

HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT
ASSESSOR'S PARCEL NUMBERS 1007-181-01 TO -04
AND 1046-321-43

City of Upland
San Bernardino County, California

For Submittal to:

City of Upland
Development Services Department, Planning Division
460 North Euclid Avenue
Upland, CA 91786

Prepared for:

Regent Land Company
1968 South Coast Highway, Suite 3043
Laguna Beach, CA 92618

Prepared by:

CRM TECH
1016 East Cooley Drive, Suite A/B
Colton, CA 92324

Bai "Tom" Tang, Principal Investigator
Michael Hogan, Principal Investigator

August 23, 2025
CRM TECH Contract No. 4262

Title: Historical/Archaeological Resources Survey Report: Assessor's Parcel Numbers 1007-181-01 to -04 and 1046-321-43, City of Upland, San Bernardino County, California

Author(s): Bai "Tom" Tang, Principal Investigator/Historian/Architectural Historian
Frank Raslich, Archaeologist/Report Writer
Hunter O'Donnell, Archaeologist/Historian

Consulting Firm: CRM TECH
1016 East Cooley Drive, Suite A/B
Colton, CA 92324
(909) 824-6400

Date: August 23, 2025

For Submittal to: City of Upland
Development Services Department, Planning Division
460 North Euclid Avenue
Upland, CA 91786
(909) 931-4130

Prepared for: Regent Land Company
1968 South Coast Hwy, Suite 3043
Laguna Beach, CA 92618

Project Size: Approximately six acres

USGS Quadrangle: Ontario, Calif., 7.5' quadrangle; Section 7, T1S R7W, and Section 12, T1S R8W, San Bernardino Baseline and Meridian

Resources: Site 4262-1H* and 4262-2H*: mid-20th-century single-family residences;
Site 4262-3H*: mid-20th-century recreational activity area; Site 4262-4H*: well-related structures and concrete channel

** Temporary designations, pending assignment of primary numbers in the California Historical Resources Inventory*

Keywords: Western San Bernardino Valley; Phase I cultural resources survey; no "historical resources" under CEQA

EXECUTIVE SUMMARY

Between April and August 2025, at the request of Regent Land Company, CRM TECH performed a cultural resources survey on approximately six acres of urban land in the City of Upland, San Bernardino County, California. The subject property of the study consists of Assessor's Parcel Numbers 1007-181-01 to -04 and 1046-321-43, located on the north side of Arrow Highway and west of San Antonio Avenue, in the northwest quarter of Section 7, T1S R7W, and the northeast quarter of Section 12, T1S R8W, San Bernardino Baseline and Meridian, as depicted in the United States Geological Survey Ontario, California, 7.5' quadrangle.

The study is part of the environmental review process for the proposed development of 132 attached townhome units and associated improvements on the property. The City of Upland, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any "historical resources," as defined by CEQA, that may exist in or around the project area.

In order to identify such resources, CRM TECH conducted a historical/archaeological resources records search, initiated a Native American Sacred Lands File records search, pursued historical background research, and carried out an intensive-level field survey. During the field survey, four previously undocumented cultural resources of historical origin were identified and recorded in the project area, as listed below:

Identification Number*	Description
4262-1H	Mid-20th century single-family residence at 927 W. Arrow Highway
4262-2H	Mid-20th century single-family residence at 911 W. Arrow Highway
4262-3H	Mid-20th century recreational activity area
4262-4H	Well-related structures and concrete channel

* *Temporary designations, pending assignment of primary numbers in the California Historical Resources Inventory*

As a part of the study, these four properties were evaluated for historic significance under the criteria for listing in the California Register of Historical Resources, and none of them was found to be eligible. As such, they do not meet the statutory definition of "historical resources" under CEQA provisions. Since no other potential "historical resources" were encountered within or adjacent to the project area, CRM TECH recommends to the City of Upland a finding of *No Impact* on "historical resources." No further cultural resources investigation is recommended for this project unless development plans undergo such changes as to include areas not covered by this study. However, if buried cultural materials are encountered during any earth-moving operations associated with the project, all work in the immediate area of the discovery should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	i
INTRODUCTION	1
SETTING.....	4
Current Natural Setting	4
Cultural Setting	5
Prehistoric Context.....	5
Ethnohistoric Context	5
Historic Context	7
RESEARCH METHODS	7
Records Search.....	7
Sacred Lands File Search.....	8
Historical Background Research.....	8
Field Survey	8
RESULTS AND FINDINGS	8
Records Search.....	8
Sacred Lands File Search.....	10
Historical Background Research.....	11
Field Survey	14
Site 4262-1H	14
Site 4262-2H	15
Site 4262-3H	16
Site 4262-4H	16
DISCUSSION	17
Applicable Statutory/Regulation Framework	17
Resource Evaluation	17
Sites 4262-1H and 4262-2H.....	17
Site 4262-3H	18
Site 4262-4H	18
Conclusions and Recommendations	18
REFERENCES	19
APPENDIX 1: Personnel Qualifications	22
APPENDIX 2: Native American Sacred Lands Search Results.....	26
APPENDIX 3: California Historical Resources Inventory Record Forms.....	29

LIST OF FIGURES

Figure 1. Project vicinity.....	1
Figure 2. Project area	2
Figure 3. Recent satellite image of the project area.....	3
Figure 4. Typical landscape in the project area	4
Figure 5. Previous cultural resources studies.....	9
Figure 6. The project area and vicinity in 1852-1865.....	11
Figure 7. The project area and vicinity in 1894.....	11
Figure 8. The project area and vicinity in 1933	12
Figure 9. The project area and vicinity in 1952-1954.....	12
Figure 10. Site 4262-1H.....	15
Figure 11. Site 4262-2H.....	15
Figure 12. Site 4262-3H.....	16
Figure 13. Site 4262-4H.....	16

INTRODUCTION

Between April and August 2025, at the request of Regent Land Company, CRM TECH performed a cultural resources survey on approximately six acres of urban land in the City of Upland, San Bernardino County, California (Fig. 1). The subject property of the study consists of Assessor's Parcel Numbers (APN) 1007-181-01 to -04 and 1046-321-43, located on the north side of Arrow Highway and west of San Antonio Avenue, in the northwest quarter of Section 7, T1S R7W, and the northeast quarter of Section 12, T1S R8W, San Bernardino Baseline and Meridian, as depicted in the United States Geological Survey (USGS) Ontario, California, 7.5' quadrangle (Figs. 2, 3).

The study is part of the environmental review process for the proposed development of 132 attached townhome units and associated improvements on the property. The City of Upland, as the lead agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA). The purpose of the study is to provide the City with the necessary information and analysis to determine whether the proposed project would cause substantial adverse changes to any "historical resources," as defined by CEQA, that may exist in or around the project area.

In order to identify such resources, CRM TECH conducted a historical/archaeological resources records search, initiated a Native American Sacred Lands File records search, pursued historical background research, and carried out an intensive-level field survey. The following report is a complete account of the methods, results, and final conclusion of the study. Personnel who participated in the study are named in the appropriate sections below, and their qualifications are provided in Appendix 1.

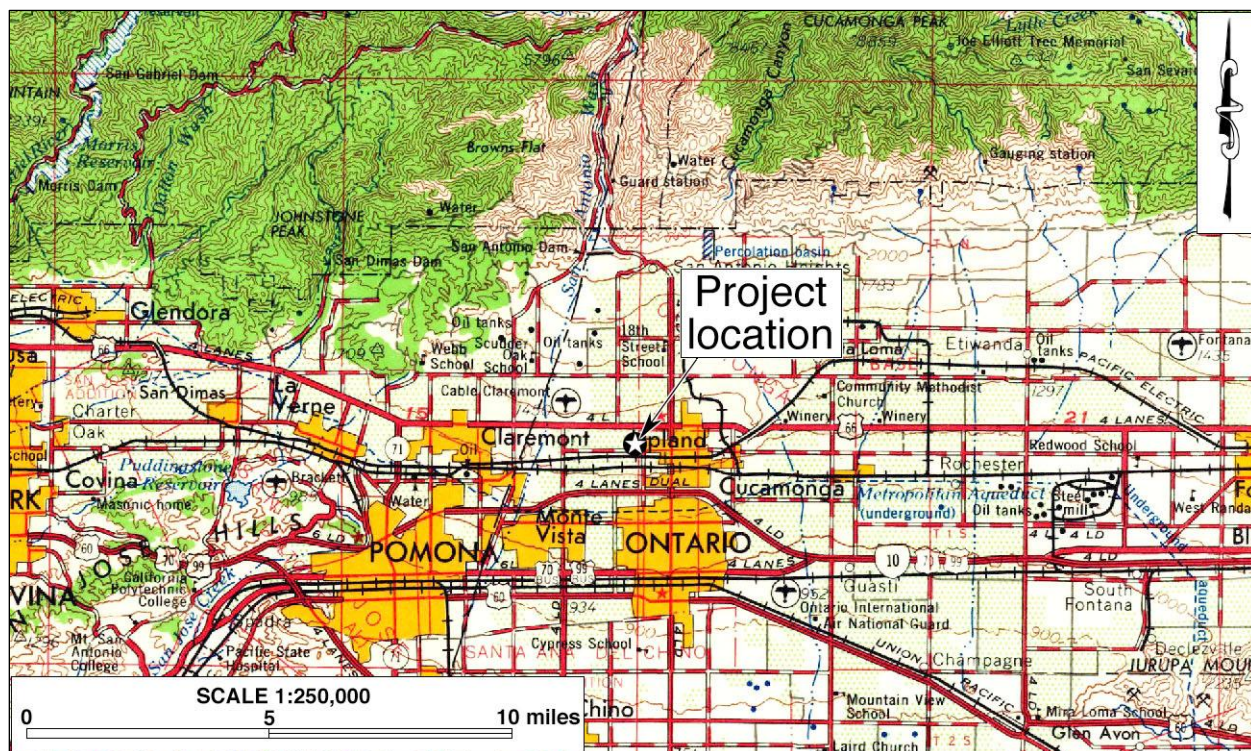


Figure 1. Project vicinity. (Based on USGS San Bernardino, Calif., 120'x60' quadrangle [USGS 1969])

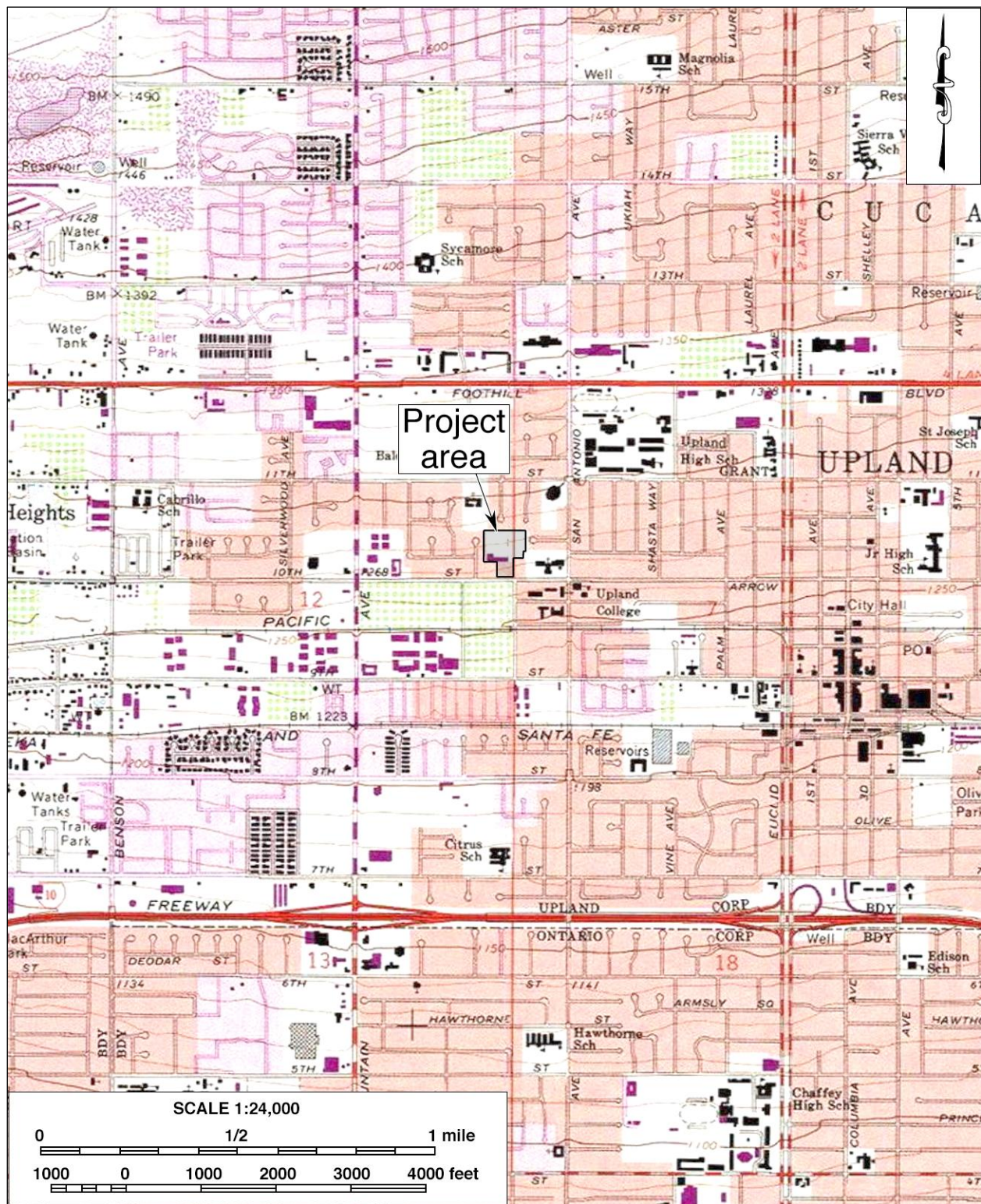


Figure 2. Project area. (Based on USGS Ontario, Calif., 7.5' quadrangle [USGS 1981])



Figure 3. Recent satellite image of the project area.

SETTING

CURRENT NATURAL SETTING

The City of Upland is situated in the western portion of the San Bernardino Valley, a broad inland valley defined by the San Gabriel and San Bernardino Mountain Ranges on the north and a series of low rocky hills on the south. It lies on an alluvial fan extending south from the foothills of the mountain ranges, within a floodplain between San Antonio Creek to the west and Cucamonga Creek to the east. Cable Airport is approximately two miles northwest of the city's downtown area and immediately to the east of San Antonio Creek, which is now a concrete-lined channel in some sections.

The project area lies in a fully developed urban setting near the downtown area of Upland, surrounded by densely populated residential neighborhoods with several schools, houses of worship, and shopping centers nearby (Fig. 3). A strip of industrial development between the Burlington Northern Santa Fe Railway and the former Pacific Electric Railway, now a recreational trail, is also in the vicinity. The southernmost portion of the project area is occupied by two single-family residences at 911 and 927 W. Arrow Highway and the remains of a water well facility, and the northern portion contains a large expanse of open land with a number of abandoned recreational fields along the southern edge (Figs. 3, 4).

