

**CULTURAL RESOURCES ASSESSMENT AND  
HISTORICAL RESOURCES EVALUATION**

**301 West Palm Avenue**

**City of Redlands, San Bernardino County, California**

Prepared for:

Nolan C. Leggio  
Director of Forward Planning  
Diversified Pacific Communities  
10621 Civic Center Drive  
Rancho Cucamonga, California 91730

Prepared by:

David Brunzell, M.A., RPA, Kara Brunzell, M.A., and Dylan Williams, B.A.  
BCR Consulting LLC  
505 West Eighth Street  
Claremont, California 91711

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*Study Area:* 301 West Palm Avenue  
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*USGS Quadrangle:* 7.5-minute Redlands, California 1996



**BCRCONSULTING LLC**

July 16, 2020

## MANAGEMENT SUMMARY

BCR Consulting LLC is under contract to Diversified Pacific Communities to conduct a Cultural Resources Assessment and Historical Resources Evaluation of 301 West Palm Avenue (the subject property) located in the City of Redlands (City), San Bernardino County, California. This study is being conducted to determine whether a development project could potentially cause a significant impact to any historical resources, pursuant to the California Environmental Quality Act (CEQA). A cultural resources records search, additional research, intensive field survey, sacred land file search, tribal scoping, and paleontological overview were conducted for the study. Please note that the tribal scoping has been performed for information purposes. It is not intended to take the place of any official or required Native American Consultation.

The records search revealed that 16 cultural resource studies have taken place resulting in the recording of 458 built cultural resources within a one-mile radius of the subject property. The subject property has not been subject to a previous cultural resources assessment and no cultural resources have been previously identified within its boundaries. During the research and fieldwork, BCR Consulting identified the England/Attwood Estate that occupies the subject property. This resource has been evaluated for California Register of Historical Resources (California Register) listing eligibility and for listing as a City Historic District.

Based on the results of this study, BCR Consulting recommends that the England/Attwood Estate is eligible for listing in the California Register under Criterion 1, 2, and 3 as a historic district, and that this resource retains integrity of location, setting, design, materials, workmanship, feeling, and association. BCR Consulting also recommends that the England/Attwood Estate is eligible for listing as a City Historic District. As indicated above, the proposed project activities appear to be consistent with “plans for rehabilitation to ensure that the undertaking maintains consistency with the Secretary of the Interior Standards for the Treatment of Historic Properties” (36 CFR part 68; see <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>). The Standards are intended to pertain to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. BCR Consulting recommends that the proposed project adheres to these standards, as illustrated on page 25 of the report. It should also be consistent with the City Historic Preservation program (see <https://www.cityofredlands.org/post/historic-preservation-program>). Project design should be carried out in consultation with a professional that meets the U.S. Secretary of the Interior Professional Qualification Standards for Historic Architecture (see [http://www.nps.gov/history/local-law/arch\\_stnds\\_9.htm](http://www.nps.gov/history/local-law/arch_stnds_9.htm)).

**Potential Mitigation.** Since the proposed project does not produce a substantial adverse change under CEQA, mitigation of its effects is not required.

**Accidental Discoveries.** If previously undocumented cultural resources are identified during earthmoving activities associated with development of the project site, a qualified archaeologist should be contacted to assess the nature and significance of the find, diverting construction excavation if necessary.

If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has

made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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## INTRODUCTION

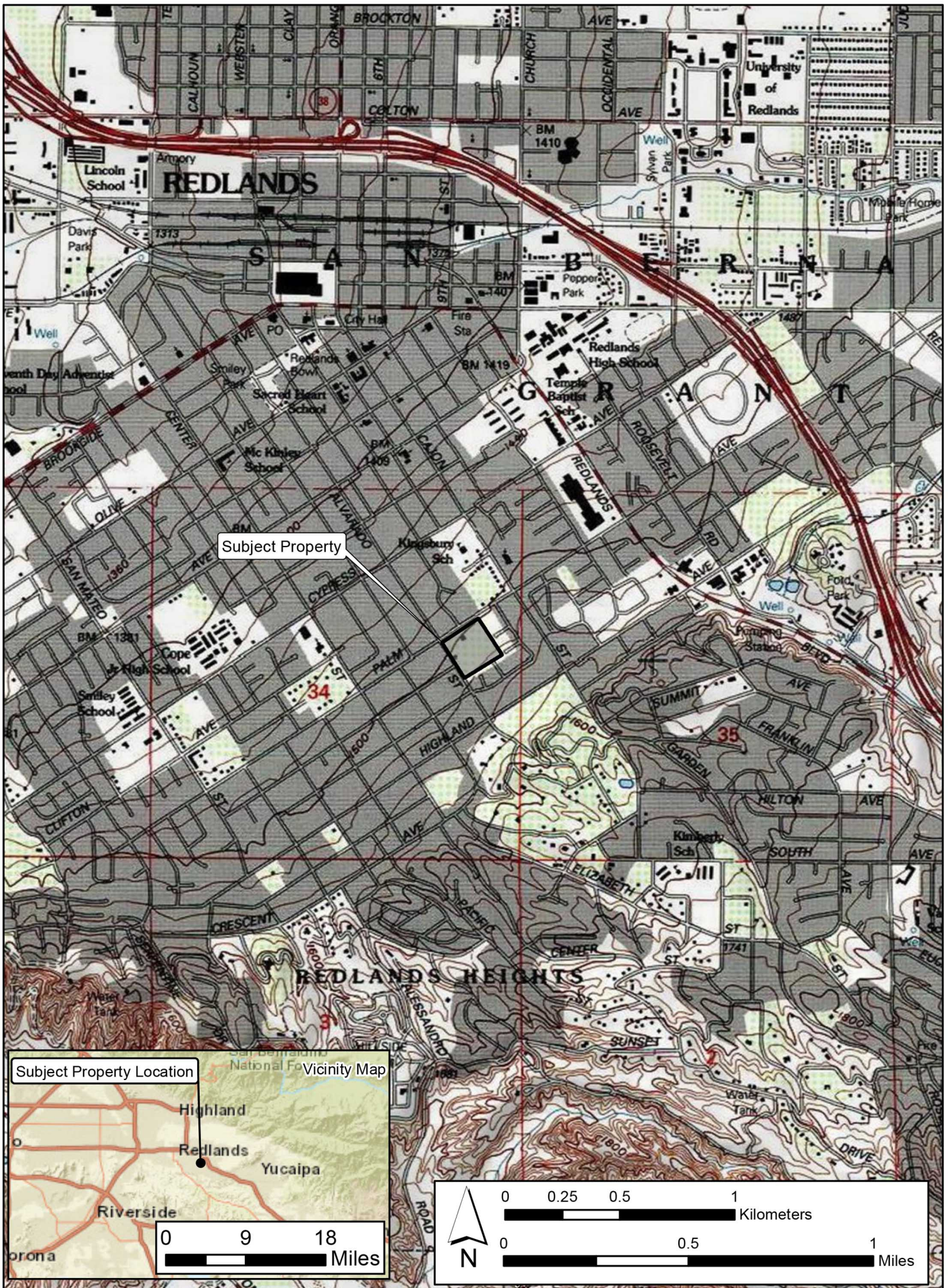
BCR Consulting LLC (BCR Consulting) is under contract to Diversified Pacific Communities to conduct a Cultural Resources Assessment and Historical Resources Evaluation of 301 West Palm Avenue (project site) located in the City of Redlands (City), San Bernardino County, California. The project site is located within Section 34 of Township 1 South, Range 3 West, San Bernardino Baseline and Meridian. It is depicted on the U.S. Geological Survey (USGS) *Redlands, California* (1996) 7.5-minute topographic quadrangle (Figure 1). The current study is being conducted to determine whether a development project could potentially cause a significant impact to any historical resources, pursuant to the California Environmental Quality Act (CEQA). A cultural resources records search, additional research, intensive field survey, sacred land file search, tribal scoping, and paleontological overview were conducted for the study. Please note that the tribal scoping has been performed for information purposes. It is not intended to take the place of Native American Consultation.

