ Historic ☐ Both

1926 (Factual) Tax Assessor

* **P7. Owner and Address:**

Shah, Shenal N
4489 Calypso Ter
Fremont Ca 94555

* **P8. Recorded by:** (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

* **P9. Date Recorded:** 9/14/2017

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

Intensive Level Survey



* **P11. Report Citation:** (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

* NRHP Status Code 6Z

* **Resource Name or #:** 1257 5TH ST, San Bernardino Map Reference #53

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Residential

B4. Present Use: Residential

* **B5. Architectural Style:** Craftsman

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

According to the County of San Bernardino Tax Assessor, this property was constructed in 1926. Building permit #21510 was issued in 1945 to owner Trinidad Vegas to insulate the dwelling. Building permit #22428 was issued in 1954 to owner Mrs. Rosa Vegas for termite repairs.

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

Original Location: _____

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: N/A

* **B10. Significance:** Them Residential Architecture: Craftsman

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Residential

Applicable Criteria N/A

The original town-site of San Bernardino, as recorded in 1854, was bounded by present-day 10th Street, I Street, Rialto Avenue, and Sierra Way. However in 1907, the former farm lots surrounding the town were subdivided for residential and commercial development and so the City expanded to and beyond today's Mount Vernon Avenue on the west side (CRM TECH, 1999). Mount Vernon Avenue was named in honor of President George Washington by early San Bernardino Valley pioneer Joseph Hancock, a farmer in the western part of town, whose great uncle was John Hancock, the first signer of the Declaration of Independence and well acquainted with President Washington (Cataldo, n.d).

The properties located just to the west of Mount Vernon Avenue were developed in this area as a result of the expansion that occurred during the late 19th and early 20th centuries. Kingman Street was created when the Santa Fe Tract was subdivided in 1902, named presumably because of its close proximity to the ATSF railroad facilities. It is not surprising, therefore, that the Santa Fe Tract during this period was populated predominantly with blue-collar workers of the ATSF Railroad, as indicated by review of city directories. Historic aerial maps from 1938 confirm that the majority of the properties along West Kingman and West 4th Streets were already developed (NETR, 1938) (CRM TECH, 1999).

Today the area in San Bernardino west of Mount Vernon Avenue remains a working-class neighborhood that experienced another population boom in the 1950s as people came for jobs in the ATSF rail yard, the citrus industry, and later the Kaiser steel mill in Fontana. Although some agricultural fields remained in the area in the 1930s and 1940s, by 1959, these fields had disappeared, transforming the neighborhood into almost entirely residential (NETR, 1959). Generations of families have lived there, some still residing in the homes in which they grew up (CRM TECH, 1999; Rokos, 2012). (See continuation sheet)

B11. Additional Resource Attributes: HP02 Single Family Property

* **B12. References:**

See continuation sheet

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 4 * Resource Name or #: (Assigned by recorder) 1257 5th St, San Bernardino Map Reference #53

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

B10. Significance Statement continued:

Pioneered in California, Craftsman homes were largely inspired by the English Arts and Crafts movement led by William Morris and the design and manufacturing firm Morris and Company. Charles Fletcher Lummis and George Wharton James popularized Arts and Crafts ideals in Southern California as leaders of the vibrant Arroyo Seco scene, whose members sought to spiritualize daily life by celebrating California's pre-industrial history and natural environment, and by creating an architectural aesthetic committed to craftsmanship and use of local materials (Grimes, 2016:3–5). While other high-style Craftsman homes—sometimes referred to as Western Stick style homes—were constructed in Southern California, as the style was popularized in pattern books and magazines, architects and builders quickly employed it in the design and construction of bungalows. Borrowed from the Indian term “bangala” by British colonists, the bungalow referred to a rural one-story home with a front porch and central living room. (Grimes, 2016:8–9, McAlester and McAlester, 2013:568, 578).

Craftsman style residences are characterized by low-pitched, gabled roofs with wide, unenclosed eave overhangs; roof rafters that are usually exposed; decorative beams or braces added under gables; porches, either full- or partial-width, with roofs supported by tapered square columns; and columns or pedestals frequently extended to ground level. Craftsman homes can be grouped into four principal types identified by their roof configuration. The front-gabled roof type, which make up one-third of Craftsman home examples, are often one-story (but one-and-a-half and two story examples are not uncommon), and have full- or partial-width porches (approximately half are sheltered beneath the main roof and half have separate, extended roofs), while about 10 percent have dormers (McAlester and McAlester, 2013:567). The subject property is an example of this subtype, which is the most common in the neighborhood.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified. Furthermore, the subject property lacks integrity to meet any of the criteria for listing in the NRHP or CRHR.