Elevations in the project area range around 1,270 to 1,290 feet above mean sea level, and the terrain is generally level, evidently a result of past human modifications to the ground surface. The area lies within the Southern Oak Woodland plant community, but past development has removed most native plants except for some aster, grasses, and shrubs (Fig. 4). A sampling of the vegetation encountered during survey includes Chinese elm, hackberry, hibiscus, lantana, laurel, Mediterranean cypress, pomelo, Rosaceae, sour orange, spiderling, and star jasmine with a wide variety around the two residences along the southern boundary.



Figure 4. Typical landscapes in the project area. *Left*: northern portion of the property, view to the northwest; *right*: residential properties on the southern edge, view to the west. (Photographs taken on May 22, 2025)

CULTURAL SETTING

Prehistoric Context

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

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

- **Paleoindian Period (ca. 18,000-9,000 B.P.):** Native peoples of this period created fluted spearhead bases designed to be hafted to wooden shafts. The distinctive method of thinning bifaces and spearhead preforms by removing long, linear flakes leave diagnostic Paleoindian markers at tool-making sites. Other artifacts associated with the Paleoindian toolkit include choppers, cutting tools, retouched flakes, and perforators. Sites from this period are very sparse across the landscape and most are deeply buried.
- **Archaic Period (ca. 9,000-1,500 B.P.):** Archaic sites are characterized by abundant lithic scatters of considerable size with many biface thinning flakes, bifacial preforms broken during manufacture, and well-made groundstone bowls and basin metates. As a consequence of making dart points, many biface thinning waste flakes were generated at individual production stations, which is a diagnostic feature of Archaic sites.
- **Late Prehistoric Period (ca. 1,500 B.P.-contact):** Sites from this period typically contain small lithic scatters from the manufacture of small arrow points, expedient groundstone tools such as tabular metates and unshaped manos, wooden mortars with stone pestles, acorn or mesquite bean granaries, ceramic vessels, shell beads suggestive of extensive trading networks, and steatite implements such as pipes and arrow shaft straighteners.

Ethnohistoric Context

The City of Upland is located on the eastern edge of the traditional territory of the Gabrielino, a Takic-speaking people who were considered the most populous and powerful ethnic group in aboriginal southern California (Bean and Smith 1978:538). The Gabrielino's territory spanned from San Clemente Island along the coast to the present-day San Bernardino-Riverside area and south into southern Orange County, and their influence spread as far as the San Joaquin Valley, the Colorado

River, and Baja California. The leading ethnographic sources on Gabrielino culture and history include Bean and Smith (1978), Miller (1991), and McCawley (1996). The following summary is based mainly on these sources.

Prior to European contact, native subsistence practices were defined by the varying surrounding landscape and primarily based on the cultivating and gathering of wild foods, hunting, and fishing, exploiting nearly all of the resources available in a highly developed seasonal mobility system. In inland areas, the predominant food sources included acorns, piñon nuts, other seeds, roots, wild fruits/berries, and wild onions. Medicinal and ceremonial plants such as yerba buena, elderberry, and sage were typically cultivated near villages. Common game animals included deer, antelope, rabbits, wood rats, fish, and waterfowl. Coastal Gabrielino utilized marine resources and had an advanced maritime navigation technology with an emphasis on the *ti'at*, the plank canoe used by only a handful of groups in North America (Gamble 2002).

Both inland and coastal Gabrielino populations had a variety of technological skills that they used to acquire subsistence, shelter, and medicine or to create ornaments and decorations. Common tools included manos and metates, mortars and pestles, hammerstones, fire drills, awls, arrow straighteners, and stone knives and scrapers. These lithic tools were made from locally sourced material as well as those procured through trade or travel. They also used wood, horn, and bone spoons and stirrers, as well as baskets for winnowing, leaching, grinding, transporting, parching, storing, and cooking. However, much of this material culture, elaborately decorated, does not survive in the archaeological record. As usual, the main items found archaeologically relate to subsistence activities.

The intricacies of Gabrielino social organization are not well known, although evidence suggests the existence of a moiety system in which various clans belonged to one or the other of two main social/cultural divisions. There also seems to have existed at least three hierarchically ordered social classes, topped with an elite consisting of the chiefs, their immediate families, and the very rich. Some individuals owned land, and property boundaries were marked by the owner's personalized symbol. Villages were politically autonomous, composed of nonlocalized lineages, each with its own leader. The dominant lineage's leader was usually the village chief, whose office was generally hereditary through the male line. Often several villages were allied under the leadership of a single chief. The villages were frequently engaged in warfare against one another, resulting in what some consider to be a state of constant enmity between coastal and inland Gabrielino groups.

As early as 1542, the Gabrielino were in contact with the Spanish during the historic expedition of Juan Rodríguez Cabrillo, but it was not until 1769 that the Spaniards took steps to colonize Gabrielino territory. Shortly afterwards, most of the Gabrielino people were incorporated into Mission San Gabriel and other missions in southern California. Due to forced labor, dietary deficiencies, introduced diseases, and forceful reduction, Gabrielino population dwindled rapidly. By 1900, they had almost ceased to exist as a culturally identifiable group (Bean and Smith 1978:540). In recent decades, however, there has been a renaissance of Native American activism and cultural revitalization among groups of Gabrielino descendants, including the reconstruction and utilization of *ti'at* and incorporating the ethnographic names *Kizh* and *Tongva* into official documentation (Stickel 2016).

Historic Context

For the bulk of the Spanish-Mexican period in California history, the entire San Bernardino Valley, including the Upland area, was considered a part of the land holdings of Mission San Gabriel, which was established by the Franciscan padres in the nearby San Gabriel Valley in 1771. In the 1830s-1840s, during secularization of the mission system, the Mexican authorities in Alta California made a number of large land grants on former mission properties in the valley. The nearest land grants to the project location were Rancho San José, Rancho Cucamonga, and Rancho Santa Ana del Chino. Among these, Rancho Cucamonga, granted to Tiburcio Tapia in 1839, encompassed the eastern and northern portions of the present-day City of Upland. The southwestern portion of the city was not a part of any of these Mexican land grants, and thus remained public land when California was annexed by the United States in 1848.

In the 1880s, spurred by the completion of the Southern Pacific Railroad and the competing Santa Fe Railway, a dramatic land boom swept across much of southern California. Many towns were laid out along the rail lines between San Bernardino and Los Angeles during this time, including Upland. Originally known as North Ontario, the town was founded in 1886 by the Bedford brothers on 200 acres of land around the present-day downtown area of the city (Wagner 2004:146). Although the Bedford brothers' land development enterprise failed in 1888, North Ontario soon became a rural settlement known for the cultivation of citrus fruits and grapes, thanks to the favorable climate of the western San Bernardino Valley (Upland Heritage n.d.). The community survived a disastrous drought in the 1890s and grew with the thriving citrus industry, which became the leading economic pursuit in rural southern California during the last quarter of the 19th century. In 1906, after fending off repeated attempts by the neighboring City of Ontario to annex the area, residents of North Ontario voted to incorporate as the City of Upland. The new name was adopted, presumably, because of the area's slightly higher elevation than Ontario (Upland Heritage n.d.).

During World War II, the agrarian landscape of the western San Bernardino Valley was altered dramatically when the nearby town of Fontana when Kaiser Steel became a hub of industrial enterprises devoted wartime mobilization. As the trend continued in the post-WWII era, agriculture gradually gave way to suburban development as sprawling residential neighborhoods spread over vast tracts of former farmland (NETR Online 1948; 1959; USGS 1954). A few decades later, the completion of Interstate Highway 10 through the Upland area again spurred residential development as growers sold their land for housing tracts. The progression from the agricultural roots to an industrial center and finally a suburban residential community represents a prominent trend in the history of the region, and one that continues to dominate local growth. Today, the City of Upland, with a total population of roughly 80,000, has developed into an urban community that strives to maintain its hometown charm. Now primarily residential, it features an older vintage downtown area dominated by custom shops and restaurants that present a leisurely suburban ambiance.

RESEARCH METHODS

RECORDS SEARCH

On May 5, 2025, CRM TECH archaeologist Nina Gallardo completed the records search at the South Central Coastal Information Center (SCCIC), California State University, Fullerton. During

the records search, CRM TECH examined maps and records on file at the SCCIC for previously identified cultural resources and existing cultural resources reports within a one-mile radius of the project area. Previously identified cultural resources include properties designated as California Historical Landmarks, Points of Historical Interest, or San Bernardino County Landmarks, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resources Inventory.

SACRED LANDS FILE SEARCH

On April 11, 2025, CRM TECH submitted a written request to the State of California Native American Heritage Commission (NAHC) for a records search in the commission's Sacred Lands File. The NAHC is the State of California's trustee agency for the protection of "tribal cultural resources," as defined by California Public Resources Code §21074, and is tasked with identifying and cataloging properties of Native American cultural value, including places of special religious, spiritual, or social significance and known graves and cemeteries throughout the state. The response from the NAHC is summarized below and attached to this report in Appendix 2.

HISTORICAL BACKGROUND RESEARCH

Historical background research for this study was conducted by CRM TECH archaeologist/historian Hunter O'Donnell. Sources consulted during the research included the published literature in local and regional history, archival records of the County of San Bernardino, contemporary newspaper accounts, various online genealogical databases, U.S. General Land Office (GLO) land survey plat maps dated 1865, USGS topographic maps dated 1903-1981, and aerial/satellite photographs taken in 1938-2025. The maps are accessible at the websites of the U.S. Bureau of Land Management and the USGS, and the aerial and satellite photographs are available at the Nationwide Environmental Title Research (NETR) Online website and through the Google Earth software.

FIELD SURVEY

On May 22, 2025, Hunter O'Donnell carried out the field survey of the majority of the project area. The survey was completed on foot at an intensive level by walking a series of parallel east-west transects spaced 15 meters (approximately 50 feet) apart. Since the access gate for APN 1007-181-02 was locked that day, O'Donnell returned on June 25, 2025, to survey that remaining parcel. In this way, the ground surface in the entire project area was systematically and carefully examined for any evidence of human activities dating to the prehistoric or historic period (i.e., 50 years or older). Ground visibility was generally fair to good (75-80%) with moderate vegetation obstructions present in the large open section to the north and landscaping present on the residential properties.

RESULTS AND FINDINGS

RECORDS SEARCH

According to SCCIC records, the project area had not been surveyed for cultural resources prior to this study (Fig. 5), and no cultural resources were previously identified within or adjacent to project

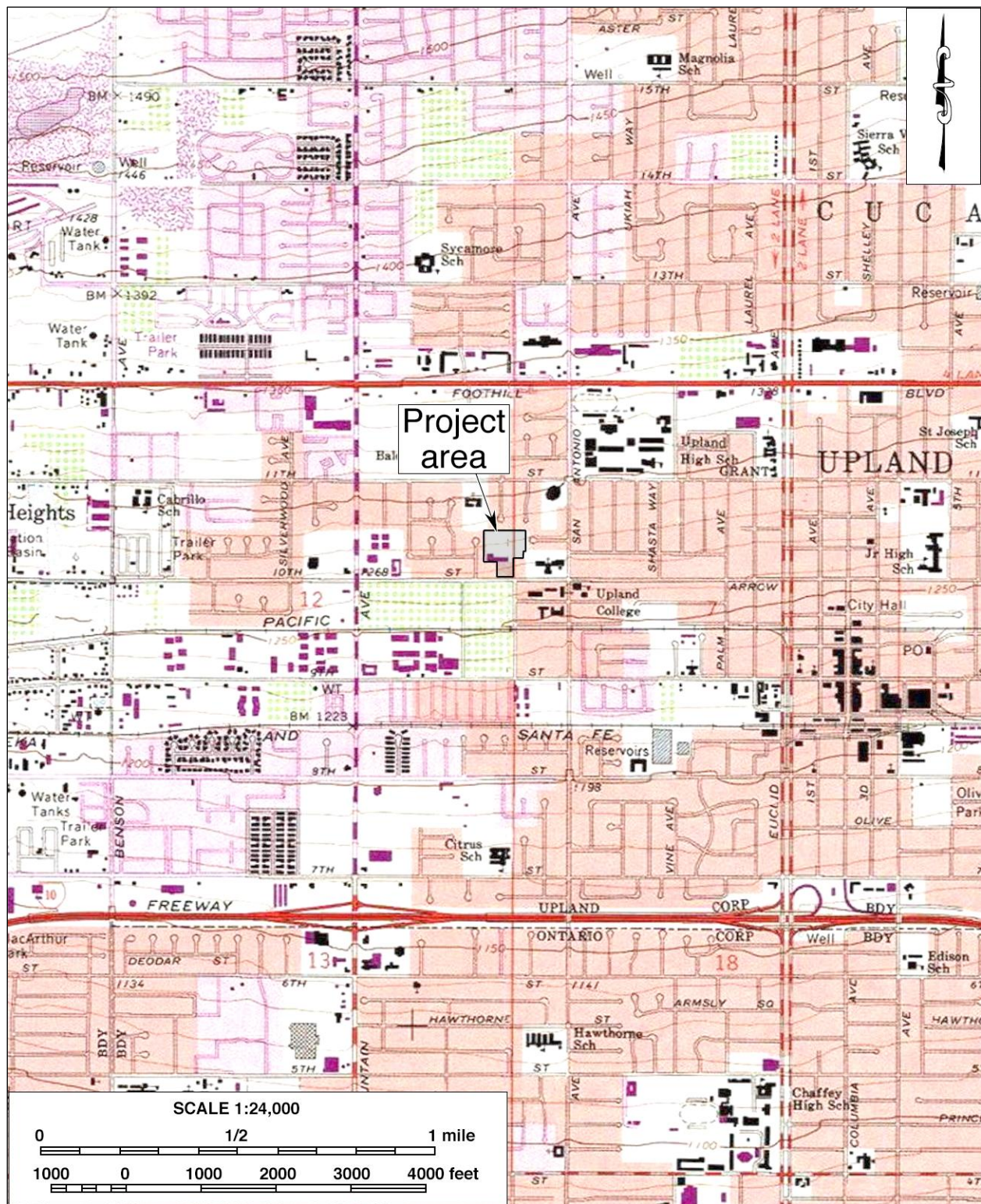


Figure 5. Previous cultural resources studies in the vicinity of the project area, listed by SCCIC file number. Locations of known historical/archaeological resources are not shown as a protective measure.

boundaries. Within the one-mile scope of the records search, SCCIC records show at least 23 previous cultural resources studies on various tracts of land and linear features including an adjacent linear survey to the south, in total covering roughly 5% of the land within the scope (Fig. 5). As a result, 27 historical/archaeological sites were previously identified within the one-mile radius, as listed below in Table 1.