## PROJECT DESCRIPTION

The proposed project is to subdivide an existing approximately 8.9-acre parcel (APN 0173-231-05) into 30 single-family detached (SFD) lots of minimum 6000 square feet each, four lettered lots, and three additional parcels. The site is on the southeast corner of Palm Ave and Alvarado Street in the City of Redlands. The property currently includes five substantial buildings: the England House fronting Palm Avenue, Carriage House, Grove Barn, England Cottage fronting Alvarado Street, and a detached one-car garage adjacent to the cottage. There is a working commercial orange grove on the property which features mature orange trees and includes a gravity irrigation system with a weir and concrete flumes. The three additional parcels will hold the preserved historic buildings: the England House, Carriage House, and England Cottage as well as a public park which will be created at the corner of Palm and Alvarado.

The proposed project will be a gated community with a private street. The main access will be from Palm Ave and a gated Emergency Vehicle Access (EVA) will be provided from Alvarado Street. The L-shaped area to be developed is to the east and south of the historic buildings to be preserved. The Grove Barn, the detached garage adjacent to the England Cottage, the gravity irrigation system, and orange trees on the south and east portion of the site will be removed to accommodate the residential community. The England House parcel will be approximately 1.5 acres in size and will have independent access from Palm Avenue. The England cottage parcel will be approximately 0.45 acres in size and will also be independent with access from Alvarado Street. The one-car garage on the England Cottage parcel will be removed and a new two-car detached garage will be built. The parcel for the public park will be approx. 0.85 acres in size. The private street will provide access for 30 single family homes ranging from approximately 2,000 to 2,600 square feet. A Homeowners Association (HOA) will be created to maintain the common landscape areas, the private street, the access gates, and the front yards of each home.

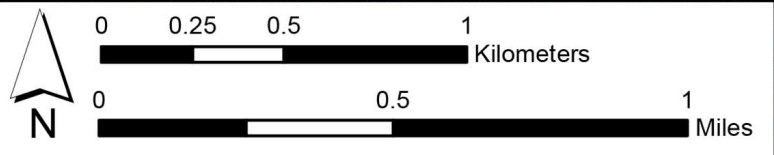
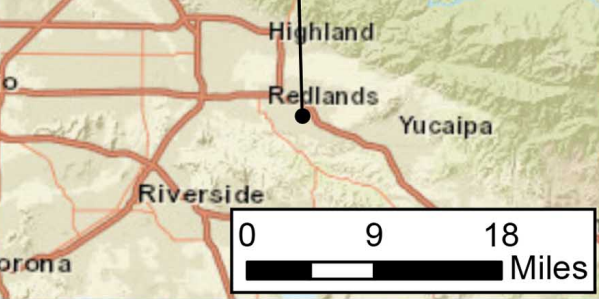
The existing ornamental trees, front lawn with curved driveway, palms, and commercial orange trees will be evaluated for health and condition and, where feasible, preserved on the England House, Carriage House, and England Cottage parcels as well as the letter parcels (which buffer the SFD parcels from Palm Avenue and Alvarado Street). Where feasible, the



Subject Property

Subject Property Location

National Topographic Map



orange trees on the park parcel will be preserved around the park improvements to be installed. Some orange trees will be replaced by new orange trees or other compatible landscaping. Irrigation for the existing orange trees to be preserved will be converted to a drip system from the existing gravity system. Necessary entitlements include a Tentative and Final Parcel Map, a Tentative and Final Tract Map, Environmental Review, Design Review for a Planned Residential Development, and a Conditional Use Permit. In addition, and after entitlements have been granted, a Residential Development Allocation is required.

## NATURAL SETTING

The elevation of the project site is approximately 1500 feet above mean sea level (AMSL). The property has been subject to disturbances related to development of a historic-period estate and orange grove. The construction of buildings and roads combined with water-leveling of the property for irrigation have required grading of the entire property. This is evident in an elevation difference of approximately five feet between the subject property and the property to the east. The project site is covered with alluvial sand, gravel, and clay of valley areas (Qa) (Dibblee 2003). This study has not yielded any evidence that such sediments have locally produced raw materials used in prehistoric tool manufacture. Local rainfall ranges from 5 to 15 inches annually (Jaeger and Smith 1971:36-37). The project site is flat, but the general slope conveys local water from southeast to northwest (USGS 1996).