Under NRHP Criterion A or CRHR Criterion 1, this property lacks a significant association with important historic events and has not made a significant contribution to the broad patterns of history. Although the property is broadly associated with the development of the railroad and represents the style of houses built in the early decades of the twentieth century, it is not directly associated with any important events in the development and growth of San Bernardino. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. While the original owners were not revealed, building permits revealed Trinidad Vegas (1945) and Rosa Vegas (1954) as property owners. Research did not reveal either individual significant to local, state or national history. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It also does not represent the work of a master. Craftsman-style residences were built in large numbers throughout the San Bernardino Valley. Although this building features characteristics of a Craftsman style bungalow, it is not one of the more notable or significant examples in the San Bernardino area. The building was listed as one of the properties surveyed in the Historic Resources Reconnaissance Survey (page 46, record 190-17) of the City of San Bernardino completed by Architect Milford Donaldson in 1991, but was not among those properties determined to be potentially eligible for the NRHP. Regardless, the building lacks integrity of design and materials due to the replacement of windows and the recladding of the exterior with stucco. The property overall lacks distinction and does not possess high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

CONTINUATION SHEET

Page 4 of 4 * Resource Name or #: (Assigned by recorder) 1257 5th St, San Bernardino Map Reference #53

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

B12. References continued:

Bischoff, Matt C. 2005. Life in the Past Lane—The Route 66 Experience: Historic and Management Contexts for the Route 66 Corridor in California: Volume I: Route 66 in the California Desert. Tucson, AZ: Statistical Research, Inc.

California Department of Transportation (Caltrans). 2011. Tract Housing in California, 1945–1973: A Context for National Register Evaluation. Sacramento, California. www.dot.ca.gov/ser/downloads/cultural/tract_housing_in_ca_1945-1973.pdf (accessed March 2016).

Cataldo, Nicholas. No date. Mount Vernon: Naming of School, Street Honored our First President. City of San Bernardino, California. https://www.ci.sanbernardino.ca.us/about/history/streets_n_places/mount_vernon_by_nicholas_r_cataldo.asp (Accessed August 31, 2017).

City of San Bernardino Building Permits, #21510 issued in 1945 and #23428 issued in 1954.

CRM TECH. 1999. Historic Building Evaluation: 1317 West Kingman Street. Riverside, California. November 18, 1999.

Donaldson, Wayne. Historic Resources Reconnaissance Survey of the City of San Bernardino, 1991, page 46, record 190-17.

Feldman, Jessica B. 2006. 1st Supplemental HPSR: Mount Vernon Avenue Bridge Replacement Project. Myra L. Frank & Associates/Jones and Stokes. Unpublished report on file with the City of San Bernardino

Grimes, Teresa. 2016. Los Angeles Citywide Historic Context Statement: Arts and Crafts Movement, 1895–1930. Prepared for the City of Los Angeles, Department of City Planning, Office of Historic Resources.

Horak, Katie E., Andrew Goodrich, Alan Hess, and John English. 2015. Los Angeles Citywide Historic Context Statement: The Ranch House. City of Los Angeles, Department of City Planning, Office of Historic Resources.

McAlester, Lee, and Virginia McAlester. 2013. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. New York: Alfred A. Knopf, Inc.

Rokos, Brian. 2012. "San Bernardino: Gang Fight Sparked 'West Side Story.'" The Press-Enterprise. February 26, 2012. <http://www.pe.com/2012/02/26/san-bernardino-gang-fight-sparked-8216west-side-story8217/> (accessed August 30, 2017).

Snyder, John W. 2001. Historic Property Survey Report (Positive): Mount Vernon Avenue Bridge Replacement Project. P.S. Preservation Services/Parsons Brinckerhoff Quade & Douglas, Inc. Unpublished report on file with the City of San Bernardino

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 Resource Name or #: 1241 5th St, San Bernardino Map Reference #: 54

*

P1. Other Identifier: La Neuva Copacabana

* P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County San Bernardino

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

*b. USGS 7.5' Quad SAN BERNARDINO SOUT Date 1980

T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 1241 5TH ST

City San Bernardino Map Reference #: Zip 92411

d. UTM: (Give more than one for large and/or linear feature)

Zone 11N , 471196.66 mE/ 3774178.58 mN

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

APN(s): 013819120

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

This single-story commercial building faces north to 5th Street. It has a box form and a flat roof. The building is clad with non-original rough stucco. The front façade is partially faced with stone veneer. Projecting above the veneer, a sign displays cursive letters spelling "La Nueva Copacabana" and a top hat image. The main entrance is slightly recessed, and the non-original wooden door faces the front at an angle northeast. A large wood-framed picture window is located to the right of the door and covered with a metal security grill. A non-original illuminated box sign is located above the window.

Since the building's construction in 1946, it has offered food, drinks, and entertainment for passersby. Upon construction, the building stood at roughly 1200 square feet in the center of the lot. Between 1963 and 1970, the building nearly quadrupled in size, expanding eastward and southward.