Table 1. Previously Recorded Cultural Resources within the Scope of the Records Search		
Primary No.	Recorded by/Date	Description
36-002910	Jacobs 2019	Segment of U/S. Highway 66
36-012627	Taniguchi 2004	Single family residence, ca. 1927
36-012628	Taniguchi 2004	Single family residence, ca. 1914
36-012629	Taniguchi 2004	One story residential building, ca. 1914 (converted to commercial use)
36-015982	Smith 1988	Euclid Avenue
36-015983	Kaiser 1974	Mule Car transportation line, California Point of Historical Interest
36-016233	Ayala 2011	Dr. Orville S. Ensign House
36-018090	Heumann 1998	Upland Transportation and Citrus Industry Historic District
36-018110	State of California n.d.	Woodford House
36-018170	Elder 1982	Weir Building
36-018171	Heumann 1998	Upland Railroad Depot
36-018172	Heumann 1998	Commercial building, ca. 1937
36-018191	HRI 1993	Undescribed building, circa 1912
36-018196	Zwack 1988	Carnegie Library
36-018243	Heumann 1998	Single family residence, ca. 1898
36-018244	Heumann 1998	Single family residence, ca. 1897
36-018245	Heumann 1998	Single family residence, ca. 1897
36-018246	Heumann 1998	Commercial building, ca. 1926
36-018247	Heumann 1998	Single family residence, ca. 1895
36-018318	Taniguchi 2004	Commercial building, ca. 1912
36-018357	Heumann 1998	Industrial building, ca. 1925
36-018358	Taniguchi 2004	Single family residence, ca. 1887
36-018711	Heumann 1990	Single family residence, ca. 1896
36-018776	State of California 1975	“Madonna of the Trail” monument, California Point of Historical Interest
36-020274	Heumann 1998	Commercial building, ca. 1924
36-020275	Heumann 1998	Residence/commercial building, ca. 1920
36-020647	Heumann 1998	Warehouse, ca. 1960

As Table 1 demonstrates, all 27 of the known sites dated to the historic period, and no prehistoric (i.e., Native American) resources have been recorded within the records search scope. The sites included commercial and residential buildings, roadways, and two California Points of Historical Interest, including the former Mule Car line and the “Madonna of the Trail” monument. None of these historic-period resources was found in the immediate vicinity of the project area, and therefore none of them requires further consideration in this study.

SACRED LANDS FILE SEARCH

In response to CRM TECH’s inquiry, NAHC reported in a letter dated April 14, 2025, that the Sacred Lands File search identified no Native American cultural resources in the project vicinity. Noting that the lack of specific site information in the Sacred Lands File would not necessarily preclude the presence of cultural resources, however, the NAHC recommended that local Native American groups be consulted for further information and provided a referral list of potential contacts. The NAHC’s reply is attached to this report in Appendix 2 for reference by the City of

Upland in future government-to-government consultations with the pertinent tribal groups, if necessary.

HISTORICAL BACKGROUND RESEARCH

Historical sources consulted for this study indicate that settlement and development activities in the project area began in the post-WWII period (Figs. 6-9; NETR Online 1938-1959). Prior to that, the area was part of an expansive orchard, likely citrus groves, and the only other features noted nearby were various roads, including the forerunner of present-day Arrow Highway (Figs. 6-8; NETR Online 1938). Shortly after the end of WWII, two residences appeared in the southernmost portion of the property, as the surrounding area began to embark on a gradual suburban transformation (Fig. 9; NETR Online 1948; 1959). Since then, residential and commercial development has completely altered the formerly agrarian landscape in the project vicinity, with the most notable changes occurring during the 1950s-1980s (NETR Online 1948-2022; Google Earth 1985-2025).

According to *The Daily Report* (1960a), Roy A. Franklin and his wife Beulah operated a citrus ranch in and around the project area from 1921 to 1949. The property was purchased by Eldon Franklin Bert and Harriet Bohen Bert in 1946 and the parcels were subdivided in 1947 (San Bernardino County Assessor 1943-1950). The two residences in the project area were both constructed after that, apparently both by the Berts (Fig. 9; San Bernardino County Assessor n.d.).

The San Bernardino County Assessor's real property information database lists construction date of the residence at 927 W. Arrow Highway as 1948, coinciding with a change in the legal description

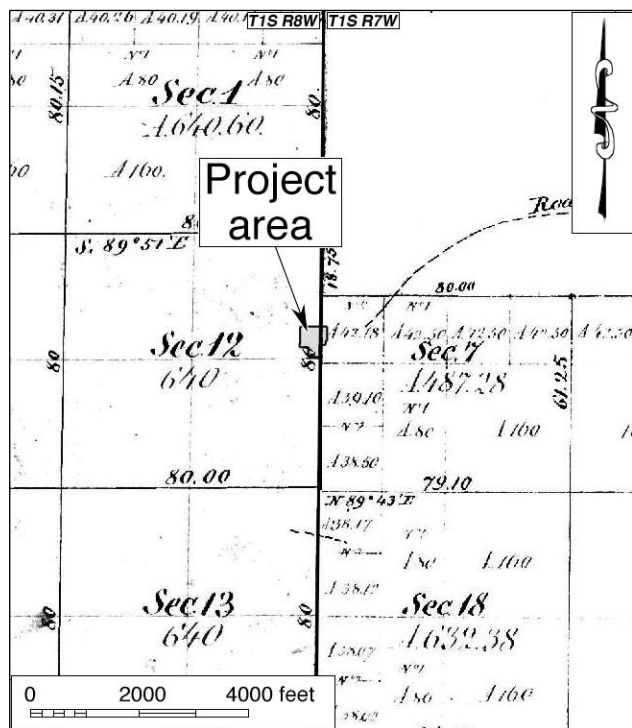


Figure 6. The project area and vicinity in 1852-1865. (Source: GLO 1865a; 1865b)

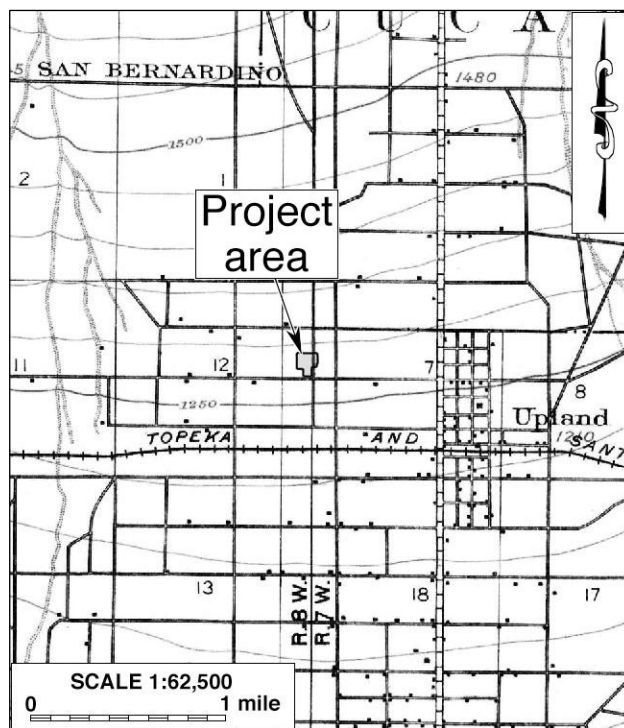


Figure 7. The project area and vicinity in 1894. (Source: USGS 1903)

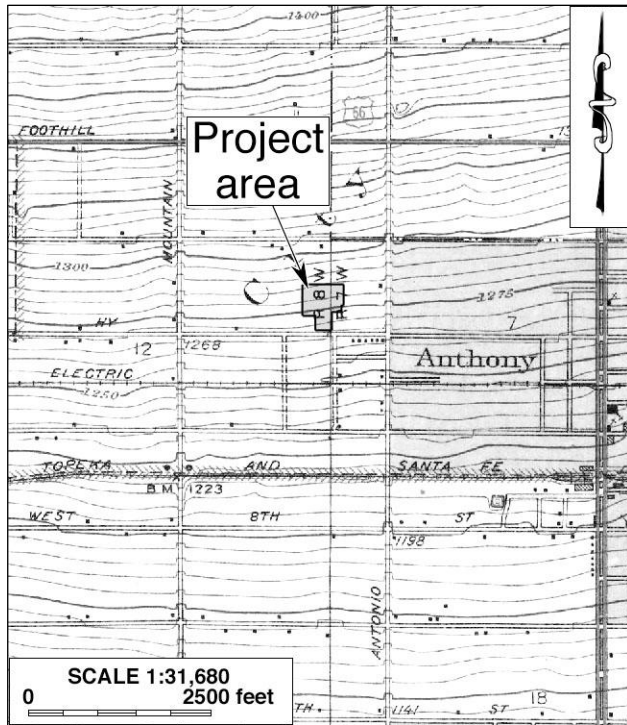


Figure 8. The project area and vicinity in 1933. (Source: USGS 1942)

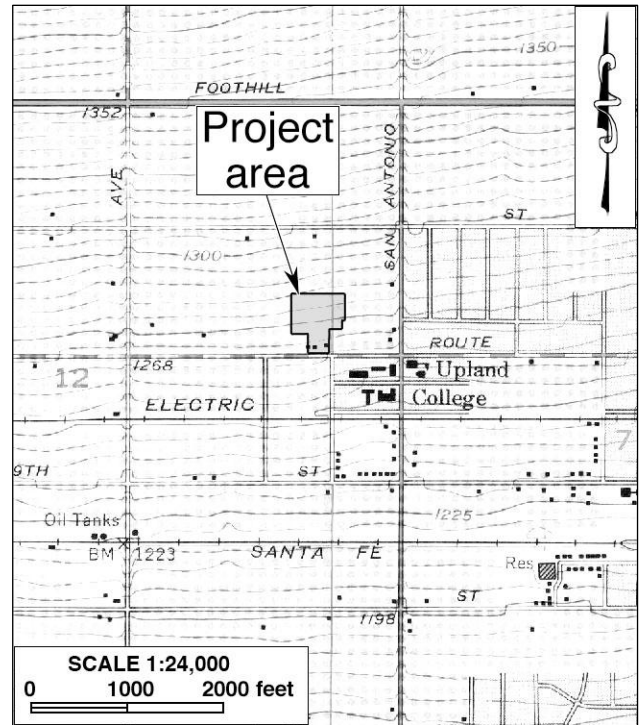


Figure 9. The project area and vicinity in 1952-1954. (Source: USGS 1954a; 1954b)

(San Bernardino County Assessor n.d.). At that time, the value of the land was assessed at \$150 and improvement at \$1,960, accounting for the building or buildings (San Bernardino County Assessor 1943-1950). The construction date of the residence at 911 W. Arrow Highway is listed as 1949 (San Bernardino County Assessor n.d.). The value of that parcel was assessed at \$180 at the time, plus \$1,240 for the improvement (San Bernardino County Assessor 1943-1950). From the time of construction, the residence appeared to be occupied by the Berts, as the original residence at 927 W. Arrow Highway was sold to the Brubaker family in 1949 (San Bernardino County Assessor 1943-1950).

Eldon Bert was a general manager and public accountant for a pump company, and the Berts were members of the nearby Upland Brethren in Christ Church located at the corner of San Antonio Avenue and Arrow Highway, serving on the church board as well as on the board of trustees at Upland College. Upon retirement, Eldon Bert traveled the world making documentaries about Brethren in Christ missions (*Sentinel* 2004; Ancestry.com n.d.). City directories and voter registration records confirm that the Berts continued to live at 911 W. Arrow Highway until at least 1960 (Ancestry.com n.d.). The house was partially burned in a fire in 1965, at which point the house was valued at \$35,000 with Wayne Schrock listed as an occupant (*Daily Report* 1965a).

Between 1960 and 1970, Joe and Doris Story were deeded the property (*Daily Report* 1970a; 1970b). Later, Ray M. and Fern A. Musser held ownership into the modern period (San Bernardino County Assessor n.d.). Ray Musser was an operational supervisor for Sunkist Growers Inc. before going on to serve 18 years in the Upland city government, first on the city council and then as the mayor between 2011 and 2016. Musser and his wife were also involved with the Brethren in Christ

Church with Ray serving as the general secretary of the Sunday school, Fran as a member of the Cradle Roll Committee, and both singing in the church choir (*Daily Report* 1962), with Fern also cast in the 1965 presentation of “The Challenge of the Cross” (*Daily Report* 1965b). Sylvia G. and David J. Fimbres were owners from 1996 to 2007, at which point Upland Manor, Inc. took ownership (San Bernardino County Assessor n.d.).

As noted above, in 1949 the property at 927 W. Arrow Highway was acquired by Benjamin F. and Ruth M. Brubaker. Benjamin Brubaker was a pressman printer at a printing shop at the time (Ancestry.com n.d.). The Brubakers were also heavily involved in the Brethren in Christ Church, with Benjamin Brubaker retiring as the pastor of the church in the 2000s. The Brubakers lived at 927 W. Arrow Highway with their daughter Lois in 1950 (Ancestry.com n.d.). They built the detached garage for \$500 in 1952 per the permit application (*Daily Report* 1951). In 1968, the Brubakers deeded the property to Etha M. and son Dr. James J. Story (San Bernardino County Property Deeds 1968). In 1970, Dr. Story deeded the property to his wife Doris Wahuillia Story, who then sold it to their daughter and son-in-law, Andrew P. and Jayne K. Tricinella, in 1977 (*Daily Report* 1970a; San Bernardino County Assessor n.d.). The Tricinellas retaining ownership until 2003, when the property was purchased by Upland Manor, Inc (San Bernardino County Assessor n.d.).

The project area was also the location of a recreational/athletic area that may have been associated with the nearby church, college, or both. From sometime prior to 1942 until 1948, the property was owned by Bert Ada Franklin, a possible associate of Roy A. and Beulah Franklin. In 1948 the parcel was sold to Beulah College (San Bernardino County Assessor 1943-1950), a college operating at the southwest corner of San Antonio Avenue and Arrow Highway that would subsequently be renamed Upland College in 1949 (*Daily Report* 1949). The former college property is currently divided between the Pacific Community Center and the West Coast Mennonite Central Committee.

At the time of the 1948 sale, the property was given a land value of \$660 with a tree/vine value of \$300 (San Bernardino County Assessor 1943-1950). The lot was cleared of the citrus groves and leveled between 1948 and 1959, and tennis courts were constructed between 1959 and 1964, according to historic aerial photographs (NETR Online 1948-1964). In 1959, *The Daily Report* (1959) noted the completion of the college athletic field at Upland College “across from the main college buildings in the 800 block of West Arrow Highway.” Surface leveling was completed with dirt imported from the reservoir on Eighth Street in Upland, donated by Associated Rock Products of Pomona (*Daily Report* 1959). Aerial photographs from 1959 show the freshly leveled parking areas around the United Brethren in Christ Church at the northwest corner of San Antonio Avenue and Arrow Highway, which had an early association with Beulah College, as well as the field northwest of the church, including this parcel (NETR Online 1959).

The following year it was reported that the new athletic field under development across Arrow Highway from the campus was nearly complete with topsoil and “sprinkling” needed before it would be ready for full-sized football and other athletic programs (*Daily Report* 1960b). Upland College ceased operations in 1965 and was auctioned off in 1966 (*Daily Report* 1966). It is unclear if the tennis courts or the athletic fields were ever fully completed and utilized during this period, but there appears to have been no activity on the property from 1966 to the early 1990s, when a recreation area was set up along the east side (NETR Online 1966-1999). In 2002, a sidewalk entrance from the east was built, but activity seemed to cease altogether between 2002 and 2005 (NETR Online 2002; 2005).

In addition to the residences and the recreational area, a separate parcel within the project area was owned by the West End Consolidated Water Company from sometime prior to 1942 until 1950, with a land value assessed at \$50 and rising to \$60 between 1949 and 1950 (San Bernardino County Assessor 1943-1950). In 1960, Upland city officials proposed to the City Council that a well belonging to the West End Consolidated Water Company at San Antonio Avenue and Arrow Highway, referred to as the West End well, be acquired in order to secure a larger water supply for the city (*Daily Report* 1960c). The structures at the well appear to have been constructed between July 1949 and February 1953 (UCSB 1949; 1953) and were taken down between 1999 and 2005 (NETR Online 1999; 2005).