Although recent and historic-period impacts have decimated native vegetation, remnants of a formerly dominant coastal sage scrub vegetation community have been sporadically observed in the area. Signature plant species include black sage (*Salvia mellifera*), California brittlebush (*Encelia californica*), California buckwheat (*Eriogonum fasciculatum*), California sagebrush (*Artemesia californica*), deerweed (*Lotus scoparius*), golden yarrow (*Eriophyllum confertiflorum*), laurel sumac (*Malosma laurina*), lemonadeberry (*Rhus integrifolia*), poison oak (*Toxicodendron diversilobum*), purple sage (*Salvia leucophylla*), sticky monkeyflower (*Mimulus aurantiacus*), sugar bush (*Rhus ovate*), toyon (*Heteromeles arbutifolia*), white sage (*Salvia apiana*), coastal century plant (*Agave shawii*), coastal cholla (*Opuntia prolifera*), Laguna Beach liveforever (*Dudleya stolonifera*), many-stemmed liveforever (*Dudleya multicaulis*), our Lord's candle (*Yucca whipplei*), prickly pear cactus (*Opuntia sp.*) (Williams et al. 2008:118-119). Signature animal species within Coastal Sage Scrub habitat include the kangaroo rat (*Dipodomys sp.*), California horned lizard (*Phrynosoma coronatum frontale*), orange throated whiptail (*Cnemidophorus hyperthrus*), San Diego horned lizard (*Phrynosoma coronatum blainvillii*), brown-headed cowbird (*Molothrus ater*), California gnatcatcher (*Polioptila californica californica*), California quail (*Callipepla californica*), and San Diego cactus wren (*Campylorhynchus brunneicapillus sandiegensis*) (Williams et al. 2008:118-120). Local native groups made use of many of these species (see Lightfoot and Parrish 2009).

## CULTURAL SETTING

### Prehistoric Context

The local prehistoric cultural setting has been organized into many chronological frameworks (see Warren and Crabtree 1986; Bettinger and Taylor 1974; Lanning 1963; Hunt 1960; Wallace 1958, 1962, 1978; Campbell and Campbell 1935), although there is no definitive sequence for the region. The difficulties in establishing cultural chronologies for western San

Bernardino County are a function of its enormous size and the small amount of archaeological excavations conducted there. Moreover, throughout prehistory many groups have occupied the area and their territories often overlap spatially and chronologically resulting in mixed artifact deposits. Due to dry climate and capricious geological processes, these artifacts rarely become integrated in-situ. Lacking a milieu hospitable to the preservation of cultural midden, local chronologies have relied upon temporally diagnostic artifacts, such as projectile points, or upon the presence/absence of other temporal indicators, such as groundstone. Such methods are instructive, but can be limited by prehistoric occupants' concurrent use of different artifact styles, or by artifact re-use or re-sharpening, as well as researchers' mistaken diagnosis, and other factors (see Flenniken 1985; Flenniken and Raymond 1986; Flenniken and Wilke 1989). Recognizing the shortcomings of comparative temporal indicators, this study recommends review of Warren and Crabree (1986), who have drawn upon this method to produce a commonly cited and relatively comprehensive chronology.

## Ethnography

Although no prehistoric sites have been locally recorded, in general the project site is situated at an area occupied by the Gabrielino and Serrano. Each group consisted of semi-nomadic hunter-gatherers who spoke a variation of the Takic language subfamily. Individual ethnographic summaries are provided below.

**Gabrielino.** The Gabrielino probably first encountered Europeans when Spanish explorers reached California's southern coast during the 15th and 16th centuries (Bean and Smith 1978; Kroeber 1925). The first documented encounter, however, occurred in 1769 when Gaspar de Portola's expedition crossed Gabrielino territory (Bean and Smith 1978). Other brief encounters took place over the years, and are documented in McCawley 1996 (citing numerous sources). The Gabrielino name has been attributed by association with the Spanish mission of San Gabriel, and refers to a subset of people sharing speech and customs with other Cupan speakers (such as the Juaneño/Luiseño/Ajachemem) from the greater Takic branch of the Uto-Aztecan language family (Bean and Smith 1978). Gabrielino villages occupied the watersheds of various rivers (locally including the Santa Ana) and intermittent streams. Chiefs were usually descended through the male line and often administered several villages. Gabrielino society was somewhat stratified and is thought to have contained three hierarchically ordered social classes which dictated ownership rights and social status and obligations (Bean and Smith 1978:540-546). Plants utilized for food were heavily relied upon and included acorn-producing oaks, as well as seed-producing grasses and sage. Animal protein was commonly derived from rabbits and deer in inland regions, while coastal populations supplemented their diets with fish, shellfish, and marine mammals (Boscana 1933, Heizer 1968, Johnston 1962, McCawley 1996). Dog, coyote, bear, tree squirrel, pigeon, dove, mud hen, eagle, buzzard, raven, lizards, frogs, and turtles were specifically not utilized as a food source (Kroeber 1925:652).

**Serrano.** The Uto-Aztecan "Serrano" people occupied the western Mojave Desert periphery. Kroeber (1925) applied the generic term "Serrano" to four groups, each with distinct territories: the Kitanemuk, Tataviam, Vanyume, and Serrano. Only one group, in the San Bernardino Mountains and West-Central Mojave Desert, ethnically claims the term Serrano. "The Serrano resided in an area that extended east of the Cajon Pass, located in the San Bernardino Mountains, to Twenty-nine Palms, the north foothills of the San Bernardino Mountains and



south to include portions of the Yucaipa Valley" (Bean and Smith 1978:570). Both the Serrano and Cahuilla utilized the western Mojave region seasonally.

Evidence for longer term/permanent Serrano settlement in the western Mojave most notably includes the Serrano-named village of Guapiabit in Summit Valley (de Barros 2004). Access to water determined where the Serrano built their settlements/villages (Bean and Smith 1978). Most of the villages were located within the Sonoran life zone (Scrub Oak [*Quercus* sp.] and sagebrush [*Salvia* sp.]), or forest transition zone, (Ponderosa pine [*Pinus ponderosa*]) (Bean and Smith 1978; Kroeber 1925).

Like many neighboring tribes, the Serrano and Cahuilla were Takic (Uto-Aztecan language family) speakers (Lightfoot and Parrish 2009:341). Serrano traded with their neighbors and actively participated in a shell bead exchange economy with the Cahuilla, Luiseno, and Gabrielino (McCawley 1996). Occasionally, villages were located in the desert, adjacent to permanent water sources. Structures for families were usually circular domes, constructed of willow frames and tule thatching. Individual family homes were used primarily for sleeping and storage. Families conducted many of their daily routines outside of their house or under a ramada. A ramada consisted of a thatched roof supported by vertical poles in the ground, which provided a shaded work area (Lightfoot and Parrish 2009:344). Other village structures included a ceremonial house, granaries and sweathouses. Subsistence strategies focused on hunting and gathering, occasionally supplemented by fishing. Food preparation varied and included a variety of cooking techniques. These ranged from baking in earth ovens to parching. Food processing utilities included scrapers, bowls, baskets, mortars, and metates (Bean and Smith 1978). A lineage leader, or kika, administered laws and ceremonies from a large ceremonial house centrally located in most villages. The size of lineages is a matter of some dispute, but most probably numbered between 70 and 120 individuals (Lightfoot and Parrish 2009). Serrano people were organized into clans affiliated with one of two exogamous moieties. Clans were led by a hereditary chief who occupied the village "big house" where ceremonies took place and shamans were initiated (Bean and Smith 1978:572; Strong 1929).