The non-original eastern portion of the front façade displays two doors – one recessed and one obscured by a metal security door.

A front porch spans the middle half of the front façade and is supported by decorative metal posts. The metal porch structure is protected by a fabric awning. (See continuation sheet)

* P3b. Resource Attributes: HP06 1-3 Story Commercial Building

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

P5b. Description of Photo: (View, date, etc.)

Overview of the property 9/14/2017

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1946 (Factual) Building Permit

* P7. Owner and Address:

Quintero, Beatriz
1241 W 5th St
San Bernardino Ca 92411

* P8. Recorded by: (Name, affiliation, address)

Rebecca McGovern
ICF
601 W. 5th Street, Suite 900, Los Angeles, CA
90071

* P9. Date Recorded: 9/14/2017

* P10. Survey Type: (Describe)

Intensive Level Survey



* P11. Report Citation: (Cite survey report/other sources or "none")

2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, March 2018

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

* NRHP Status Code 6Z

* **Resource Name or #:** 1241 5TH ST, San Bernardino Map Reference #: 54

B1. Historic Name: None

B2. Common Name: La Neuva Copacabana

B3. Original Use: Commercial

B4. Present Use: Commercial

* **B5. Architectural Style:** Utilitarian

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Building Permit #23682 was issued to Pete Duran on 2/11/46 for the construction of a drive in café. Work was completed later that year.

Additions to the restaurant occurred multiple times, including a 17 x 30 addition in 1963 that remodeled the entire front façade; an 8 x 32 addition in 1968 that added a cocktail lounge, and a 60 x 17 addition permitted in 1970.

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

Original Location: _____

* **B8. Related Features:**

B9a. Architect: Unknown

b. Builder: N/a

* **B10. Significance:** Them Commercial Architecture: Route 66

Area San Bernardino Westside Neighborhood

Period of Significance N/A

Property Type Commercial

Applicable Criteria N/A

By the turn of the century, San Bernardino was known as a "railroad town" and the presence of the railroad has been a prime factor in the development of the City. Historic development patterns in the community were directly related to the growth of the ATSF rail yard—to the south and east of the rail yard, a large amount of residential development occurred between 1880 and 1900; to the southwest of the rail yard, residential construction was concentrated between 1900 and 1920; and on the north side of the rail yard, most of the homes were built between 1920 and 1935 (during the rail yard's most ambitious expansion program) (Raup 1965). Each of these periods of nearby residential development can be linked to comparable expansion phases at the ATSF rail yards (Myra L. Frank & Associates 1994). The transportation of fresh citrus fruit was among the San Bernardino division's highest priorities. A Precooling Plant was built off site, elsewhere in San Bernardino, at the turn of the century for the purpose of icing cars and fruit shipments (Santa Fe Employees' Magazine [sic] 1911). Among trucking and other rail lines, ATSF handled the majority of the Southern California citrus fruit crop (Shaw 1913). The location of the Depot and rail yard were substantial influences in the evolution of the San Bernardino business center. Such local events as parades and the National Orange Show were underwritten in large part by ATSF; their corporate sponsorship of the community did not end with the work week. Public speeches were peppered with proud references to the city as a "Santa Fe town" (Gore 1934; Myra L. Frank & Associates 1994).

The ATSF rail yards occupy a vast parcel, reaching generally from the Mount Vernon Avenue Viaduct on the west side to I Street/Interstate 215, and between 5th and 3rd Streets, on the north side of the tracks at 3rd Street. The yards are located two blocks south of this property. (See continuation sheet)

B11. Additional Resource Attributes: HP06 1-3 Story Commercial Building

* **B12. References:**

See continuation sheet

B13. Remarks:

* **B14. Evaluator:** Jessica Feldman

Date of Evaluation: 9/14/2017

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 5 * Resource Name or #: (Assigned by recorder) 1241 5th St, San Bernardino Map Reference #: 54

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

P3a. Description (continued);

A parking lot surrounds the building and forms a deep setback between the building and property line. A stone-faced planter lines a portion of the front façade. Two freestanding post signs hold up illuminated box business signs.

The building is in poor to fair condition. An overwhelming proportion of the building was added in the late 1960s, and it appears that few original features remain: the western portion of the building, the wooden window, and the main door location.

B10. Significance Statement continued:

Route 66 was part of the first nationally designated highway system in the United States. Established in 1926, by the 1930s 65 percent of all westbound traffic in the entire country occurred on Route 66 (Bischoff 2005). By 1931, there were already associations devoted to the prestige and promotion of Route 66, and these boosters called the route “the best route across [the] continent.”