FIELD SURVEY

During the field survey, four previously undocumented cultural resources of historic-period origin were identified within the project area and recorded into the California Historical Resources Inventory (see App. 3). These four localities were given temporary designations of 4262-1H through 4262-46H, pending assignment of permanent primary numbers by the SCCIC. They are described briefly below, and further details, including photographs and precise locational data, are provided in the standard record forms attached to this report in the confidential Appendix 3. No other features or artifact deposits more than 50 years of age were encountered within the project area.

Site 4262-1H

Site 4262-1H consists of a single-family residence located at 927 W. Arrow Highway (APN 1007-181-04; Fig. 10), constructed in 1948 (see above). This roughly L-shaped, one-story, Ranch-style wood-frame building is set back some 45 feet from Arrow Highway, facing the street to the south. Most of the building appears to rest on footings and piers, as indicated by the presence of an approximately 100-square-foot cellar at the rear and crawlspace elsewhere. The medium-pitched cross-gable roof is covered with grey composition shingles and features wide eaves with exposed rafter ends and fascia boards. The exterior walls are clad mostly in off-white stucco, while some of the gable ends are clad with wide horizontal flush boards. All wooden members are painted blue-grey.

The main entrance is set near the center of the primary façade, under a small shed roof that is supported on the outer edge by two pairs of thin wooden posts with decorative braces in X patterns. The rear entrance is sheltered by a secondary cross-gable that is connected to a wooden porch cover and trellis over a stone-lined patio. Fenestration is a combination of wood-framed double-hungs, mostly in the front portion, and aluminum-framed sliding windows in the rear portion. The door variety includes a wooden door with a steel security door at the front entrance, a glazed wood door and an aluminum-framed sliding glass door on the north side, and a second sliding door on the east side of the rear wing.

A detached garage with a modern sectional door sits about 35 feet north of the residence. Its medium-pitched front-gable roof is covered with grey composition shingles and trimmed with blue-gray flashing, ending in narrow, open eaves. The walls are clad in off-white stucco. A patio cover attached to the rear (north) has white built-up roofing and is partially enclosed by a four-foot-tall wall. A cinderblock staircase at the rear of the yard once provided access to a large lot to the north containing tennis courts. The residence appears to be occupied and is in good condition.



Figure 10. Site 4262-1H. (Photograph taken on May 22, 2025; view to the north)



Figure 11. Site 4262-2H. (Photograph taken on May 22, 2025; view to the north)

Site 4262-2H

Site 4262-2H consists of a single-family residence located at 911 W. Arrow Highway (APN 1007-181-03; Fig. 11), constructed in 1949 (see above). This wood-frame one-and-one-half-story building faces Arrow Highway to the south and is set back some 40 feet from the street. It is built on a roughly cross-shaped plan, supported by footings and piers under the main mass and by a concrete slab foundation under the rear wing, including an attached garage that the northern end. The vernacular design is accented by a touch of French Norman influence, as evidenced by the dominant roof emphasis in the front façade. The high-pitched cross-gable roof has medium eave overhangs that are mostly open, exposing the rafter ends, but are boxed in the southern and western wings.

The exterior wall surface is mostly clad in stucco and painted grey, while the gable ends, including those of two dormers on the front, are clad with horizontal board siding painted white, as are some of the walls on the north side. The front entrance, with a paneled wooden door glazed with three lancets, is placed on the south side of the eastern wing, flanked by a pair of stained glass sidelights, and opens to a concrete-and-brick walkway that curves to the west to connect to the driveway. Other entries include a paneled wooden door with a fanlight on the western side of the northern wing, a paneled wooden door on the eastern side of the same wing, and a paneled wooden door with 3x3 glazing on the northern end of the eastern wing.

Fenestration consists mainly of steel-framed casements, some in pairs and others in tripartite sets, and wood-framed double-hungs, although a few vinyl-framed double-hungs are also observed among groups of windows lining a shed-roofed dormer on the northern slope of the main roof. A red brick chimney extends above the peak of the east-facing gable. The garage at the rear, with a sectional metal door that opens to the west, may have once been detached before being connected to the front portion of the house. A 42x20-foot pool, currently drained, occupies the northeastern portion of the property. On either side of the pool are two patio covers, one to its southeast that is equipped with a stone fireplace and stone counters and the other to its northwest. The residence is occupied and in good condition.



Figure 12. Site 4262-3H. (Photograph taken on May 22, 2025; view to the west)



Figure 13. Site 4262-4H. (Photograph taken on June 25, 2025; view to the north)

Site 4262-3H

Site 4262-3H consists of a recreational area developed between 1959 and 1964 (see above; Fig. 12). Based on its location, it evidently existed in relation to the Brethren in Christ Church located at the northwest corner of San Antonio Avenue and Arrow Highway and/or Upland College (formerly Beulah College) at the southeast corner of that intersection. The site spans three parcels (APN 1007-181-01, 1007-181-02, and 1046-321-43) and is accessed from a long ramping road along the east side and a set of concrete stairs ascending from the church parking lot. Along the ramp to the north of the stairs are two partitioned areas measuring 120 feet (north-south) by 40 feet (east-west) with the remains of recreation equipment such as a tetherball and baseballs scattered within. The painted remains of two tennis courts are present in the southwest corner of the site across six 60x60-foot concrete slabs arranged in an “L” shape with a low wall running along the north side.

Site 4262-4H

Situated on a long, narrow lot (1007-181-02), Site 4262-4H appears to represent the remnants of well-related structures such as a well house and motor mount, which evidently dated to the 1949-1953 era (see above; Fig. 13). The site can be divided roughly into two sections, the northern and southern, connected by a concrete channel. The southern section consists of an approximately 22x20 foot concrete slab, roughly square in shape with notched corners on the southern side. At the center of the slab is a set of concrete footings with embedded bolts forming an 8x8-foot rectangle around a steel well cap. The northern section measures approximately 9x9 feet and consists of a set of concrete footings around the perimeter and a U-shaped concrete mount in the center.

A four-foot-wide concrete channel connects the two sections and extends 15 feet further to the north, measuring roughly 25 feet in total length. The well property has gate accesses to four neighboring properties, including three residences and the recreational field to the north. This is indicative of shared usage with each of the properties historically associated with the Brethren in Christ Church and Beulah College, later Upland College.

DISCUSSION

APPLICABLE STATUTORY/REGULATION FRAMEWORK

The purpose of this study is to identify any cultural resources in the project area and to assist the City of Upland in determining whether such resources meet the official definition of “historical resources,” as provided in the California Public Resources Code, in particular CEQA. According to PRC §5020.1(j), “‘historical resource’ includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.” More specifically, CEQA guidelines state that the term “historical resources” applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)).

Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that “generally a resource shall be considered by the lead agency to be ‘historically significant’ if the resource meets the criteria for listing on the California Register of Historical Resources” (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

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

In summary of the research results outlined above, four historic-period sites, temporarily designated 4262-1H through -4H, were recorded within the project area during this study. These cultural resources are evaluated against the California Register criteria, and the conclusions are presented below.

RESOURCE EVALUATION

Sites 4262-1H and 4262-2H

Sites 4262-1H and 4262-2H represent two mid-20th century single-family residences constructed in the late 1940s as a part the post-WWII boom in suburban expansion that swept across the entire U.S. As two of the numerous residences of similar character that sprang up during that period, however, they do not demonstrate a unique or particularly close association with that historic theme, or pattern of events, nor are they known to be associated with any specific events of recognized significance.

None of the owners and/or occupants identified in the history of these residences appears to have attained the level of importance required by the California Register. Although one of the last historic-period owners and occupants of the residence at 911 W. Arrow Highway, Ray M. Musser,

would later gain prominence in Upland civic life, these accomplishments occurred in the modern era, within the last three decades, and after his association with the residence ended around 1996. Guidelines adopted by the State of California Historic Preservation Office for the California Register require that “sufficient time must have elapsed to assess both the person’s field of endeavor and his/her contribution to that field” (NPS 1997:16), which largely precludes consideration of association with living persons or persons who gained distinction in modern times.

In terms of architectural or aesthetic merits, these residences demonstrate no special qualities in design or construction and do not stand out as important examples of any style, type, period, region, or method of construction, nor do they embody the work of any prominent architects, designers, or builders. As late-historic-period examples of standard building practice of their time, the residences hold little potential for any important data for the study of local history or architectural history during the post-WWII period, both of them subjects that are well documented in published literature as well as contemporary accounts and archival records. Based on these considerations, this study concludes that Sites 4262-1H and 4262-2H do not appear eligible for listing in the California Register and thus do not qualify as “historical resources” under CEQA provisions.

Site 4262-3H

Site 4262-3H represents an abandoned recreational activity area that was developed in the late 1950s and/or early 1960s for a nearby church or church-affiliated college, probably both. Despite exhaustive research efforts, little further information came to light regarding the construction and subsequent history of the facility, and there is no evidence that it was closely associated with any person or event of recognized significance in national, state, or local history. In its current dilapidated condition, the site exhibits no distinctive merits in design, construction, or engineering, no special aesthetic value, and no potential for any important historical or archaeological data. Therefore, Site 4262-3H does not appear eligible for the California Register and does not constitute a “historical resource.”

Site 4262-4H

Site 4262-4H consists of the remnants of well-related structures that likely dated to the 1949-1953 era. As with Site 4262-3H, details about the history of these relatively minor features proved to be difficult to ascertain, but the historical background research has identified no historic figures or events of recognized significance in close association with the site. With the removal of the primary features of the well facility, Site 4262-4H retains little historic integrity to relate to its period of origin or to embody the distinctive characteristics of a type, period, region, or method of construction. For the same reason, the site holds little potential for any important historical or archaeological data. As such, it does not appear eligible for the California Register and does not constitute a “historical resource.”

CONCLUSIONS AND RECOMMENDATIONS

CEQA establishes that “a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment” (PRC §21084.1). “Substantial adverse change,” according to PRC §5020.1(q), “means demolition,

destruction, relocation, or alteration such that the significance of a historical resource would be impaired.” In conclusion, Sites 4262-1H through 4262-4H were determined not to meet CEQA definition of “historical resources,” and no other potential “historical resources” were identified within or adjacent to the project area. Based on these findings, CRM TECH presents the following recommendations to the City of Upland:

- No “historical resources” are known to be present within or adjacent to the project area, and thus the proposed project will have *No Impact* on any known “historical resources.”
- No further cultural resources investigation is recommended for the project unless development plans undergo such changes as to include areas not covered by this study.
- If buried cultural materials are discovered during earth-moving operations associated with the project, all work in the immediate area of the discovery should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

REFERENCES

Ancestry.com

n.d. Genealogical database entries for Eldon Franklin and Harriet Bohen Bert (1950-1960 U.S. census; 1951 city directory; 1950-1960 voter registrations). <https://www.ancestry.com>.

Basgall, Mark E., and D.L. True

1985 Archaeological Investigations in Crowder Canyon, 1973-1984: Excavations at Sites SBR-421B, SBR-421C, SBR-421D, and SBR-713, San Bernardino County, California. On file, South Central Coastal Information Center, California State University, Fullerton.

Bean, Lowell John, and Charles R. Smith

1978 Gabrielino. In Robert F. Heizer (ed.): *Handbook of North American Indians*, Vol. 8: *California*; pp. 538-549. Smithsonian Institution, Washington, D.C.

Chartkoff, Joseph L., and Kerry Kona Chartkoff

1984 *The Archaeology of California*. Stanford University Press, Stanford, California.

Daily Report, The (Ontario, California)

1949 Change Beulah College Name to Upland College. January 31:1.

1951 Upland Building Sets All Time High Mark. December 31:8.

1959 College Athletic Field Fill Project Completed. January 16:B-1.

1960a Roy A. Franklin. February 28:B-12.

1960b Upland College Nears 40th Anniversary Mark. August 21:B-1.

1960c Officials Eye Water Plan Calling for Bond Election. January 15:B-1.

1962 Ray and Fern Musser Invite You to Attend the Brethren In Christ Church. August 17:B5.

1965a Home Saved. October 3:1.

1965b Chino Brethren Will See Drama. October 23:A-7.

1966 Trustees of Upland College Face Contract Breach Suit. October 6:A-4.

1970a Joe Story. April 11:B5.

1970b Vows Are Exchanged in Pomona Ceremony. August 16:B4.

Gamble, Lynn H.

2002 Archaeological Evidence for the Origin of the Plank Canoe in North America. *American Antiquity* 67(2):301-315.

- GLO (General Land Office, U.S. Department of the Interior)
- 1865a Plat Map: Township No. 1 South Range No. 7 West, SBBM; surveyed in 1858-1865.
 - 1865b Plat Map: Township No. 1 South Range No. 8 West, SBBM; surveyed in 1852-1865.
- Goldberg, Susan K. (ed.)
- 2001 Metropolitan Water District of Southern California Eastside Reservoir Project: Final Report of Archaeological Investigations. On file, South Coastal Information Center, San Diego State University.
- Goodman, John D., II
- 2002 Archaeological Survey of the Charter Communications Cable Project, Mountaintop Ranger District, San Bernardino National Forest, California. San Bernardino National Forest Technical Report 05-12-BB-102. San Bernardino.
- Goodman, John D., II, and M. McDonald
- 2001 Archaeological Survey of the Southern California Trials Association Event Area, Little Pine Flats, Mountaintop Ranger District, San Bernardino National Forest, California. San Bernardino National Forest Technical Report 05-12-BB-106. San Bernardino.
- Google Earth
- 1985-2025 Aerial/satellite photographs of the project vicinity; taken in 1994, 2002-2007, 2009, 2011, and 2013-2025. Available through Google Earth software.
- Grenda, Donn
- 1993 Archaeological Treatment Plan for CA-RIV-2798/H, Lake Elsinore, Riverside County, California. On file, South Coastal Information Center, San Diego State University.
 - 1997 Continuity and Change: 8,500 Years of Lacustrine Adaptation on the Shores of Lake Elsinore. Statistical Research Technical Series 59. Statistical Research, Inc., Tucson, Arizona.
- Horne, Melinda C., and Dennis P. McDougall
- 2008 CA-RIV-6069: Early Archaic Settlement and Subsistence in the San Jacinto Valley, Western Riverside County, California. On file, South Coastal Information Center, San Diego State University.
- Keller, Jean S., and Daniel F. McCarthy
- 1989 Data Recovery at the Cole Canyon Site (CA-RIV-1139), Riverside County, California. *Pacific Coast Archeological Society Quarterly* 25.
- Lancaster New Era
- 1951 *Benjamin F. Brubaker*. October 1, 3. Accessed via newspapers.com
- McCawley, William
- 1996 *The First Angelinos: The Gabrielino Indians of Los Angeles*. Malki Museum Press/Ballena Press, Banning/Novato, California.
- McDonald, Meg, Philip J. Wilke, and Andrea Kauss
- 1987 McCue: An Elko Site in Riverside County. *Journal of California and Great Basin Anthropology* 9(1):46-73.
- Milburn, Doug, U.K. Doan, and John D. Goodman II
- 2008 Archaeological Investigation at Baldy Mesa-Cajon Divide for the Baldy Mesa Off-Highway-Vehicle Recreation Trails Project, San Bernardino National Forest, San Bernardino County, California. San Bernardino National Forest Technical Report 05-12-53-091. San Bernardino.
- Miller, Bruce W.
- 1991 *The Gabrielino*. Sand River Press, Los Osos, California.
- NETR (Nationwide Environmental Title Research) Online