## **HISTORIC SETTING**

### **City of Redlands**

The area that became Redlands was originally occupied by the Native American group called the Serrano by the Spanish. The subject property is located roughly three miles east of the historic Rancho San Bernardino, a rancho of Mission San Gabriel Arcangel originally associated with the nearby Spanish Asistencia, or mission outpost. San Bernardino was partially made possible by a local zanja (or canal) dug by indigenous people in the 1820s, used to supply water for the Asistencia. A feature that remains visible in parts of Redlands to this day, the zanja passes generally east-west through the present-day city roughly a mile north of the subject property. Don Antonio Lugo acquired Rancho San Bernardino in 1842 as part of the secularization of the mission system after Mexican independence from Spain. This nearly 36,000 acre tract of land included what would become the cities of San Bernardino, Colton, Fontana, and Redlands. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress. Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino and erected a sawmill and

irrigation system, splitting the land into a system of ranches and farms. By 1855, the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles. Most Mormon pioneers relocated to Salt Lake City in 1857 (Bureau of Land Management; Lavendar 1972:230-231; Redlands Conservancy; United States Geological Survey 1901, 1996; United States Congress 1851).

In the wake of the Mormon exodus, other settlers began to take advantage of homestead opportunities and the community of Lugonia was established roughly two miles north of the subject property. Lugonia, which encompassed the northwestern portion of present-day Redlands (just north of historic Downtown Redlands), started out as a typical Southern California agricultural settlement, cultivating a wide variety of products including grapevines, tree nuts, and all types of fruit. Sporadic ranching and farming successes encouraged land speculation, and in 1874 Colonel William Tolles cultivated the first local oranges. Tolles' trees were producing within seven years, and by 1885 prospective growers had planted nearly 6,000 additional orange trees in and around Lugonia. This punctuated a significant shift in the local economy that would persist for more than a century. Of the early citrus ventures, Edward G. Judson and Frank E. Brown's Lugonia Packing Company was the most successful, with annual crops of 250 tons (Ingersoll 1904:435-437; City of Redlands; Burgess and Gonzalez 2004:7-9).

In 1881, Judson and Brown began acquiring acreage on which they would develop irrigation infrastructure to supplement the zanja and early ditches. They established the Redlands Water Company and laid out Redlands after a survey showed that gravity irrigation of the area was feasible. Its plat, filed by Judson and Brown in 1887, was angled to take advantage of the slope of the topography in contrast to Lugonia. Judson and Brown subdivided the town into two-and-a-half, five, and ten acre parcels with water rights; parcels explicitly designed to facilitate orange cultivation. They developed the Bear Valley Reservoir, and Redlands began to grow in earnest when its water became available in 1885. The city of Redlands was incorporated in 1888, annexing Lugonia. By the 1890s, many enterprises such as the Haight Fruit Company began to standardize attention to quality and attractive packaging, which shaped Redlands' reputation as producing the highest-quality oranges in the country. Citrus distribution was made possible by the arrival of the railroad, and the burgeoning economy encouraged Judson and Brown to invest in plans for a prosperous colony of emigrants from the Eastern and Midwestern United States. The Santa Fe and Southern Pacific Railroad lines transported people from eastern states through Redlands to the surround San Bernardino area and further to Los Angeles (Hansen and Gonzalez 2003:7; Redlands Daily Facts 2011).

**Redlands Citrus Estates.** The city's beautiful natural setting, warm climate, and reputation as a paradise attracted newcomers from across the country, bringing successful horticulturists and businessmen who built grandiose Victorian estates as well as merchants who built more modest residences. Orange cultivation itself attracted wealthy transplants to California: the orange tree was a symbol of luxury and romance, and an orange grove conferred a status on its owner that eclipsed any other agricultural product. Alfred and Albert Smiley, wealthy twin brothers from New York, arrived in Redlands in 1889. They established a residence and public park on a hillside tract located on the ridge separating Redlands and San Timoteo Canyon (roughly 1.5 miles southwest of the subject property). The Smileys endowed other local amenities, most notably the public library. Inspired by the Smileys' example, comforted by the

urban-style infrastructure and culture they provided, and drawn by the allure of the orange, ultra-wealthy people began relocating to Redlands. These prominent residents began to invest in local beautification projects such as lining the streets with trees and establishing lush gardens and parks.

Redlands millionaires congregated at the south end of town near the highest elevations, which overlooked middle-class areas slightly downslope and agricultural laborers' neighborhoods to the north in Lugonia near the railroad tracks. Judson and Brown had subdivided the Belle View Tract (about three quarters of a mile south of the subject property), intended for large estates, in 1888. Widow Cornelia Hill (like the Smileys a wealthy transplant from New York State) constructed the lavish Chateausque Kimberly Crest (1897) in Belle View (it was listed on the NRHP in 1995). The NRHP-listed Beverly Ranch at 823 West Fern Avenue was established in the late 1880s as John and Elizabeth Fisk's citrus estate. The Fisks were easterners and members of the local elite; Fisk was a bank vice president and real estate agent who sold Prospect Hill to T.Y. England. The Benton O. Johnson House (1887) at 709 West Palm Avenue, Morey Mansion (1890) at 190 Terracina Blvd., and "Oliveta" (1897) at 916 West Olive Avenue are among the more notable and durable of the dozens of additional examples of citrus estates constructed by wealthy easterners in south Redlands during the town's first fifteen years of development. The Queen Anne architectural style predominated during this period, and the houses (usually designed by well-known architects like the fashionable urban houses they emulated) were highly individualized. The estates themselves, meanwhile, hewed to a strong set of character-defining features. The five to ten-acre orange grove provided an aesthetic setting for the rural-residential estate. The house would be in a visually-prominent position 50-200 feet from the public right of way, reached by a long driveway that provided an impressive vista. A row of palms (a symbol of wealth during the Victorian period), eucalyptus trees, or hedge roses marked the property boundary and the immediate setting for the house was a formal garden planted with exotic ornamental shrubs and trees. A barn and/or carriage house (or garage in later examples) and perhaps additional outbuildings were located behind the house (Hansen and Gonzalez 2003:10; McWilliams 1946:153-154).