“Route 66” itself is significant for its associations with westward migration and travel, and was listed on the National Register in 2011 as a multiple property associated with four important historic contexts: the development of U.S. Highway 66 in California (San Bernardino and Los Angeles counties), U.S. Highway 66 as a migratory route (San Bernardino and Los Angeles counties), auto and tourism businesses on U.S. Highway 66 (San Bernardino and Los Angeles counties), and recreation and U.S. Highway 66 (San Bernardino and Los Angeles counties). The period of significance was identified as 1926 through 1974. Before the 1950s, Route 66 intersected with 4th Street, traveling south on Mount Vernon Avenue from the Cajon Pass, and turning west just before the avenue crossed over the railroad tracks. Today, Route 66 turns west at 5th Street, before it aligns with Foothill Boulevard. This restaurant was originally constructed when this change was occurring and it can be inferred that the owner hoped to take advantage of the bypass.

To qualify for listing in the NRHP under the Route 66 MPDF, a property must meet registration requirements, be a component of the roadway itself, or have a documented and direct association with the highway during the period of significance, AND be important under one of the associated historic contexts. There is no indication based on research that this restaurant has a direct association with Route 66. This restaurant was originally constructed when Route 66 was being rerouted to West 5th Street from West 4th Street, however, the record does not prove direct association with Route 66.

The building has undergone so many changes since its construction in 1946 that the original scheme, design and plan are not known. It does not appear to meet the requirements of the Route 66 MPDF as an example of programmatic architecture, Googie, Streamline Moderne or Period Revival styles. The plain, almost windowless elevations do not display any ornamentation that would indicate a particular style. The building lacks integrity of materials, design and workmanship, and does not convey important elements of any particular style. At most, it would likely be considered “vernacular architecture” in accordance with the definition provided in the MPDF.

The context that applies to this property is “Auto and Tourism Businesses on U.S. Highway 66 in California, San Bernardino and Los Angeles Counties, California, 1926-1974; subtype: Restaurants”.

The following is excerpted directly from the MPDF:

As identified during the reconnaissance survey, restaurants remain a common auto-related business along U.S. Highway 66. Early dining options along the road, except for saloons, consisted of small local cafes and restaurants that developed to serve the traveling public along the railroad, the National Old Trails Road, and U.S. Highway 66. Research suggests these appeared to be locally and independently owned businesses.

Reconnaissance survey of the route found early restaurants and cafes were similar in design to other vernacular commercial buildings along the route constructed of brick, concrete block, or stucco either as stand-alone buildings or as part of a commercial block. If it was part of a commercial block, the portions that housed the café or restaurant were generally narrower than adjacent business spaces and displayed recessed entryways with display windows.

CONTINUATION SHEET

Page 4 of 5 * Resource Name or #: (Assigned by recorder) 1241 5th St, San Bernardino Map Reference #: 54

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation

☐ Update

The restaurant evolved to serve the entire family and could be independently owned or the newly developed chain restaurant. The first family restaurant chain was Howard Johnson's, establishing multiple locations in the 1930s, and in the years following World War II other companies emulated their model and developed family restaurant chains. The reconnaissance survey and research of the route found few recognizable chain family restaurants such as Bob's Big Boy or Howard Johnson's. Several independent family restaurants were identified along the route. Both chain and independently owned restaurants were characterized as one-story, stand-alone buildings with the entryway oriented along the road with parking along the side or at the rear of the building.

These buildings may also include large free-standing signs along the road... The drive-in restaurant centered its service on patrons arriving via automobile. Curb-service dining, where customers pulled up to the curb and food was brought out by a waiter, led to the development of a distinctive drive-in-restaurant building type. The building type consisted of a rectangular or circular building around which customers parked their cars. A large illuminated pylon or sign was centrally located on the peaked roof. One of the most noticeable architectural improvements to the postwar drive-in was an awning addition that provided shelter for cars.

This property does retain several physical elements such as a free-standing sign close to the road, it is situated in the center of a parking lot with a lot of space for vehicles, there is a sign centrally located above the entrance, and an awning provides shelter for those arriving at the entrance. However, while this property does have those elements, this doesn't necessarily convey an association with this historic context, it lacks integrity of design to the period of significance for Route 66 and it not eligible for the NRHP under this multiple property listing. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under NRHP Criterion B or CRHR Criterion 2, this property is not associated with the lives of significant persons. Building development research revealed Peter Duran as the property owner in 1946. Research did not reveal Mr. Duran as a significant local individual or associated with the establishment and development of Route 66, or any other substantial contribution to the community that would warrant eligibility under Criterion B/2 for association with important historic personages. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C or CRHR Criterion 3, this property is not significant because it is an undistinguished example of its type, period, and method of construction. It is not one of the more notable or significant examples of vernacular architecture in the San Bernardino area. The building is also not listed in the Historic Resources Reconnaissance Survey completed by Architect Milford Donaldson in 1991 as one of the historically significant buildings in San Bernardino. The building lacks integrity of design and materials due to multiple alterations and additions since its construction in 1946. The entire front façade was remodeled in 1963 and a cocktail lounge was added in 1968 followed by another addition in 1970. The property overall lacks distinction and does not possess high artistic values. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, this property is not a significant or likely source of important information regarding history or prehistory. The building is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the property does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