- 1938-2022 Aerial/satellite photographs of the project vicinity, taken in 1938, 1948, 1959, 1964, 1966, 1972, 1978, 1980, 1985, 1992-1999, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, 2020, and 2022. <http://www.historicaerials.com>.
- NPS (National Park Service, U.S. Department of the Interior)
- 1997 *How to Apply the National Register Criteria for Evaluation*; revised edition. <http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>.
- O'Connell, James F., Philip J. Wilke, Thomas F. King, and Carol L. Mix (eds.)
- 1974 Perris Reservoir Archaeology: Late Prehistoric Demographic Change in Southeastern California. On file, South Coastal Information Center, San Diego State University.
- San Bernardino County Assessor
- 1943-1950 Real property tax assessment records, Book 35, Page 19. On file, San Bernardino County Historical Archives, San Bernardino.
- n.d. County of San Bernardino Property Information Management System. <https://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX>.
- San Bernardino County Property Deeds
- 1962 County of San Bernardino Office of the Assessor. Book 5687, Page 817.
- 1968 County of San Bernardino Office of the Assessor. Book 7004, Page 127.
- Sentinel, The* (Los Angeles, California)
- 2004 Eldon F. Bert. May 8:A5.
- Stickel, E. Gary
- 2016 *Why the Original Indian Tribe of the Greater Los Angeles Area Is Called Kizh Not Tongva*. Kizh Tribal Press, San Gabriel, California.
- UCSB (University of California, Santa Barbara)
- 1949-1953 Aerial photographs of the project vicinity, taken in 1949 and 1953. UCSB Geospatial Collection: Aerial Photography. <https://www.library.ucsb.edu/geospatial/aerial-photography>.
- USGS (United States Geological Survey, U.S. Department of the Interior)
- 1903 Map: Cucamonga, Calif. (15', 1:62,500); surveyed in 1894.
- 1942 Map: Ontario and Vicinity, Calif. (1:31,680); surveyed in 1933.
- 1954a Map: Ontario, Calif. (15', 1:62,500); aerial photographs taken in 1952.
- 1954b Map: Ontario, Calif. (7.5', 1:24,000); aerial photographs taken in 1952, field-checked in 1954.
- 1969 Map: San Bernardino, Calif. (120'x60', 1:250,000); 1958 edition revised.
- 1981 Map: Ontario, Calif. (7.5', 1:24,000); 1967 edition photorevised in 1981.
- Upland Heritage
- n.d. History of Early Upland. <https://uplandheritage.org/early-upland>.
- Wagner, Rob Leicester
- 2004 *Sleeping Giant: An Illustrated History of Southern California's Inland Empire*. Stephens Press, Las Vegas, Nevada.
- Warren, Claude N.
- 1984 The Desert Region. In Michael J. Moratto (ed.): *California Archaeology*; pp. 339-430. Academic Press, Orlando, Florida.

APPENDIX 1: PERSONNEL QUALIFICATIONS

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

Education

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

Professional Experience

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

Cultural Resources Management Reports

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

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

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

Education

- | | |
|------|---|
| 1991 | Ph.D., Anthropology, University of California, Riverside. |
| 1981 | B.S., Anthropology, University of California, Riverside; with honors. |
| 2025 | “Introductory Sedimentology for Archaeology,” SAA Online Semina by Ervan Garrison. |
| 2021 | “An Introduction to Geoarchaeology: How Understanding Basic Soils, Sediments, and Landforms Can Make You a Better Archaeologist,” SAA Online Seminar. |
| 2002 | “Section 106—National Historic Preservation Act: Federal Law at the Local Level,” UCLA Extension Course #888. |
| 2002 | “Recognizing Historic Artifacts,” workshop by Richard Norwood, Historical Archaeologist. |
| 2002 | “Wending Your Way through the Regulatory Maze,” symposium by the Association of Environmental Professionals. |
| 1992 | “Southern California Ceramics Workshop,” presented by Jerry Schaefer. |
| 1992 | “Historic Artifact Workshop,” presented by Anne Duffield-Stoll. |

Professional Experience

- | | |
|-----------|--|
| 2002- | Principal Investigator, CRM TECH, Riverside/Colton, California. |
| 1999-2002 | Project Archaeologist/Field Director, CRM TECH, Riverside, California. |
| 1996-1998 | Project Director and Ethnographer, Statistical Research, Inc., Redlands, California. |
| 1992-1998 | Assistant Research Anthropologist, University of California, Riverside. |
| 1992-1995 | Project Director, Archaeological Research Unit, U.C. Riverside. |
| 1991-1992 | Crew Chief, Archaeological Research Unit, U.C. Riverside. |
| 1984-1998 | Project Director, Field Director, Crew Chief, and Archaeological Technician for various southern California cultural resources management firms. |

Research Interests

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

Cultural Resources Management Reports

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

Memberships

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

PROJECT ARCHAEOLOGIST/REPORT WRITER
Frank J. Raslich, M.A.

Education

- 2016-2010 Ph.D. candidate, Michigan State University, East Lansing.
2010 M.A., Anthropology, Michigan State University, East Lansing.
2005 B.A., Anthropology, University of Michigan, Flint.
- 2019 Grant and Research Proposal Writing for Archaeologists; Society for American Archaeology online seminar.
- 2014 Bruker Industries Tracer S1800 pXRF Training; presented by Dr. Bruce Kaiser, Bruker Scientific.

Professional Experience

- 2022-2022 Project Archaeologist/Report Writer, CRM TECH, Colton, California.
Archaeological Monitor, Agua Caliente Band of Cahuilla Indians, Palm Springs, California.
- 2014-2022 Board of Directors, Ziibiwing Center of Anishinabe Culture and Lifeways, Saginaw Chippewa Indian Tribe of Michigan.
- 2008-2021 Archaeological Consultant, Saginaw Chippewa Indian Tribe of Michigan.
2019 Archaeologist, Sault Tribe of Chippewa Indians and Little Traverse Bay Band of Odawa Indians.
- 2016-2018 Adjunct Lecturer, Michigan State University, East Lansing.
2017-2018 Adjunct Lecturer, University of Michigan, Flint.
- 2009-2017 Teaching Assistant, Michigan State University, East Lansing.
- 2008-2014 Research Assistant, Intellectual Property Issues in Cultural Heritage, Simon Fraser University, British Columbia, Canada.
- 2010-2013 Research Assistant, Michigan State University, East Lansing.
2009-2011 Archaeologist/Crew Chief, Saginaw Chippewa Indian Tribe of Michigan.

Publications

- 2017 Preliminary Results of a Handheld X-Ray Fluorescence (pXRF) Analysis on a Marble Head Sarcophagus Sculpture from the Collection of the Kresge Art Center, Michigan State University. Submitted to Jon M. Frey, Department of Art, Art History, and Design, Michigan State University, East Lansing.
- 2013 Geochemical Analysis of the Dickenson Group of the Upper Peninsula, Michigan: A study of an Accreted Terrane of the Superior Province. *Geological Society of America Abstracts with Programs* 45:4(53).

Cultural Resources Management Reports

Co-author and contributor to numerous cultural management reports since 2022.

PROJECT ARCHAEOLOGIST/HISTORIAN/CREW CHIEF
Hunter C. O'Donnell, B.A.

Education

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

Professional Experience

- 2022- Field Crew Chief, CRM TECH, Colton, California.
2017- Project Archaeologist, CRM TECH, Colton, California.
2016-2018 Graduate Research Assistant, Applied Archaeology, California State University, San Bernardino.
2016-2017 Cultural Intern, Cultural Department, Pechanga Band of Luiseño Indians, Temecula, California.
2015 Archaeological Intern, U.S. Bureau of Land Management, Barstow, California.
2015 Peer Research Consultant: African Archaeology, California State University, San Bernardino.

PROJECT ARCHAEOLOGIST/NATIVE AMERICAN LIAISON
Nina Gallardo, B.A.

Education

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

Professional Experience

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

Cultural Resources Management Reports

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

APPENDIX 2

NATIVE AMERICAN SACRED LANDS SEARCH RESULTS



CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
*Yokayo Pomo, Yuki,
Nomlaki*

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Bennae Calac
*Pauma-Yuima Band of
Luiseño Indians*

Commissioner
Vacant

ACTING EXECUTIVE
SECRETARY
STEVEN QUINN

NAHC HEADQUARTERS
1350 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

STATE OF CALIFORNIA

Govin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

April 14, 2025

Nina Gallardo
CRM TECH

Via Email to: ngallardo@crmtech.us

Re: Proposed 132 Attached Townhome Unit (CRM TECH No. 4262) Project, San Bernardino County

To Whom It May Concern:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: melina.carlos@nahc.ca.gov

Sincerely,

Melina Carlos

Melina Carlos
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
San Bernardino County
5/21/2025

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties
Cahuilla Band of Indians	F	BobbyRay Esparza, Cultural Director	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		besparza@cahuilla-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Cahuilla Band of Indians	F	Erica Schenk, Chairperson	52701 CA Highway 371 Anza, CA, 92539	(951) 590-0942	(951) 763-2808	chair@cahuilla-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Cahuilla Band of Indians	F	Anthony Madrigal, Tribal Historic Preservation Officer	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		anthonymad2002@gmail.com	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrielino/Tongva Nation	N	Sandonne Goad, Chairperson	106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479		sgoad@gabrielino-tongva.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura
Quechan Indian Tribe of the Fort Yuma Reservation	F	Jordan Joaquin, President, Quechan Tribal Council	P.O.Box 1899 Yuma, AZ, 85366-1899	(760) 919-3600		executivesecretary@quechantribe.com	Quechan	Imperial, Kern, Los Angeles, Riverside, San Bernardino, San Diego
Quechan Indian Tribe of the Fort Yuma Reservation	F	Jill McCormick, Historic Preservation Officer	P.O. Box 1899 Yuma, AZ, 85366-1899	(928) 261-0254		historicpreservation@quechantribe.com	Quechan	Imperial, Kern, Los Angeles, Riverside, San Bernardino, San Diego
San Manuel Band of Mission Indians	F	Alexandra McCleary, Senior Manager of Cultural Resources Management	26569 Community Center Drive Highland, CA, 92346	(909) 633-0054		alexandra.mccleary@sanmanuel-nsn.gov	Serrano	Kern, Los Angeles, Riverside, San Bernardino
Santa Rosa Band of Cahuilla Indians	F	Steven Estrada, Tribal Chairman	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	sestrada@santarosa-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Santa Rosa Band of Cahuilla Indians	F	Vanessa Minott, Tribal Administrator	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	vminott@santarosa-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

Record: PROJ-2025-001996
Report Type: List of Tribes
Counties: San Bernardino
NAHC Group: All

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 132 Attached Townhome Unit (CRM TECH No. 4262) Project, San Bernardino County.

APPENDIX 3

CALIFORNIA HISTORICAL RESOURCES INVENTORY
RECORD FORMS

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6 *Resource Name or # (Assigned by recorder) CRM TECH 4262-01H

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 Ontario, Calif. Date 1967, photorevised 1981

T1S; R8W; SE 1/4 of SE 1/4 of NE 1/4 of Sec 12 ; S.B. B.M.

c. Address 927 W. Arrow Highway City Upland Zip 91786

d. UTM: (Give more than one for large and/or linear resources) Zone 11 ; 438,770 mE/ 3,773,442 mN
UTM Derivation: ☐ USGS Quad ☐ GIS ☒ Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Parcel Number 1007-181-04; on the north side of Arrow Highway,
approximately 330 feet east of Maple Way

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This roughly L-shaped, one-story, Ranch-style wood-frame building is set back some 45 feet from Arrow Highway, facing the street to the south. Most of the building appears to rest on footings and piers, as indicated by the presence of an approximately 100-square-foot cellar at the rear and crawlspace elsewhere. The medium-pitched cross-gable roof is covered with grey composition shingles and features wide eaves with exposed rafter ends and fascia boards. The exterior walls are clad mostly in off-white stucco, while some of the gable ends are clad with wide horizontal flush boards. All wooden members are painted blue-grey.

The main entrance is set near the center of the primary façade, under a small shed roof that is supported on the outer edge by two pairs of thin wooden
(Continued on p. 4)

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

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

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



P5b. Description of Photo (view, date, accession number): May 22, 2025, view to the north

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
1948 (San Bernardino County Assessor's records)

*P7. Owner and Address: Connect Senior Services, Inc., 1125 W. Arrow Highway, Upland, CA 91786

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

*P9. Date Recorded: May 22, 2025

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang, Frank Raslich, and Hunter O'Donnell (2025): Historical/Archaeological Resources Survey Report: Assessor's Parcel Numbers 1007-181-01 to -04 and 1046-321-43, City of Upland, San Bernardino County, California

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 4262-01H

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

*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alterations, and date of alterations) Roy A. Franklin and his wife Beulah operated a citrus ranch on and around this property from 1921 to 1949 (Daily Report 1960). The property was purchased by Eldon Franklin Bert and Harriet Bohen Bert in 1946 and the parcels were subdivided in 1947 (San Bernardino County Assessor 1943-1950). The San Bernardino County Assessor's real property information database lists construction date of the residence as 1948, coinciding with a change in the legal description (San Bernardino County Assessor n.d.). At that time, the value of the land was assessed at \$150 and
(Continued on p.4)

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

*B8. Related Features: Detached garage

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Post-WWII suburban residential development

Area Upland

Period of Significance 1940s-1970s

Property Type Single-family residence

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This modest residence was constructed in the late 1940s as a part the post-WWII boom in suburban expansion that swept across the entire U.S. As one of the numerous residences of similar character that sprang up during that period, however, it does not demonstrate a unique or particularly close association with that historic theme, or pattern of events, nor is it known to be associated with any specific events of recognized significance. Meanwhile, none of the owners and/or occupants identified in the history of the residence appears to have attained the level of importance required by the National Register of Historic Places or the California Register of Historical Resources.
(Continued on p. 4)

B11. Additional Resource Attributes: (List attributes and codes) HP4: ancillary building

B12. References: See p. 5.

B13. Remarks: _____

*B14. Evaluator: Bai "Tom" Tang, M.A., and Terri Jacquemain, M.A.