As time passed, emerging architectural styles (most notably Mission) were utilized as citrus estates continued to be developed. Among the most elaborate and well-known of these twentieth century estates were the Burrage House (1901) at 1205 West Crescent Avenue and the Holt House (1903) at 405 West Olive. Although stylistic elements had changed, these houses were every bit as lavish as their Victorian-period predecessors, with features like dozens of rooms or a basement bowling alley. They continued to be sited within elaborate grounds in which orange groves were a primary element of the setting.

By the turn of the century, Redlands was well-established as a citrus hub, a winter tourist destination, and a desirable location for high-end residential citrus estates. It had earned the nickname "The City of Millionaires." This distinctive property type dominated the local landscape through the middle of the twentieth century, although displacement of groves for residential development was noted as early as 1904. Diversification of the regional economy and widespread suburbanization in the postwar period finally led to substantial loss of grove properties as citrus trees were replaced with subdivisions. In 1971, a handful of extant citrus estates that retained carriage houses including the England Estate were highlighted as

reminders of Redlands' history of affluent citrus estates. When the Beverly Ranch was nominated to the NRHP in 2003, it was described as "a once ubiquitous, but now rare, example of a property type that helped transform Redlands' semi-arid indigenous landscape into consciously aesthetic, irrigated lushness with picturesque grove houses surrounded by citrus groves and formal gardens on the rigid geometry of 5-10 acre parcels." The England Estate was mentioned in the same form as "one of only a couple of intact and operating grove properties dating from the city's early history and development." Contributing features of the Beverly Ranch property include a nearly five-acre grove (1888), row of palm trees (1890s), Queen Anne style house (1890 with additions 1900-1919), and irrigation flume (1911). An 1888 barn was demolished in 1961, and it lacks a carriage house. The Johnson House (1887) at 709 W Palm Avenue is another survivor: a locally-listed estate with house, carriage house, and remnants of a small grove (Hansen and Gonzalez 2003:11-12; Hoogstraat 1902; San Bernardino County Sun 1971).

**Developing Redlands and the Citrus Industry.** In addition to the town grid, railroad, and agricultural infrastructure, municipal developments proliferated and notably included street railways (in 1889) and the A.K. Smiley Public Library (1898). By the turn of the century, citrus was the dominant local industry. The population rose from 1,904 residents in 1890 to 10,449 in 1910. The town became a featured stop for three Presidents following their inaugurations during this period. A university was chartered by Northern Baptists in 1907 after receiving land, funds, and other support from the city of Redlands (Deegan and Carrillo 2013:45; United States Bureau of the Census 1913).

Redlands' decades of growth came to an abrupt halt at the start of 1913, after a "the Freeze" gripped the region for three days. Almost the entire season's crop was destroyed by the extreme cold weather, and most trees that had been planted within the decade were killed, resulting in the loss of hundreds of acres of productive groves. Packinghouses and groves laid off their employees, who left Redlands for other towns in the region which had been protected from the worst effects of the weather by crop diversity. After losing 2,000 residents in 1913, business activity and property values plummeted and growth stopped. Recovery was gradual as growers invested in smudgepots to protect their harvests. World War I brought some relief with a rise in agricultural prices, and the war's end in 1918 finally brought an increase in local residential and commercial development that would last through the 1920s.

The citrus industry remained relatively stable during the first years of the Great Depression despite the collapse of agricultural prices in 1930. There was little agricultural, commercial, or residential expansion, however, and by the middle of the decade relief was sorely needed in Redlands. Federal programs put locals to work and resulted in several new school buildings and a new city hall. Agricultural prices rebounded with the US entry into World War II in late 1941, but also presaged a shift toward Florida orange juice concentrate, and the Redlands citrus industry never equaled its pre-Depression production levels.

By the 1940s, fruit was picked and packed by nineteen packinghouses, which in turn sold the produce under two cooperatives, the Mutual Orange Distributors and the California Fruit Growers Exchange. Of the 16,000 acres of groves in Redlands, 9,000 were equipped with oil heaters while the rest were located in places that generally avoided frosts. Citrus remained the economic focus for generations, although by the 1950s many groves began to give way

to the development of new subdivisions. Additional factors in the decline of the local citrus economy included smog, marginally managed or planned crops, tax sheltering, and something called “The Speculative Effect (Burgess and Gonzalez 2004:8; Redlands Daily Facts 2012).” Frank E. Moore explained that:

As the demand for subdividable land continued, many growers became certain that in a few years they would be selling out. While holding on for a higher price, they did not try to keep their orchards in tip-top condition...Five years later, however, they might find that the market for groves had collapsed. They were stuck with run-down orchards. One veteran citrus man told me that the moral to this sad tale was: ‘Keep right on farming, the best you know how, until the day you sell and your deal comes out of escrow (Moore 1987:183).’

By the close of the 20th century, light manufacturing, aerospace, and residential subdivisions had transformed Redlands into the diversified bedroom community that it remains to this day. By 1980, the population of Redlands stood at 40,250 residents. After the mid-1970s, much of the signature architecture of early Redlands fell into disrepair or was razed for modern developments, such as a mall downtown. By 1988, around 3,000 acres of groves still produced citrus in the Redlands area. The closure of the nearby Norton Air Force Base between 1989 and 1995 took a financial toll on hundreds with jobs at the base, including those in Redlands and their San Bernardino County neighboring cities. Despite these developments, the population of the city remained on a gradual incline, numbering 68,747 in 2010. Today, nearly half of the property in Redlands encompasses residential, recreational, and agricultural land usage. The diverse work force consists of recent college graduates in entry-level positions, service and hospitality service staff, skilled manufacturing workers, and administrative and managerial professionals (ArcGIS Online; Burgess and Gonzalez 2004:8; City of Redlands; United States Bureau of the Census 2010).

## PERSONNEL

BCR Consulting Principal David Brunzell, M.A., RPA acted as Project Manager for the study. Mr. Brunzell, Principal Architectural Historian Kara Brunzell, M.A., and Staff Historian Dylan Williams, B.A. authored the technical report. BCR Consulting Archaeological Crew Chief Joseph Orozco, M.A., performed the cultural resources records search at the South Central Coastal Information Center (SCCIC). Ms. Brunzell and BCR Consulting Staff Historian Dylan Williams completed the additional research. Mr. Williams and Mr. Brunzell completed the field survey. Ms. Brunzell completed the DPR 523 forms and California Register of Historical Resources (California Register) eligibility evaluations with assistance from Mr. Williams.