Although much of this area was developed during in the late 19th and early 20th century, primarily as a result of the proximity to the former ATSF railyard, the neighborhoods north and south of the railyard lack a cohesiveness necessary to convey a pattern of development or associated with an important person or event. There are no common setbacks; there are vacant lots that once held residences or commercial structures; there is significant commercial and industrial infill from the 1950s and later; there are new housing areas that date to the 1990s; the setting have been altered by the expansion of the railyard, and the demolition of original buildings as well as the construction of the Metrolink parking lot; and any association with the original Route 66 that traveled along 4th Street west of North Mount Vernon Avenue, has been eliminated as a result of its re-alignment to 5th Street. Therefore, no potential historic district in the APE was identified.

CONTINUATION SHEET

Page 5 of 5 * Resource Name or #: (Assigned by recorder) 1241 5th St, San Bernardino Map Reference #: 54

* Recorded by: Rebecca McGovern, ICF

* Date: 9/14/2017

☒ Continuation ☐ Update

B12. References continued:

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PRIMARY RECORD

NRHP Status Code 6Z

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 6

* Resource Name or #: Atchison, Topeka & Santa Fe (AT&SF) Railyard

P1. Other Identifier: Map Reference #56

* P2. Location: ☒ Not for Publication ☐ Unrestricted a. County San Bernardino
b. USGS 7.5' Quad San Bernardino South, CA Date _____ T _____; R _____; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address _____ City San Bernardino, CA Zip 92410
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN: 0138-221-06-0000

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

The Atchison, Topeka & Santa Fe (AT&SF) Railyard is a 1,781,199 square-foot rail facility originally constructed in 1883. The railyard is located in a highly urbanized area. The railyard occupies a vast parcel, reaching generally from the Mount Vernon Avenue Viaduct on the west side to I Street/Interstate 215, and between 5th and 3rd Streets, on the north side of the tracks at 3rd Street. Lytle Creek is the cut off of the western boundary. Dense housing is located south, west and northwest of the railyard while commercial and industrial properties to the north. The site includes intermodal and automotive rail yards and shares its main lines with other freight trains such as the Union Pacific. Other passenger or commuter tracks are operated by Metrolink and Amtrak. The Mission Revival style Depot (rebuilt in 1918) and interlocking tower is located on the south side at 3rd Street.

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

P5b. Description of Photo: (View, date, etc.)

Aerial view of the Railyard. Google Maps. 2018.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both
1883 (Raup, 1940)

* P7. Owner and Address:

BNSF Railway
2650 Lou Menk Drive
Fort Worth, TX 76131

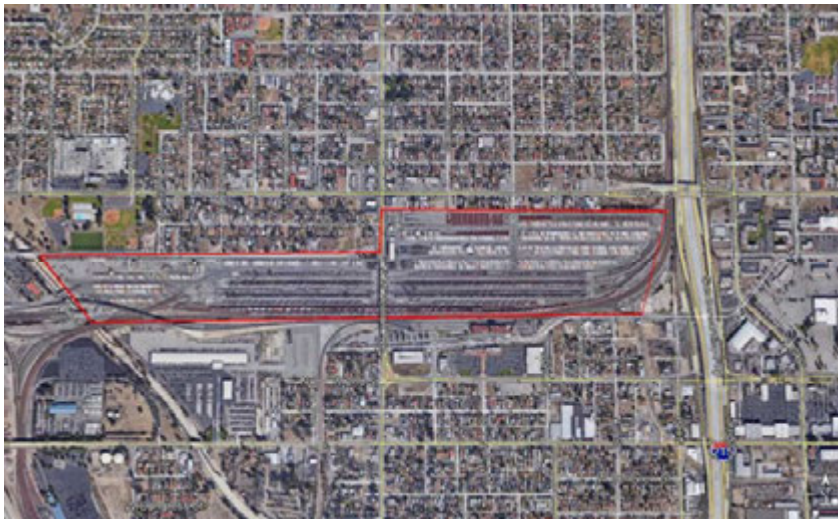
* P8. Recorded by: (Name, affiliation, address)

Salli Hosseini M.A.H.P.
ICF
601 W. 5th Street, Suite 900
Los Angeles, CA 90071

* P9. Date Recorded: 01/12/2018

* P10. Survey Type: (Describe)

Reconnaissance



* P11. Report Citation: 2nd Supplemental HPSR for the Mount Vernon Avenue Bridge Replacement Project, San Bernardino, February 2018

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

* NRHP Status Code 6Z

* **Resource Name or #:** Atchison, Topeka & Santa Fe (AT&SF) Railyard (Map Reference #: 56)

B1. Historic Name: Atchison, Topeka & Santa Fe (AT&SF) Railyard

B2. Common Name: Burlington Northern Santa Fe (BNSF) / AT&SF Railyard

B3. Original Use: Maintenance Yard

B4. Present Use: Railyard

* **B5. Architectural Style:** N/A

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Established in 1883; the railyard has been significantly altered. The railyard was expanded in 1906 and 1916 (Swope, et al., 1997). Review of Sanborn Fire Insurance maps from 1906 confirm expansion of the railyard west of Mount Vernon Avenue since that time. The same maps reveal a number of buildings in the yard have since been demolished. See Continuation Sheet.