*Date of Evaluation: August 2025

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



LOCATION MAP

Primary # _____
HRI # _____

Trinomial _____

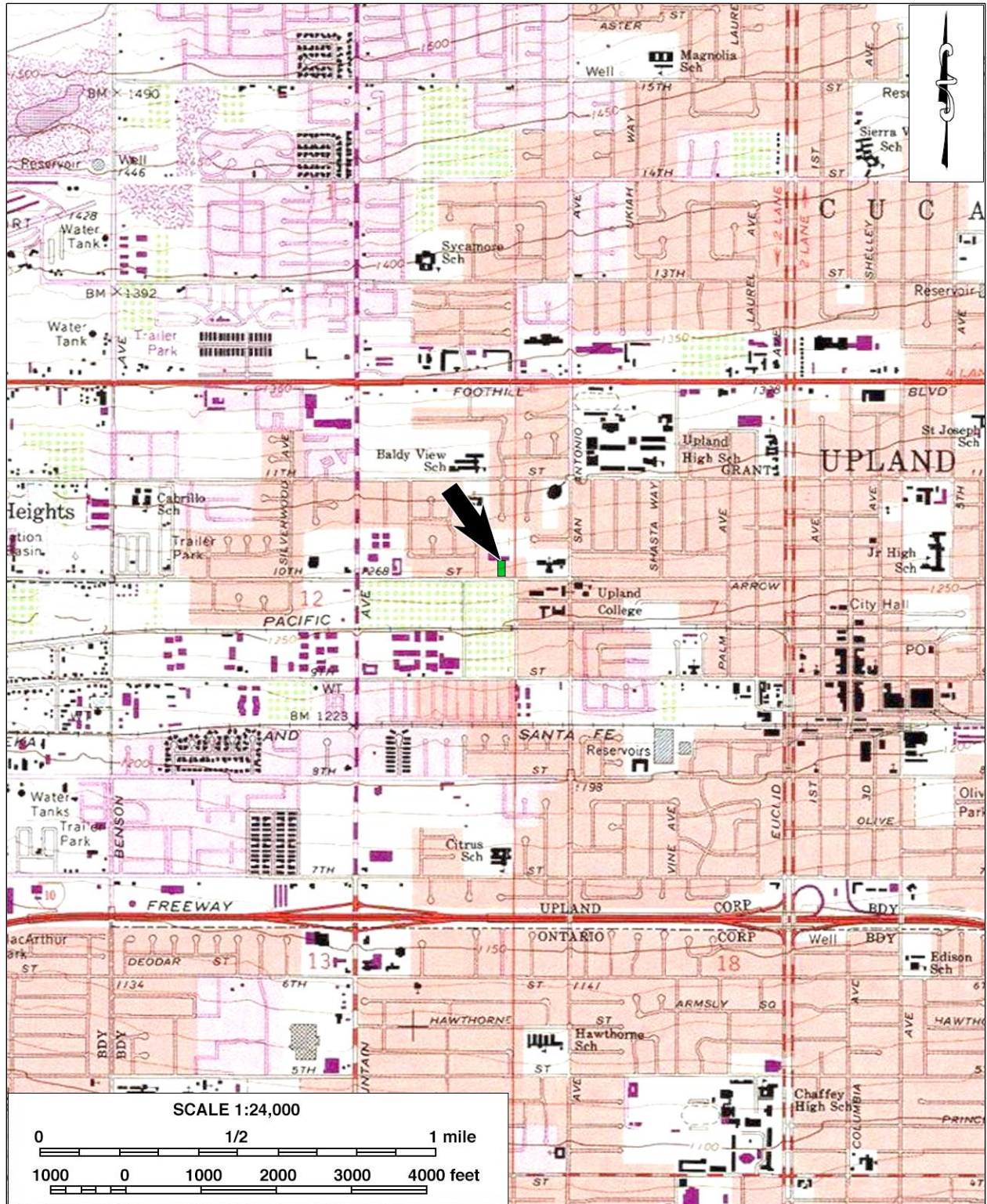
Page 3 of 6

*Resource Name or # (Assigned by recorder) CRM TECH 4262-01H

*Map Name: Ontario, Calif.

*Scale: 1:24,000

*Date of Maps: 1967/1981



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

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 6

Resource name or # (Assigned by recorder) CRM TECH 4262-01H

Recorded by: Hunter O'Donnell

*Date: May 22, 2025

✓ Continuation Update

***P3a. Description (continued):** posts with decorative braces in X patterns. The rear entrance is sheltered by a secondary cross-gable that is connected to a wooden porch cover and trellis over a stone-lined patio. Fenestration is a combination of wood-framed double-hungs, mostly in the front portion, and aluminum-framed sliding windows in the rear portion. The door variety includes a wooden door with a steel security door at the front entrance, a glazed wood door and an aluminum-framed sliding glass door on the north side, and a second sliding door on the east side of the rear wing.

A detached garage with a modern sectional door sits about 35 feet north of the residence. Its medium-pitched front-gable roof is covered with grey composition shingles and trimmed with blue-gray flashing, ending in narrow, open eaves. The walls are clad in off-white stucco. A patio cover attached to the rear (north) has white built-up roofing and is partially enclosed by a four-foot-tall wall. A cinderblock staircase at the rear of the yard once provided access to a large lot to the north containing tennis courts. The residence appears to be occupied and is in good condition.

***B6. Construction History (continued):** improvement at \$1,960, accounting for the building or buildings (San Bernardino County Assessor 1943-1950).

Eldon Bert was a general manager and public accountant for a pump company, and the Berts were members of the nearby Upland Brethren in Christ Church located at the corner of San Antonio Avenue and Arrow Highway, serving on the church board as well as on the board of trustees at Upland College. Upon retirement, Eldon Bert traveled the world making documentaries about Brethren in Christ missions (*Sentinel* 2004; Ancestry.com n.d.).

In 1949, the property was purchased by Benjamin F. and Ruth M. Brubaker (San Bernardino County Assessor 1943-1950). Benjamin Brubaker was a pressman printer at a printing shop at the time (Ancestry.com n.d.). The Brubakers were also heavily involved in the Brethren in Christ Church, with Benjamin Brubaker retiring as the pastor of the church in the 2000s. The Brubakers lived at 927 W. Arrow Highway with their daughter Lois in 1950 (Ancestry.com n.d.). They built the detached garage for \$500 in 1952 per the permit application (*Daily Report* 1951).

In 1968, the Brubakers deeded the property to Etha M. and son Dr. James J. Story (San Bernardino County Property Deeds 1968). In 1970, Dr. Story deeded the property to his wife Doris Wahuillia Story, who then sold it to their daughter and son-in-law, Andrew P. and Jayne K. Tricinella, in 1977 (*Daily Report* 1970; San Bernardino County Assessor n.d.). The Tricinellas retaining ownership until 2003, when the property was purchased by Upland Manor, Inc (San Bernardino County Assessor n.d.).

***B10. Significance (continued):** In terms of architectural or aesthetic merits, the residence demonstrates no special qualities in design or construction and does not stand out as an important example of any style, type, period, region, or method of construction, nor does it embody the work of any prominent architects, designers, or builders. As a late-historic-period example of standard building practice of its time, the residence holds little potential for any important data for the study of local history or architectural history during the post-WWII period, both of them subjects that are well documented in published literature as well as contemporary accounts and archival records. Based on these considerations, the residence at 927 W. Arrow Highway do not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

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

Primary # _____

HRI # _____

Trinomial _____

Page 5 of 6

Resource name or # (Assigned by recorder) CRM TECH 4262-01H

Recorded by: Hunter O'Donnell

*Date: May 22, 2025

√ Continuation Update

B12. References: (continued):

Ancestry.com

n.d. Genealogical database entries for Eldon Franklin and Harriet Bohlen Bert (1950-1960 U.S. census; 1951 city directory; 1950-1960 voter registrations).
<https://www.ancestry.com>.

Daily Report, The (Ontario, California)

1951 Upland Building Sets All Time High Mark. December 31:8.

1960 Roy A. Franklin. February 28:B-12.

1970 Joe Story. April 11:B5.

San Bernardino County Assessor

1943-1950 Real property tax assessment records, Book 35, Page 19. On file, San Bernardino County Historical Archives, San Bernardino.

n.d. County of San Bernardino Property Information Management System.
<https://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX>.

San Bernardino County Property Deeds

1968 County of San Bernardino Office of the Assessor. Book 7004, Page 127.

Sentinel, The (Los Angeles, California)

2004 Eldon F. Bert. May 8:A5.

CONTINUATION SHEET

Page 6 of 6

*Resource Name or # (Assigned by recorder) CRM TECH 4262-01H

Recorded by: Hunter O'Donnell

*Date: May 22, 2025

☒ Continuation ☐ Update

Additional Photographs:



Left: detached garage; right: rear porch and cellar access



Left: fireplace and chimney; right: stairs to tennis courts on adjacent land

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6 *Resource Name or # (Assigned by recorder) CRM TECH 4262-02H

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 Ontario, Calif. Date 1967, photorevised 1981

T1S; R8W; SE 1/4 of SE 1/4 of NE 1/4 of Sec 12 ; S.B. B.M.

c. Address 911 W. Arrow Highway City Upland Zip 91786

d. UTM: (Give more than one for large and/or linear resources) Zone 11 ; 438,803 mE/ 3,773,443 mN
UTM Derivation: ☐ USGS Quad ☐ GIS ☒ Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Parcel Number 1007-181-03; on the north side of Arrow Highway,
approximately 410 feet east of Maple Way

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This wood-frame one-and-one-half-story building faces Arrow Highway to the south and is set back some 40 feet from the street. It is built on a roughly cross-shaped plan, supported by footings and piers under the main mass and by a concrete slab foundation under the rear wing, including an attached garage that the northern end. The vernacular design is accented by a touch of French Norman influence, as evidenced by the dominant roof emphasis in the front façade. The high-pitched cross-gable roof has medium eave overhangs that are mostly open, exposing the rafter ends, but are boxed in the southern and western wings.

The exterior wall surface is mostly clad in stucco and painted grey, while the gable ends, including those of two dormers on the front, are clad with
(Continued on p. 4)

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

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

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



P5b. Description of Photo (view, date, accession number): May 22, 2025,
view to the north

*P6. Date Constructed/Age and Sources:
☒ Historic ☒ Prehistoric ☐ Both
1949 (San Bernardino
County Assessor's records)

*P7. Owner and Address: Connect
Senior Services, Inc.,
1125 W. Arrow Highway,
Upland, CA 91786

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

*P9. Date Recorded: May 22, 2025

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang, Frank Raslich,
and Hunter O'Donnell (2025): Historical/Archaeological Resources Survey Report:
Assessor's Parcel Numbers 1007-181-01 to -04 and 1046-321-43, City of Upland,
San Bernardino County, California

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 4262-02H

- B1. Historic Name: _____ B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
*B5. Architectural Style: French Norman influence
*B6. Construction History: (Construction date, alterations, and date of alterations) Roy A. Franklin and his wife Beulah operated a citrus ranch on and around the property from 1921 to 1949 (Daily Report 1960) . The property was purchased by Eldon Franklin Bert and Harriet Bohlen Bert in 1946 and the parcels were subdivided in 1947 (San Bernardino County Assessor 1943-1950). The San Bernardino County Assessor's real property information database lists construction date of the residence as 1949, shortly after a change in the legal description (San Bernardino County Assessor n.d.). At that time, the value of the land was assessed at \$180 and (Continued on p.4)
*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: _____
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Post-WWII suburban residential development
Area Upland Period of Significance 1940s-1970s
Property Type Single-family residence Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This modest residence was constructed in the late 1940s as a part the post-WWII boom in suburban expansion that swept across the entire U.S. As one of the numerous residences of similar character that sprang up during that period, however, it does not demonstrate a unique or particularly close association with that historic theme, or pattern of events, nor is it known to be associated with any specific events of recognized significance.
None of the owners and/or occupants identified in the history of the residence appears to have attained the level of importance required by the National Register of Historic Places or the California Register of Historical
(Continued on p. 4)
B11. Additional Resource Attributes: (List attributes and codes) _____
B12. References: See p. 5.
B13. Remarks: _____
*B14. Evaluator: Bai "Tom" Tang, M.A., and Terri Jacquemain, M.A.
*Date of Evaluation: August 2025

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



LOCATION MAP

Primary # _____
HRI # _____

Trinomial _____

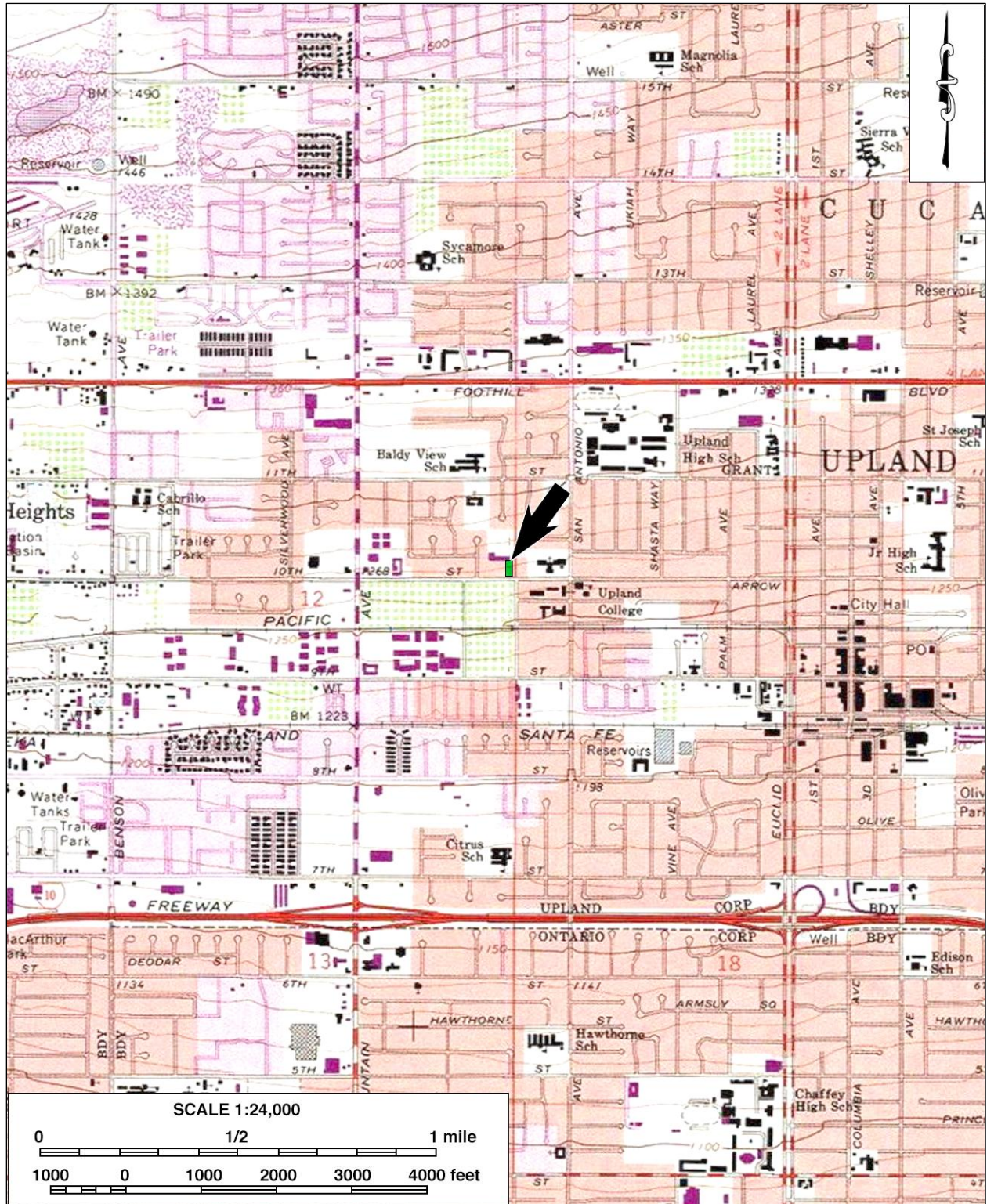
Page 3 of 6

*Resource Name or # (Assigned by recorder) CRM TECH 4262-02H

*Map Name: Ontario, Calif.