## METHODS

### Research

**Records Search.** Prior to fieldwork, Joseph Orozco conducted a records search at the SCCIC. This included a review of all prerecorded built environment cultural resources, as well as a review of known cultural resource reports generated from projects located within one mile of the subject property. A review was also conducted of the National Register of Historic Places (National Register), the California Register, and documents and inventories from the California Office of Historic Preservation including the lists of California Historical Landmarks,

California Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures. BCR Consulting also performed research to find out whether any of the resources identified in the records search radius are known to be eligible for listing in the National Register of Historic Places, or the California Register (i.e. a *historical resource* or significant under CEQA). This information is based on a review of available site records and the Historic Property Data File for the City of Redlands maintained by the California Office of Historic Preservation, on File at the SCCIC.

**Additional Research.** Additional research was carried out through the Heritage Room at the A.K. Smiley Public Library, the San Bernardino County Assessor’s Office, the San Bernardino County Historical Archives, City resources online, and various internet resources. Research methodology focused on the review of a variety of primary and secondary source materials relating to the history and development of the local neighborhood and the City of Redlands. Sources included, but were not limited to, historic maps, aerial photographs, historic photographs, tax records, building records and permits, and written histories of the area.

**Field Survey**

David Brunzell and Dylan Williams conducted the intensive pedestrian field survey of the subject property on January 9, July 25, and August 22, 2019. The buildings and structures on the subject property were examined, described in detail, and photographed during the field surveys. Building descriptions are provided in the Results section of the report. The subject property is also thoroughly documented on California Department of Parks and Recreation (DPR) 523 forms (see Appendix A).

**RESULTS**

**Research**

**Records Search.** Data from the SCCIC and City records revealed that 16 cultural resource studies have taken place resulting in the recording of 458 built cultural resources within a one-mile radius of the subject property. The subject property has been subject to one previous study that failed to identify any cultural resources within its boundaries. The records search results are summarized in Tables A and B.

**Table A. Cultural Resource Reports Within One Mile of the Subject Property**

USGS Quad.	Previous Cultural Resource Studies Within One Mile of Subject Property
<i>Redlands, Calif.</i> (1996)	SB-106-2258, 2634, 3734, 3738, 4060, 4102, 4822, 4824, 6026, 6191, 6193, 6768, 7141, 7461, 7462, 7466

**Table B. Cultural Resources Within One Mile of the Subject Property**

USGS Quad.	Built Resources Within One Mile of Subject Property
<i>Redlands, California</i> (1996)	P-36-7167H: historic-period bldg. foundations (3/4 mile NW) P-36-8092: historic Zanja Madre (1 mile N) P-36-10962H: historic-period residence (1/2 mile SW) P-36-16502: Prospect Park (1/4 mile SE) P-36-16503: Smiley Pk. Historic District (1/4 to 1 mile NW; residences listed below)

USGS Quad.	Built Resources Within One Mile of Subject Property
	P-36-16590: historic-period residence (3/4 mile NW) P-36-16592: historic-period residence (1/2 mile NW) P-36-16648: National Register Post Office (1 mile NW) P-36-16709: historic-period house (1/4 mile S) P-36-16761: historic-period trolley barn (3/4 mile N) P-36-16857: historic-period building (3/4 mile NW) P-36-17134: historic-period residence (1/2 mile S) P-36-17317: historic-period Sterling Mansion (3/4 mile SW) P-36-17318: historic-period building complex (1 mile SW) P-36-17365: historic-period residence (1/2 mile W) P-36-17382: historic-period residence (1/4 mile S) P-36-17442: historic-period Holt House (1 mile NW) P-36-17475: historic-period farm house (3/4 mile W) P-36-17483: historic-period building (1 mile NW) P-36-22232: historic-period building (3/4 Mile N) P-36-26884: historic-period building (3/4 mile WSW) P-36-31727: historic-period reservoir (1/2 mile SE)  <u>Residences within Smiley Park Historic District (P-36-16503)</u> P-36-16506 to 16535, 16537, 16538, 16541, 16543, 16544, 16544, 16546, 16547, 16550, 16551, 16553 to 16566, 16593, 16595, 16597 to 16600, 16603, 16605 to 16607, 16609 to 16613, 16616, 16618, 16619, 16621, 16623, 16625 to 16631, 16633, 16635, 16637, 16638, 16639, 16646 to 16654, 16659 to 16686, 16689, 16690 to 16699, 16700 to 16702, 16706 to 16708, 16710 to 16717, 16719 to 16726, 16728, 16733, 16734, 16756, 16761, 16763 to 16810, 16870 to 16874, 16893 to 16918, 16920 to 16939, 16958, 16963 to 16969, 16971 to 16973, 16975 to 16982, 16984, 16986, 16997 to 17001, 17016, 17052 to 17055, 17057 to 17072, 17074 to 17084, 17086, 17173, 17135 to 17143, 17153 to 17155, 17173, 17176, 17180, 17191, 17192, 17201, 17202, 17257, 17261 to 17291, 17293 to 17297, 17325 to 17328, 17333, 17334, 17336 to 17338, 17345, 17366, 17351 to 17357, 17360 to 17364, 17415 to 17441, 17454, 17456, 17460 to 17465, 17467 to 17474, 17486 to 17491

**Additional Research/The England/Attwood Estate.** Development of the subject property began when the England family settled in Redlands in the late-nineteenth century. In 1890, newspapers reported that the leather baron from Philadelphia, Thomas Y. England (1837-1906), his son James W. England (1864-1909), and their families intended to set up residence in the San Bernardino Valley. The elder England was a sea captain in his youth and had made a fortune providing leather saddles and bridles for the Union Army during the Civil War. By the late 1880s, the family had begun vacationing in the region to escape harsh Pennsylvania winters. Considering the England men’s chronic respiratory illnesses, they found the climate of inland Southern California amenable. Among many other acres purchased by T. Y. England and planted to orange groves, the family decided to reside on the subject property due to its proximity to the park that they planned to develop (Redlands Area Historical Society).