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

* **B8. Related Features:**

The Santa Fe Passenger Depot and interlocking tower are located in the railyard and are listed in the NRHP. However, the two properties have a separate significance and are not associated with the freight railroad maintenance operations.

B9a. Architect: Unknown

b. Builder: Unknown

* **B10. Significance:** Theme Railroad Transportation Area San Bernardino, CA
Period of Significance 1883-1968 Property Type Railyard Applicable Criteria N/A

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

The AT&SF railyard does not appear to be eligible for listing in the National Register of Historic Places (NRHP) under any criteria: A, B, C, or D, because it no longer possesses integrity of design, materials, workmanship, and feeling.

The development of the Atchison, Topeka and Santa Fe (AT&SF) rail yards in San Bernardino spurred more than a century of growth in a town that had been a sleepy Mormon settlement. The AT&SF was established in San Bernardino in the late 1800s, and the presence of the railroad was responsible for a large amount of the community's economic and physical development for the next century (Raup, 1940). The parcel occupied by the former AT&SF rail yards was originally part of the Rancho San Bernardino, which had been subdivided into large individual parcels by the late 1870s. A map that was part of the original surveyor's estate identifies the rail yard area as the property of 13 separate landholders (Perris, 1878-1887; Smith, 1994).

The first train entered San Bernardino, by way of San Diego, amid much fanfare in September of 1883. The AT&SF facilities at San Bernardino were opened later that year when California Southern was granted right of way and depot grounds. The citizenry enthusiastically received the new industry and by 1885, AT&SF acquired the California Southern line and, with that, the 18-acre San Bernardino rail yards (Robinson, 1958). Condemnation suits were necessary to secure the initial land assemblage required for the depot and shop grounds in 1886. The parcel was graded and the Roundhouse and outbuildings were built by 1888 (Ingersoll, 1904). In 1917, AT&SF added more than eight acres to the rail yard and constructed additional car shop facilities (Smith, 1994). See Continuation Sheet.

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

* **B12. References:**

See Continuation Sheet.

B13. Remarks:

The subject site could not be surveyed as access was not granted by BNSF.

* **B14. Evaluator:** Salli Hosseini M.A.H.P.

Date of Evaluation: 01/12/2018

(This space reserved for official comments.)

(Sketch map with north arrow required)



↑ USGS Map. 1967. San Bernardino, CA

CONTINUATION SHEET

Page 3 of 6 * Resource Name or #: (Assigned by recorder AT&SF Railyard/MR#: 56)

* Recorded by: Salli Hosseini M.A.H.P.

* Date: 01/12/2018

☒ Continuation

☐ Update

Continued from *B6. Construction History:

Additionally, according to a "Historical Assessment" of the yard (Smith, 1994), in 1994 the railyard contained 14 shop buildings, 2 administration buildings, and 11 storage buildings/sites. As evidenced by an "Archaeological Monitoring Report: Building Demolition and Building Remains Removal" report prepared for GBSNT, these buildings were demolished by 2001. Furthermore, comparison of historic aerial photographs of the railyard confirms a significant number of buildings in the maintenance yard have been demolished since 1938 (NETR, 2017). The same photographs reveal the railroad has also been substantially altered (See Continuation Sheet-Page 5). In addition to general maintenance over the decades, the railroad has been subject to re-alignment, new rail tracks, changes to station platforms, and introduction of paving. Furthermore, addition of modern passenger amenities for Metrolink to provide regional rail service in addition to the passenger service previously provided by the Santa Fe Railway and Amtrak and freight service provided by AT&SF and its successor BNSF, has significantly altered the integrity of the railyard. Furthermore, research reveals that Santa Fe transferred many of its switching operations from the subject railyard to Barstow in 1992 (City of San Bernardino, 2018).

Continued from *B10. Significance:

The San Bernardino rail yards were the largest in the west, and the company's regional or Los Angeles Divisional offices were located in San Bernardino, not in Los Angeles. The nationwide employees' magazine featured articles every few months on the San Bernardino rail yard's vast mechanical and personnel capabilities. In the early 20th century the railroad served as the community's principal industry, employing as much as half of San Bernardino's work force at times. A much higher proportion of the populace was employed in industries indirectly related to the railroad (Smith, 1994).