*Scale: 1:24,000

*Date of Maps: 1967/1981



Recorded by: Hunter O'Donnell

*Date: May 22, 2025

✓ Continuation Update

***P3a. Description (continued):** horizontal board siding painted white, as are some of the walls on the north side. The front entrance, with a paneled wooden door glazed with three lancets, is placed on the south side of the eastern wing, flanked by a pair of stained glass sidelights, and opens to a concrete-and-brick walkway that curves to the west to connect to the driveway. Other entries include a paneled wooden door with a fanlight on the western side of the northern wing, a paneled wooden door on the eastern side of the same wing, and a paneled wooden door with 3x3 glazing on the northern end of the eastern wing.

Fenestration consists mainly of steel-framed casements, some in pairs and others in tripartite sets, and wood-framed double-hungs, although a few vinyl-framed double-hungs are also observed among groups of windows lining a shed-roofed dormer on the northern slope of the main roof. A red brick chimney extends above the peak of the east-facing gable. The garage at the rear, with a sectional metal door that opens to the west, may have once been detached before being connected to the front portion of the house. A 42x20-foot pool, currently drained, occupies the northeastern portion of the property. On either side of the pool are two patio covers, one to its southeast that is equipped with a stone fireplace and stone counters and the other to its northwest. The residence is occupied and in good condition.

***B6. Construction History (continued):** improvement at \$1,240, accounting for the building or buildings (San Bernardino County Assessor 1943-1950).

Eldon Bert was a general manager and public accountant for a pump company, and the Berts were members of the nearby Upland Brethren in Christ Church located at the corner of San Antonio Avenue and Arrow Highway, serving on the church board as well as on the board of trustees at Upland College. Upon retirement, Eldon Bert traveled the world making documentaries about Brethren in Christ missions (*Sentinel* 2004; Ancestry.com n.d.). City directories and Voter Registration records confirm the Berts continued to live at this address until at least 1960 (Ancestry.com n.d.). The house was partially burned in a fire in 1965, at which point the house was valued at \$35,000 with Wayne Schrock listed as an occupant (*Daily Report* 1965a).

Between 1960 and 1970, Joe and Doris Story were deeded the property (*Daily Report* 1970a; 1970b). Later, Ray M. and Fern A. Musser held ownership into the modern period (San Bernardino County Assessor n.d.). Ray Musser was an operational supervisor for Sunkist Growers Inc. before going on to serve 18 years in the Upland city government, first on the city council and then as the mayor between 2011 and 2016. Musser and his wife were also involved with the Brethren in Christ Church with Ray serving as the general secretary of the Sunday school, Fran as a member of the Cradle Roll Committee, and both singing in the church choir (*Daily Report* 1962), with Fern also cast in the 1965 presentation of "The Challenge of the Cross" (*Daily Report* 1965b). Sylvia G. and David J. Fimbres were owners from 1996 to 2007, at which point Upland Manor, Inc. took ownership (San Bernardino County Assessor n.d.).

***B10. Significance (continued):** Resources. Although one of the last historic-period owners and occupants of the property, Ray M. Musser, would later gain prominence in Upland civic life, these accomplishments occurred in the modern era, within the last three decades, and after his association with the residence ended around 1996. Guidelines for the National Register and the California Register require that "sufficient time must have elapsed to assess both the person's field of endeavor and his/her contribution to that field," which largely precludes consideration of association with living persons or persons who gained distinction in modern times.

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

Primary # _____

HRI # _____

Trinomial _____

Page 5 of 6

Resource name or # (Assigned by recorder) CRM TECH 4262-02H

Recorded by: Hunter O'Donnell

*Date: May 22, 2025

√ Continuation Update

***B10. Significance (continued):** In terms of architectural or aesthetic merits, the residence demonstrates no special qualities in design or construction and does not stand out as an important example of any style, type, period, region, or method of construction, nor does it embody the work of any prominent architects, designers, or builders. As a late-historic-period example of standard building practice of its time, the residence holds little potential for any important data for the study of local history or architectural history during the post-WWII period, both of them subjects that are well documented in published literature as well as contemporary accounts and archival records. Based on these considerations, the residence at 911 W. Arrow Highway do not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

B12. References (continued):

Ancestry.com

n.d. Genealogical database entries for Eldon Franklin and Harriet Bohen Bert (1950-1960 U.S. census; 1951 city directory; 1950-1960 voter registrations).
<https://www.ancestry.com>.

Daily Report, The (Ontario, California)

1960 Roy A. Franklin. February 28:B-12.

1962 Ray and Fern Musser Invite You to Attend the Brethren In Christ Church.
August 17:B5.

1965a Home Saved. October 3:1.

1965b Chino Brethren Will See Drama. October 23:A-7.

1970a Joe Story. April 11:B5.

1970b Vows Are Exchanged in Pomona Ceremony. August 16:B4.

San Bernardino County Assessor

1943-1950 Real property tax assessment records, Book 35, Page 19. On file, San Bernardino County Historical Archives, San Bernardino.

n.d. County of San Bernardino Property Information Management System.
<https://www.sbcounty.gov/assessor/pims/PIMSINTERFACE.ASPX>.

Sentinel, The (Los Angeles, California)

2004 Eldon F. Bert. May 8:A5.

CONTINUATION SHEET

Page 6 of 6

*Resource Name or # (Assigned by recorder) CRM TECH 4262-02H

Recorded by: Hunter O'Donnell

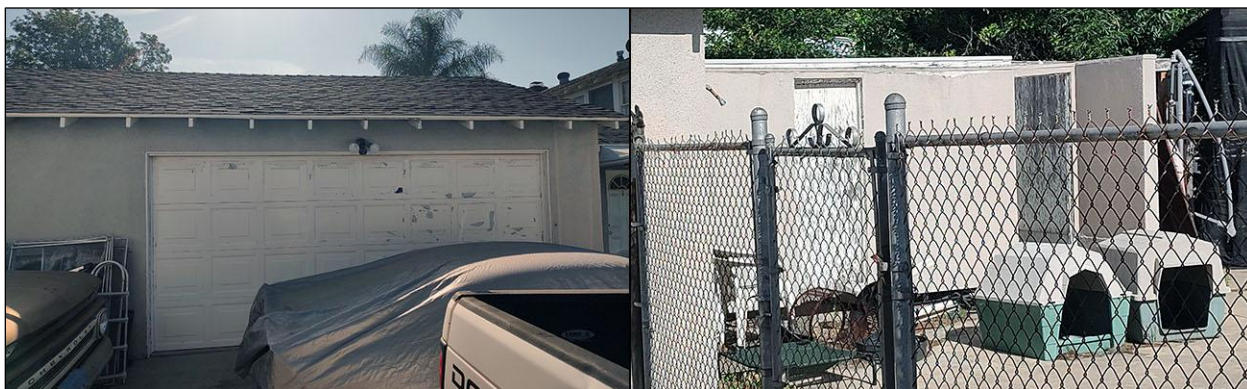
*Date: May 22, 2025

✓ Continuation Update

Additional Photographs:



Details. *Left*: rear dormer and banks of windows, view to the southwest;
right: entrance on the west side, view to the southeast



Possible additions. *Left*: garage, perhaps originally detached, view to the east;
right: pool showers, possible restrooms, view to the northeast



Detached elements. *Left*: covered patio, view to the east;
right: pool (drained), view to the north

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or # (Assigned by recorder) CRM TECH 4262-03H

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 Ontario, Calif. Date 1967, photorevised 1981

T1S; R8W; SE 1/4 of SE 1/4 of NE 1/4 of Sec 12 ; S.B. B.M.

c. Address N/A City Upland Zip 91786

d. UTM: (Give more than one for large and/or linear resources) Zone 11 ; 438,744 mE/ 3,773,490 mN
UTM Derivation: ☐ USGS Quad ☐ GIS ☒ Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Parcel Numbers 1007-181-01, 1007-181-02, and 1046-321-43;
approximately 200 feet north of Arrow Highway and 130 feet east of Maple Way

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The site consists of a recreational area developed between 1959 and 1964. Based on its location, it evidently existed in relation to the Brethren in Christ Church located at the northwest corner of San Antonio Avenue and Arrow Highway and/or Upland College (formerly Beulah College) at the southeast corner of that intersection. The area is accessed from a long ramping road along the east side and a set of concrete stairs ascending from the church parking lot. Along the ramp to the north of the stairs are two partitioned areas measuring 120 feet (north-south) by 40 feet (east-west) with the remains of recreation equipment such as a tetherball and baseballs scattered within. The painted remains of two tennis courts are present in the southwest corner of the site across six 60x60-foot concrete slabs arranged in an "L" shape with a low wall running along the north side.

*P3b. Resource Attributes: (List attributes and codes) HP39: other (recreation area)

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

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



P5b. Description of Photo (view, date, accession number): May 22, 2025,
view to the west

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1959-1964 (historical
aerial photographs)

*P7. Owner and Address: Connect
Senior Services, Inc.,
1125 W. Arrow Hwy, Upland,
CA 91786

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

*P9. Date Recorded: May 22, 2025

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang, Frank Raslich,
and Hunter O'Donnell (2025): Historical/Archaeological Resources Survey Report:
Assessor's Parcel Numbers 1007-181-01 to -04 and 1046-321-43, City of Upland,
San Bernardino County, California

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) CRM TECH 4262-03H

B1. Historic Name: _____ B2. Common Name: _____
B3. Original Use: Recreation B4. Present Use: Open space

*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alterations, and date of alterations) From sometime prior to 1942 until 1948, the property was owned by Bert Ada Franklin, a possible associate of Roy A. and Beulah Franklin who operated a citrus ranch on and around the property from 1921 to 1949 (Daily Report 1960a). In 1948 the parcel was sold to Beulah College (San Bernardino County Assessor 1943-1950), a college operating at the southwest corner of San Antonio Avenue and Arrow Highway that would subsequently be renamed Upland College in 1949 (Daily Report 1949). At
(Continued on p.4)

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

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Mid-20th century development of recreational facilities

Area Upland Period of Significance 1950s-1960s

Property Type Sports facility Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This site represents an abandoned recreational activity area that was developed in the late 1950s and/or early 1960s for a nearby church or church-affiliated college, probably both. Despite exhaustive research efforts, little further information came to light regarding the construction and subsequent history of the facility, and there is no evidence that it was closely associated with any person or event of recognized significance in national, state, or local history. In its current dilapidated condition, the site exhibits no distinctive merits in design, construction, or engineering, no special aesthetic value, and no potential for any important historical or archaeological data. Therefore, the site does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

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

B12. References: See p. 4.

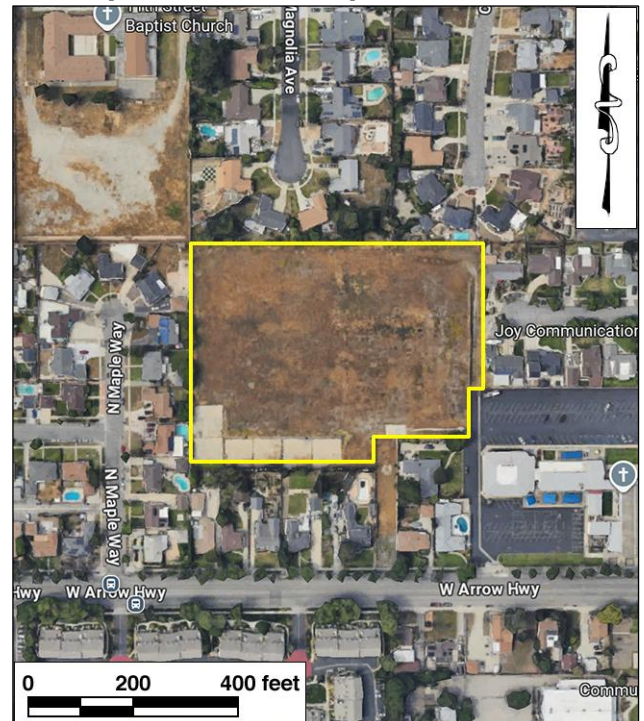
B13. Remarks:

*B14. Evaluator: Bai "Tom" Tang, M.A., and
Terri Jacquemain, M.A.

*Date of Evaluation: August 2025

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



LOCATION MAP

Primary # _____

HRI # _____

Trinomial _____

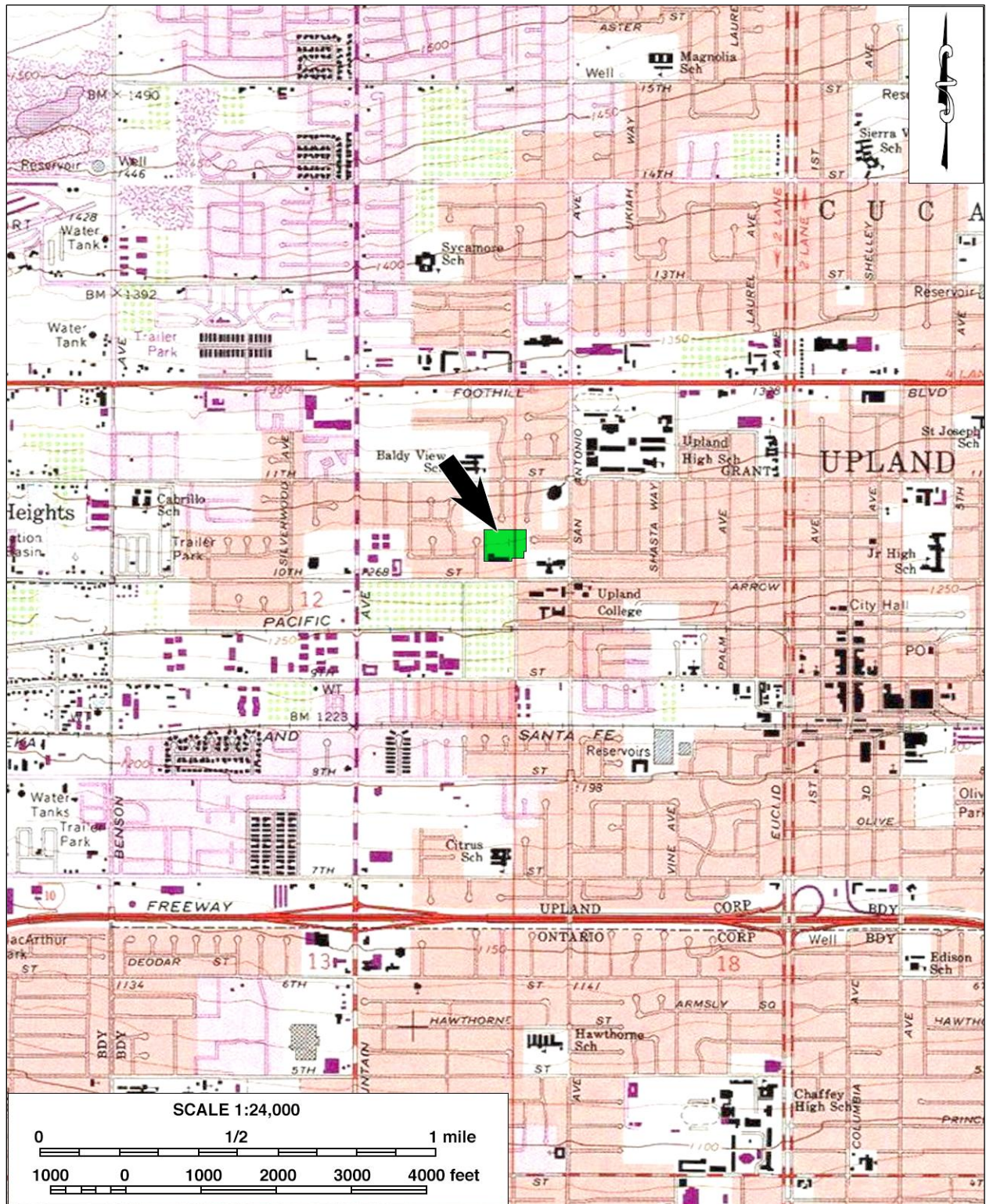
Page 3 of 4

*Resource Name or # (Assigned by recorder) CRM TECH 4262-03H

*Map Name: Ontario, Calif.