Construction of the main residence and its accompanying carriage house on Palm Avenue was designed by J. Lee Burton and completed in 1891 at a cost of \$8,000. F. E. Lynn was granted the building contract of the house and carriage house. The Queen Anne-style residence featured a tall tower with elaborate onion-shaped roof in the northern corner and

a wraparound porch topped by a second-floor verandah. It reportedly was one of the first homes with electricity in the city and featured such advanced amenities as an electric annunciator that called to the upstairs rooms. Along with dozens of other high-end houses, it was featured in the c1902 booster publication *Souvenir of Redlands, California*. The carriage house was designed to hold several animals and a family-sized carriage, and included living quarters on the upper level overlooking the surrounding groves. An additional detached shed built of wood and iron with a stone foundation was permitted in 1908 and built behind the carriage house in the center of the orange grove. The England family was part the a wave of wealthy people from the East Coast who came to Redlands to establish homes in citrus groves. J. W. England moved full-time to Redlands before his parents, living in the main house with his wife Nancy, their three children (all born after they moved into the house), and servants. In 1893, England spent \$1,900 to build a small, one-and-one-half story cottage facing Alvarado Street for his father and mother to live in when they were not in Philadelphia. The small residence also housed grove workers over the subsequent years of the Englands' ownership. Like the main house, the Alvarado Street cottage was designed by J. Lee Burton, a renowned Southern California architect. With the completion of their home estate, the Englands looked to establish themselves in the greater Redlands community as well (*City of Redlands; The Daily Courier 1890; Los Angeles Times 1890, 1892a; Redlands Daily Facts 2009, 2014a; Teeters 2014*).

Both the younger and elder Englands would contribute greatly to Redlands' development and expansion. T. Y. England had arrived in Redlands with wealth and aspirations to capitalize on Redlands' natural resources and its burgeoning community. Both England men donated generously to the Redlands Baptist Church that the family attended, with J. W. eventually becoming a chairman on its board of trustees. T. Y. England also purchased a lot on Cajon and Olive Streets in 1896 and contributed to construction funds the following year for the church building. The elder England also saw the benefits of harnessing water for the needs of Redlands parks and the orange-producing city at large. T. Y. England organized the South Mountain Water Company, becoming its charter president. The company explored natural springs in the Yucaipa Valley throughout the late-1890s, drilling wells that would supply water to Redlands Heights and surrounding areas to this day. J. W. England would become a president of the company after his father, while simultaneously serving as president of the local Orange Growers' Association. Emma and Nancy England both moved back to the East Coast after they were widowed in the first decade of the twentieth century (*Atchley 2018; Ingersoll 1904; Nelson 1968:116; San Bernardino County Sun 1906*).

Water sourced by the South Mountain Water Company was a vital contribution to the development and subsistence of Prospect Park, the most prominent achievement and legacy of the Englands in Redlands. In 1896, T. Y. England purchased an initial 16 acres of land near Prospect Hill for \$11,000 with the intention of establishing a botanical garden. With advice from the Smiley brothers, fellow Redlands philanthropists developing the nearby Canyon Crest Park (Smiley Heights), T. Y. and his wife Emma continued purchasing surrounding land until they totaled sixty acres for the park's grounds. A reservoir was built in the park, and a wide variety of different trees and flowers were planted, only outnumbered by Navel and Valencia orange trees. Some that were featured were California Poppies, roses, marigolds, various cypress and cedar trees, and other fruit trees bearing bananas and peaches. Although developed slightly later than Canyon Crest Park, Prospect Park was a renowned destination



and point of community pride that was pictured several times in the turn of the century booster pamphlet *Souvenir of Redlands California*. United States Presidents William McKinley (1901), Theodore Roosevelt (1903), and William Taft (1909) all made it a point in their visits to Redlands to tour the park in their motorcades. After the deaths of T. Y. and J. W. England in 1906 and 1909, respectively, the park fell into neglect, due in part to Emma England's belief that the park was sacred and its vegetation couldn't be altered. The park would remain under the England family's ownership until 1968, when it was cemented as the family's local legacy once purchased by the city of Redlands (Hoogstraat 1902; Moore 1983:110; Redlands Daily Facts 1972).

#### Renovations under the Hunters

After the death of the England men, ownership of the subject property was granted to Guy L. Hunter and his wife Clara when they purchased it in 1914. The property and its orange groves had been uninhabited following the Englands' tenure, and Hunter purchased it from the M. W. H. Williams Company and the Grigsby Realty Company. The Hunters had recently arrived in Redlands with their three children from Springfield, Illinois where they had raised livestock and farmed. Allured by lush, lucrative citrus groves across the valley and the hospitable climate, they bought an additional five acres of groves with the subject property in Redlands for \$44,000. Newspapers reported that shortly after Guy Hunter purchased the property, \$5,000 to \$6,000 worth of work would begin for renovations and improvements to the main residence located along Palm Avenue. Remodeling was overseen by Garrett Huizing and entailed transforming the Victorian mansion into a Prairie style house which was more fashionable in the 1910s. The ornate tower and most of the third floor were removed, the porch was enclosed, and a carport and second-floor deck were added. In the meantime, The Hunters resided in the cottage on Alvarado Street for about one year. Afterwards, Guy's mother Elizabeth leased the cottage until 1923 while Guy and Clara lived in the renovated main house. Beginning in 1919, Hunter began advertising the sale of the Palm Avenue property in local newspapers, exhibiting the aesthetically modernized home in photos. Hunter advertised the residence as having ten rooms, three baths, a sunroom, and solar heater among many other amenities. Included in the sale were all other structures and farming tools on the property, as well as the Alvarado Street cottage, which was billed as a seven-room, two-bath home with access to water, gas and electricity. Hunter's asking price for the entire estate was \$75,000 or an exchange of homes for one in the Wilshire District of Los Angeles (Los Angeles Times 1919; Redlands Area Historical Society; Redlands Daily Facts 1914; Teeters 2014).

#### Purchase and Inheritance by the Attwoods

The longest-tenured ownership of the property began when Annie and Young James Attwood purchased the estate from Guy Hunter in 1922. Originally owners of a large wheat and cattle farm in Manitoba, Canada, the Attwoods arrived in Redlands in 1921, at the height of citrus production. Y. J. Attwood and had married Annie Leach (originally from Scotland) in Canada about 1900, when he was in his early forties and she was still in her twenties. Children George Edward (Eddie), Elsie, Margaret (Peg), and Mary (Mamie) were born between 1900 and 1910, and the Attwoods' adopted daughter Evelyn was born about 1915. The Attwood family resided in the main residence on Palm Avenue, while archived Redlands city directories indicate that numerous other citizens and families rented the Alvarado Street cottage over subsequent years. The Attwood family added a furnace to the Alvarado Street cottage in 1932, and in