By the turn of the century, San Bernardino was known as a "railroad town" and the presence of the railroad has been a prime factor in the development of the City. Historic development patterns in the community were directly related to the growth of the AT&SF rail yard—to the south and east of the rail yard, a large amount of residential development occurred between 1880 and 1900; to the southwest of the rail yard, residential construction was concentrated between 1900 and 1920; and on the north side of the rail yard, most of the homes were built between 1920 and 1935 (during the rail yard's most ambitious expansion program) (Raup, 1940). Each of these periods of nearby residential development can be linked to comparable expansion phases at the AT&SF rail yards (Smith, 1994).

The transportation of fresh citrus fruit was among the San Bernardino division's highest priorities. A Precooling Plant was built off site, elsewhere in San Bernardino, at the turn of the century for the purpose of icing cars and fruit shipments (Santa Fe Employees' Magazine, 1911). Among trucking and other rail lines, AT&SF handled the majority of the Southern California citrus fruit crop (Shaw, 1913). The location of the Depot and rail yard were substantial influences in the evolution of the San Bernardino business center. Such local events as parades and the National Orange Show were underwritten in large part by AT&SF; their corporate sponsorship of the community did not end with the work week. Public speeches were peppered with proud references to the city as a "Santa Fe town" (Gore, 1934; Smith, 1994).

The AT&SF rail yards occupy a vast parcel, reaching generally from the Mount Vernon Avenue Viaduct on the west side to I Street/Interstate 215, and between 5th and 3rd Streets, on the north side of the tracks at 3rd Street. The Mission Revival style Depot (rebuilt in 1918) is located on the south side, at 3rd Street. With the conversion to truck trailers on flatcars over the 1960s and 1970s, the San Bernardino rail yard became increasingly obsolete. The rail yard's location in the center of older, densely settled residential districts made expansion for land-intensive truck trailers on flatcars difficult in San Bernardino. Other rail yards, like Barstow, were located on the outskirts of town and had more room to build. After downsizing year by year, the San Bernardino rail yard transferred more than 350 employees to Topeka. The San Bernardino rail yard closed on November 13, 1992. In 1993, the tie depot was converted to Metrolink use and most of the remaining operations were transferred to other rail yards (Smith, 1994).

CONTINUATION SHEET

Page 4 of 6 Resource Name: AT&SF Railyard/MR#: 56 *Recorded by: Salli Hosseini M.A.H.P.

*Date: 01/12/2018

Significance Evaluation:

Under NRHP Criterion A/1, the subject railyard is significant for its association with the former AT&SF railway as the company's largest railroad maintenance yard in the west during the 20th Century. The railroad was also a major factor in development of the city by the turn of the century and continued to be considerable factor in the economic growth, as well as physical development, of San Bernardino for more than one hundred years. The railroad served as San Bernardino's principal industry during the first half of the 20th Century employing as much as half of San Bernardino's work force at times.. Research confirmed a vast number of buildings originally located in the railyard have been demolished. Such buildings including the Blacksmith Shop, Boiler Shop, Car Shop, Acid House and Office, Round House, Wheel Shop and many others were directly related to the use of the property as a railroad maintenance yard. The yard was altered to accommodate the introduction of amenities association with the Metrolink regional rail service. Additionally, the moving of the switching operations to Barstow in 1992 had a significant effect on the use and operation of the San Bernardino railyard as a maintenance yard. Furthermore, the segment of the railroad within the railyard was substantially altered as a result of decades of track and bed maintenance, number of rail lines and connections between rail lines, and changes to station platforms.

Although the subject railyard meets NRHP Criterion A for association with important events, it lacks integrity to convey that significance and as a result, it is not eligible for listing in the NRHP. Therefore, the railyard retains low integrity based on a 1968 close of period of significance as a great number of maintenance and operation buildings have been demolished. As such, the railyard no longer possesses integrity of design, materials, workmanship, or feeling. Additionally, although the NRHP-listed Santa Fe Depot and interlocking tower remain on the site, the two were not related to the maintenance yard. These two properties served passengers and rail traffic and safety and were not related to the freight railroad maintenance operations. Therefore, the subject railyard does not appear to qualify for listing on the NRHP/CRHR under Criterion A/1.

Under Criterion B/2, the subject railyard is associated with Fredrick Thomas Perris, a significant local individual who had a major role in bringing the railroad to San Bernardino. Originally from England, Perris moved to San Bernardino in 1853 and was later hired as a railroad surveyor. He is known to have been in charge of directing the location of the rail line through San Bernardino. As Chief Engineer of California Southern Railroad between 1883 and 1900, Perris oversaw the construction of the Santa Fe rail lines in Southern California. Through his lobbying and support, between 1886 and 1887, Santa Fe granted \$40,000 to the City of San Bernardino to build a depot, shop buildings, and a divisional office in the San Bernardino railyard (Burgess, 2018). However, while Fred Perris was an important local individual whose role was integral to the construction of the San Bernardino railyard and while he may have originally been directly associated with a number of buildings in the railyard, that association is no longer effective as the buildings have since been demolished. Other than the location of the railyard, the subject railyard has no other associations with Mr. Perris as most original maintenance and office buildings have been demolished. As such, the subject railyard does not appear to qualify for listing on the NRHP/CRHR under Criterion B/2.