*Scale: 1:24,000

*Date of Maps: 1967/1981



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

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 4

Resource name or # (Assigned by recorder) CRM TECH 4262-03H

Recorded by: Hunter O'Donnell

*Date: May 22, 2025

✓ Continuation Update

***B6. Construction History (continued):** the time of the sale the property was given a land value of \$660 with a tree/vine value of \$300 (San Bernardino County Assessor 1943-1950). The lot was cleared of the citrus groves and leveled between 1948 and 1959, and tennis courts were constructed between 1959 and 1964, according to historic aerial photographs (NETR Online 1948-1964).

In 1959, *The Daily Report* (1959) noted the completion of the college athletic field at Upland College "across from the main college buildings in the 800 block of West Arrow Highway." Surface leveling was completed with dirt imported from the reservoir on Eighth Street in Upland, donated by Associated Rock Products of Pomona (*Daily Report* 1959). Aerial photographs from 1959 show the freshly leveled parking areas around the United Brethren in Christ Church at the northwest corner of San Antonio Avenue and Arrow Highway, which had an early association with Beulah College, as well as the field northwest of the church, including this parcel (NETR Online 1959).

The following year it was reported that the new athletic field under development across Arrow Highway from the campus was nearly complete with topsoil and "sprinkling" needed before it would be ready for full-sized football and other athletic programs (*Daily Report* 1960b). Upland College ceased operations in 1965 and was auctioned off in 1966 (*Daily Report* 1966). It is unclear if the tennis courts or the athletic fields were ever fully completed and utilized during this period, but there appears to have been no activity on the property from 1966 to the early 1990s, when a recreation area was set up along the east side (NETR Online 1966-1999). In 2002, a sidewalk entrance from the east was built, but activity seemed to cease altogether between 2002 and 2005 (NETR Online 2002; 2005).

B12. References (continued):

Daily Report, The (Ontario, California)

1949 Change Beulah College Name to Upland College. January 31:1.

1959 College Athletic Field Fill Project Completed. January 16:B-1.

1960a Roy A. Franklin. February 28:B-12.

1960b Upland College Nears 40th Anniversary Mark. August 21:B-1.

1966 Trustees of Upland College Face Contract Breach Suit. October 6:A-4.

NETR (Nationwide Environmental Title Research) Online

1948-2005 Aerial/satellite photographs of the project vicinity. <http://www.historicaerials.com>.

San Bernardino County Assessor

1943-1950 Real property tax assessment records, Book 35, Page 19. On file, San Bernardino County Historical Archives, San Bernardino.

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or # (Assigned by recorder) CRM TECH 4262-04H

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 Ontario, Calif. Date 1967, photorevised 1981

T1S; R8W; SE 1/4 of SE 1/4 of NE 1/4 of Sec 12 ; S.B. B.M.

c. Address N/A City Upland Zip 91786

d. UTM: (Give more than one for large and/or linear resources) Zone 11 ; 438,744 mE/ 3,773,490 mN
UTM Derivation: ☐ USGS Quad ☐ GIS ☒ Google Earth

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Assessor's Parcel Number 1007-181-02; approximately 190 feet north of Arrow Highway and 490 feet east of Maple Way

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This historic-period site appears to represent the remnants of well-related structures such as a well house and motor mount, which evidently dated to the 1949-1953 era. The site can be divided roughly into two sections, the northern and southern, connected by a concrete channel. The southern section consists of an approximately 22x20 feet concrete slab, roughly square in shape with notched corners on the southern side. At the center of the slab is a set of concrete footings with embedded bolts forming an 8x8-foot rectangle around a steel well cap. The northern section measures approximately 9x9 feet and consists of a set of concrete footings around the perimeter and a U-shaped concrete mount in the center.

A four-foot-wide concrete channel connects the two sections and extends 15 feet further to the north, measuring roughly 25 feet in total length. The
(Continued on p. 4)

*P3b. Resource Attributes: (List attributes and codes) AH5: well

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

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



P5b. Description of Photo (view, date, accession number): June 25, 2025, view to the north

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1949-1953 (historical aerial photographs)

*P7. Owner and Address: Connect Senior Services, Inc., 1125 W. Arrow Hwy, Upland, CA 91786

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

*P9. Date Recorded: June 25, 2025

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

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang, Frank Raslich, and Hunter O'Donnell (2025): Historical/Archaeological Resources Survey Report: Assessor's Parcel Numbers 1007-181-01 to -04 and 1046-321-43, City of Upland, San Bernardino County, California

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

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
ARCHAEOLOGICAL SITE RECORD

Primary #

Trinomial

Page 2 of 4

*Resource Name or # (Assigned by recorder) CRM TECH 4262-04H

- A1. Dimensions:** a. Length 68 feet (N-S) b. Width 22 feet (E-W)
Method of Measurement: ☐ Paced ☐ Taped ☐ Visual estimate ☒ Other: GPS
Method of Determination (Check any that apply.): ☐ Artifacts ☒ Features ☐ Soil ☐ Vegetation
☐ Topography ☐ Cut bank ☐ Animal burrow ☐ Excavation ☐ Property boundary ☐ Other (Explain):

Reliability of Determination: ☒ High ☐ Medium ☐ Low Explain: Full footprints of the well structures are evident by the remaining concrete foundations.
Limitations (Check any that apply): ☐ Restricted access ☐ Paved/built over ☐ Site limits incompletely defined
☒ Disturbances ☒ Vegetation ☐ Other (Explain): The features are partially destroyed and overgrown with vegetation.
- A2. Depth:** ☐ None ☒ Unknown Method of Determination: The depth of the well system is unknown.
- *A3. Human Remains:** ☐ Present ☒ Absent ☐ Possible ☐ Unknown (Explain):
- *A4. Features:** (Number, briefly describe, indicate size, list associated cultural constituents, and show location of each feature on sketch map.) See Item P3a.
- *A5. Cultural Constituents:** (Describe and quantify artifacts, ecofacts, cultural residues, etc., not associated with features.)
None.
- *A6. Were Specimens Collected?** ☒ No ☐ Yes (If yes, attach Artifact Record or catalog and identify where specimens are curated.)
- *A7. Site Condition:** ☐ Good ☐ Fair ☒ Poor (Describe disturbances.): All structures and equipment have been removed, leaving with only the concrete foundations and mounts.
- *A8. Nearest Water** (Type, distance, and direction.): San Antonio Creek lies 10,200 feet west of the site, and Cucamonga Creek lies 15,000 feet to the east.
- *A9. Elevation:** Approximately 1,275 feet above mean sea level
- A10. Environmental Setting:** (Describe vegetation, fauna, soils, geology, landform, slope, aspect, exposure, etc.): The site is located on relatively level terrain, and the ground surface has been cleared and leveled in the past. It lies within the Southern Oak Woodland plant community, but very little vegetation is present at the site, with only some hackberry, ragweed, and dead bushes present. The surface soil consists of generally subrounded granitic and dioritic cobbles and pebbles with an alluvial loam.
- A11. Historical Information:** From sometime before 1942 to 1950, the property was owned by the West End Consolidated Water Company, with a land value accessed at \$50 and rising to \$60 between 1949 and 1950 (San Bernardino County Assessor 1943-1950). In 1960, Upland city officials proposed to the City Council that a well belonging to the West End Consolidated Water Company at San Antonio Avenue and Arrow (Continued on p. 4)
- *A12. Age:** ☐ Prehistoric ☐ Protohistoric ☐ 1542-1769 ☐ 1769-1848 ☐ 1848-1880 ☐ 1880-1914
☐ 1914-1945 ☒ Post 1945 ☐ Undetermined Describe position in regional prehistoric chronology or factual historic dates if known:
- A13. Interpretations:** (Discuss scientific, interpretive, ethnic, and other values of site, if known) See Item P3a.
- A14. Remarks:** Details about the history of the relatively minor features that once occupied this property proved to be difficult to ascertain, but the historical background research has identified no historic figures or events of recognized significance in close association with the site. With the removal of the primary features of the well facility, Site 4262-4H retains little historic integrity to relate to its period of origin or to embody the distinctive characteristics of a type, period, region, or method of construction. For the same reason, the site holds little potential for any important historical or archaeological data. (Continued on p. 4)
- A15. References:** (Documents, informants, maps, and other references.): See p. 4.
- A16. Photographs:** (List subjects, direction of view, and accession numbers or attach a Photograph Record.):
Original Media/Negatives Kept at: CRM TECH, Colton, California
- *A17. Form Prepared by:** Hunter O'Donnell **Date:** June 27, 2025
Affiliation and Address: CRM TECH, 1016 East Cooley Drive, Suite A/B, Colton, CA 92324

LOCATION MAP

Primary # _____

HRI # _____

Trinomial _____

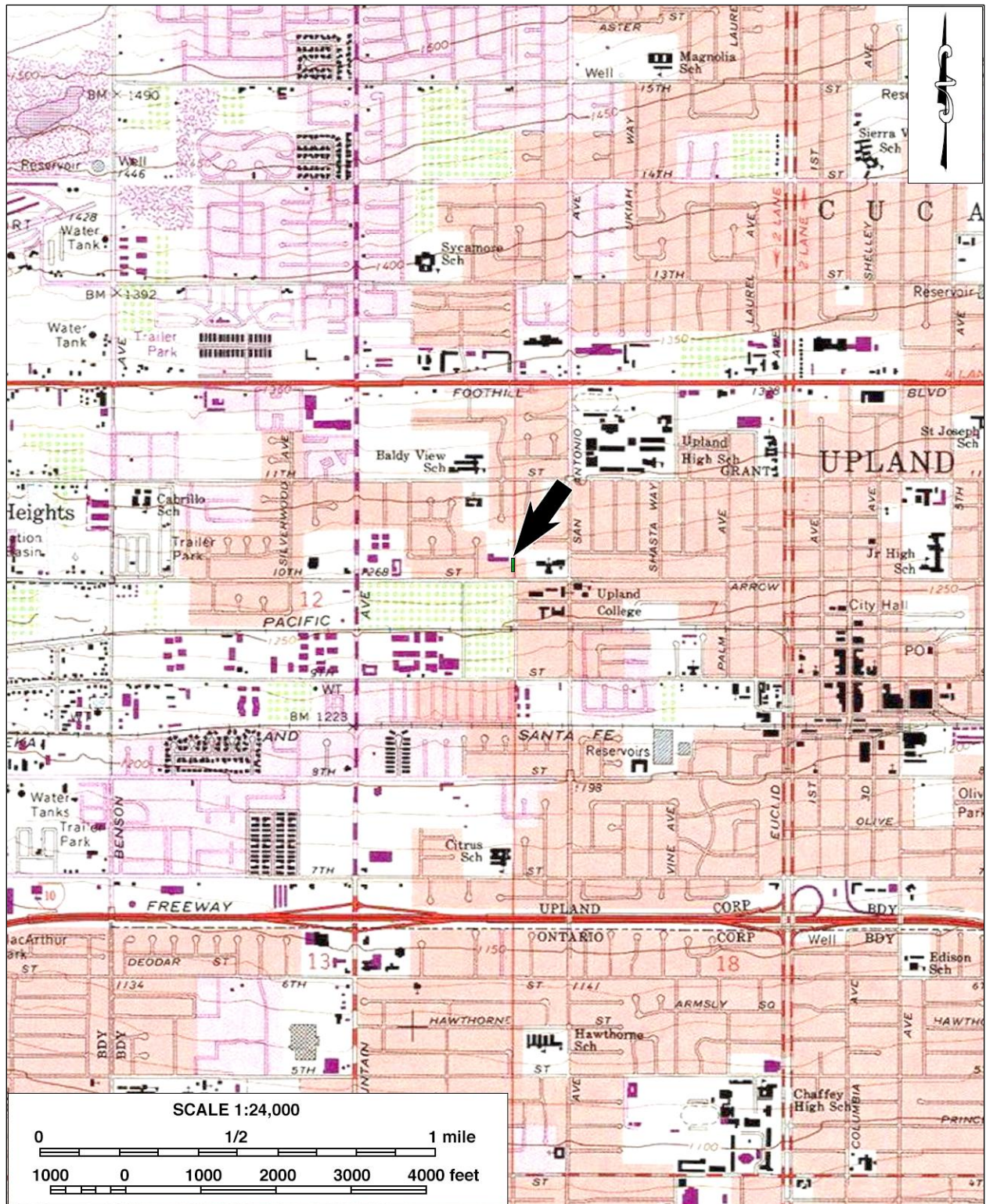
Page 3 of 4

*Resource Name or # (Assigned by recorder) CRM TECH 4262-04H

*Map Name: Ontario, Calif.

*Scale: 1:24,000

*Date of Maps: 1967/1981



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

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 4

Resource name or # (Assigned by recorder) CRM TECH 4262-04H

Recorded by: Hunter O'Donnell

*Date: June 25, 2025

√ Continuation Update

***P3a Description (continued):** well property has gate accesses to four neighboring properties, including three residences and the recreational field to the north. This is indicative of shared usage with each of the properties historically associated with the Brethren in Christ Church and Beulah College, later Upland College.

A11. Historical Information (continued): Highway, referred to as the West End well, be acquired in order to secure a larger water supply for the city (*Daily Report* 1960). The structures at the well appear to have been constructed between July 1949 and February 1953 (UCSB 1949; 1953) and were taken down between 1999 and 2005 (NETR Online 1999; 2005).

***A14. Remarks (continued):** As such, it does not appear eligible for the National Register of Historic Places or the California Register of Historical Resources.

A15. References:

Daily Report, The (Ontario, California)

1960 Officials Eye Water Plan Calling For Bond Election. January 15:B-1.

NETR (Nationwide Environmental Title Research) Online

1999-2005 Aerial/satellite photographs of the project vicinity. <http://www.historicaerials.com>.

San Bernardino County Assessor

1943-1950 Real property tax assessment records, Book 35, Page 19. On file, San Bernardino County Historical Archives, San Bernardino.

UCSB (University of California, Santa Barbara)

1949-1953 Aerial photographs of the project vicinity. UCSB Geospatial Collection: Aerial Photography. <https://www.library.ucsb.edu/geospatial/aerial-photography>.