Under NRHP Criterion C/3, the subject railyard is not eligible as it has been significantly altered. Archival research revealed the railyard was expanded in 1906 and again in 1916. Additionally, a number of buildings including 14 shop buildings, 2 administration buildings, and 11 storage buildings/sites that were present in the yard in 1994 were demolished by 2001. Furthermore, review of historic aerial photographs of the railyard confirms the railroad has also been substantially altered. In addition to general maintenance over the decades, the railroad has been subject to re-alignment, new rail tracks, changes to station platforms, and introduction of paving. Also, addition of modern passenger amenities for Metrolink to provide regional rail service in addition to the passenger service previously provided by the Santa Fe Railway and Amtrak and freight service provided by the Santa Fe Railway and its successor BNSF, has significantly altered the integrity of the railyard and railroad. As such, the current BNSF railyard has been significantly altered such that it no longer retains integrity in its design, materials, workmanship, feeling and setting. Therefore, the current BNSF railyard does not appear to qualify for listing on the NRHP/CRHR under Criterion C/3.

Under NRHP Criterion D or CRHR Criterion 4, the subject railyard is not a significant or likely source of important information regarding history or prehistory. The railyard is unlikely to yield any important data regarding original engineering or architectural designs or techniques that would help us understand the construction practices of the day. Therefore, the current BNSF railyard does not appear to qualify for listing on the NRHP/CRHR under Criterion D/4.

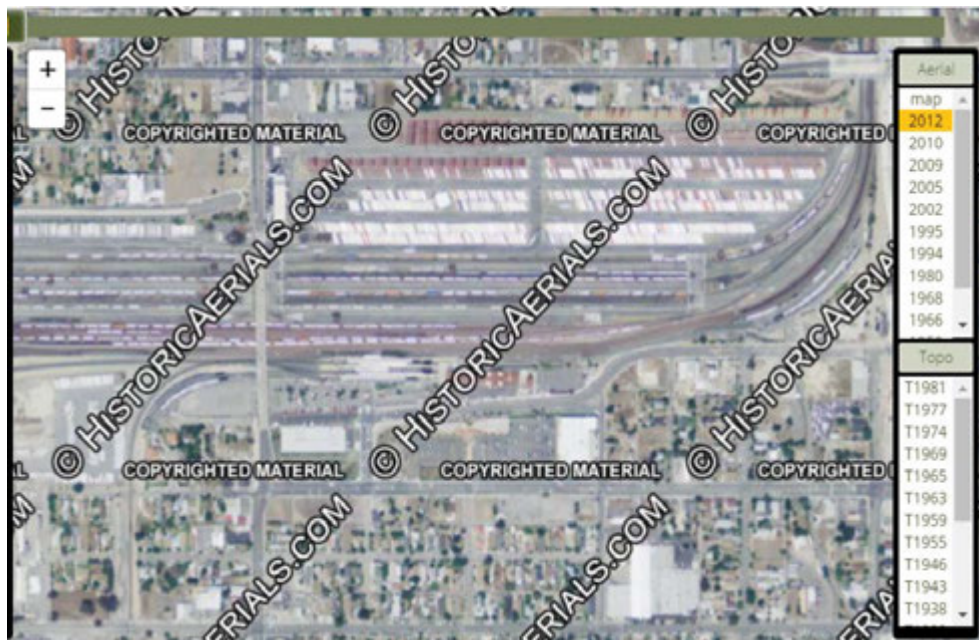
CONTINUATION SHEET

Primary#
HRI # _____
Trinomial
NRHP Status Code 6Z

Page 5 of 6 Resource Name: AT&SF Railyard/MR#: 56 *Recorded by: Salli Hosseini M.A.H.P. *Date: 01/12/2018



Aerial of the AT&SF Railyard in 1938 (NETR, 2017).



Aerial of the current BNSF Railyard in 2012 (NETR, 2017).

Comparison of the above 1938 AT&SF Railyard and 2012 aerals of the current BNSF Railyard exhibits the significance of the alterations to the railyard and tracks. A significant number of buildings seen in the 1938 photograph are no longer extant in 2012. Additionally, the 2012 photograph exhibits the addition and realignment of rail tracks.

CONTINUATION SHEET

Page 6 of 6 * Resource Name or #: (Assigned by recorder AT&SF Railyard/MR#: 56)
* Recorded by: Salli Hosseini M.A.H.P. * Date: 01/12/2018
☒ Continuation ☐ Update

Continued from B12. References:

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