January 1942, Annie Attwood authorized the construction of the detached garage adjacent to the building. Y. J. Attwood drew inspiration from the vast citrus groves surrounding his new home and became a citrus grower himself. He was a charter member of a collective of local citrus growers called J.H. Strait & Co. and later the Redlands Foothill Orange Grove Association, eventually being named to the board of directors as vice president. Founded in 1924, the packinghouse operated as a cooperative to wash, inspect, sell, and ship oranges and grapefruits throughout the country. Today it remains the only operational packinghouse in Redlands. In 1927, Attwood also contributed to water sourcing for agriculture in the Redlands area by serving as a director of the Mentone Acres Mutual Well Company upon its official incorporation. The family was prominent in the Redlands community and involved in clubs and social activities. In addition to his business-related activities, Y.J. Attwood served as president of the local Canadian Club in the early 1930s. Annie Attwood and her daughters hosted parties, wedding showers, and club gatherings at the Palm Avenue house which were frequently reported on in local newspapers. By the late 1930s, the Attwoods owned and oversaw 62 acres of citrus groves in the Redlands area and another 120 acres in Strathmore (Tulare County), California, and retained 5,000 acres of grain in Manitoba. Y.J. Attwood actively managed his citrus groves until his death in 1939 at the age of 82, after a fall from a lemon tree led to pneumonia. Ownership of his estate in Redlands was endowed to his widow until Annie Attwood's own death in 1951 (California Department of Parks and Recreation; City of Redlands 1914-1923; Los Angeles Times 1926; Redlands Daily Facts 2014b; San Bernardino County Sun 1927, 1933, 1939, 1951; Teeters 2014).

In recent years, ownership of the estate and its properties have been inherited by succeeding generations of the Attwood family. Upon the death of Y. J. and Annie Attwood, shares of the estate were divided evenly among their surviving children. Elsie Attwood Thornquest had predeceased her parents in 1926 at the age of twenty-four. Elsie's son John Thornquest (only a year old when his mother died) was raised on Palm Avenue by his grandparents. Mary (Mame) Attwood met Thomas J. Heeney on the property grounds when he was hired by Y. J. Attwood to work in the orange groves. The couple would marry on the subject property in 1930 and ultimately have five children. Annie continued to live in the house with daughter Peg and grandson John Thornquest. Following the death of the Annie Attwood in 1951, they moved their family from the Wilmington neighborhood of Los Angeles (where had they moved after their marriage) to live on the Redlands estate. All of the Heeney children grew up and attended school in Redlands, enjoying the expansive property and helping care for the orange groves. Mary Heeney passed away in 1986, and Thomas Heeney lived on and cared for the property until his death in 2006. The Alvarado Street cottage, leased to renters for decades, was extensively restored in 1987. After Anne's death, four of the five surviving Heeney children were granted a 20% share of the property each, with the final 20% placed in a trust for the "heirs of Thomas J. Heeney." Subsequent years have seen local artists use such structures on the property as the carriage house as aesthetic inspirations for their art. In 1995, the cottage on Alvarado Street was used as a set for the Universal Studios film, "How to Make an American Quilt," starring Winona Ryder. The second-youngest Heeney child, Anne Brumett, and her husband Ed continued to live in the Palm Avenue residence and tend to the property until its ultimate sale in 2019 to a private developer (Redlands Area Historical Society; San Bernardino County Assessor; Teeters 2014).

**Architects and Builders.** F. E. Lynn was a local architect and buildercontractor who was

contracted for the construction of ed numerous buildings and infrastructure in Redlands and the surrounding area. from the 1890s until 1910. Research through online repositories has not revealed many personal details about Lynn, but it has highlighted the work of his company. By 1889, he advertised in the Redlands Citrograph with partner W. J. S. Lynn as Lynn & Lynn Practical Architects. Shortly after working on the subject property, F. E. Lynn had beenwas granted the contract to build the first wing of Union High School in 1892. A simple, 42' x 90' brick building, the bid was given to Lynn at a price of \$17,000. In 1902, Lynn became a charter director for the newly incorporated Lynn-Lewis Company, organized for larger-scale contracted building projects. The company was regionally successful, constructing McKinley Elementary School in Redlands and the Burrage House in Redlands as well as the San Bernardino Carnegie Public Library in 1903. They also apparently built houses on speculation, and advertised houses for sale or rent. F. E. Lynn's role in contractual construction under the Lynn-Lewis Company came to an end when it merged with the Colton-based Wilcox-Rose Construction Company in 1904 (Evening Transcript 1902; Hoogstraat 1902; Los Angeles Times 1892b; Redlands Citrograph 1889; San Bernardino County Sun 1903a, 1903b).

J. Lee Burton was Los Angeles-based architect and builder active in the development of commercial and residential buildings throughout California. Born, raised, and educated in Philadelphia, he moved to Los Angeles in 1887 after working as an architect in Galveston, Texas. Burton was hailed as contributing architecture of "ornate and substantial character" to the "beauties and grandeur of Los Angeles." Some of his most notable building projects within Los Angeles included the Romanesque Revival Los Angeles Theatre (built 1888, demolished in 1941), the Moorish-style La Grande Station for the Santa Fe Railroad (built 1894, demolished 1939), and the Wadsworth Chapel (1900). In 1888, shortly before helping design the England property, Burton began advertising in newspapers to secure building contracts for "modern and cheap cottage and house plans." Burton's work and consultation was in high demand across Southern California, and it ultimately brought him many projects in Redlands. In 1893, he prepared the residential building plans for a Mrs. Billings on the corner of Palm Avenue and Alvarado Street, in close proximity to the buildings on the England estate. Other notable architectural designs overseen by J. Lee Burton in Redlands includes the former Y.M.C.A. building on Cajon Street (today used as City Hall). In 1895, Burton collaborated with the famed Smiley Brothers of Redlands to produce a number of cottages to be used for a resort complex on land purchased and developed by the Smileys. Burton established an office for his joint firm with John Parkinson in Redlands that same year (Los Angeles Conservancy; Los Angeles Herald 1905; Los Angeles Times 1893; Pacific Coast Architecture Database; Water and Power Associates; San Bernardino County Sun 1895).

Garret Huizing was a local Redlands builder for 35 years. Huizing had moved to California from the Netherlands when he was 25 years old. Huizing was active in erecting homes for the growing city of Redlands, including 15 of 21 homes on the 500 block of Buena Vista Street that today is a designated historic district. The fall of 1930 saw \$68,000 in building construction contracts awarded to Huizing. He built a nurses' home for the Redlands community hospital and two more private residences on his own subdivision near the Redlands Country Club. He also worked on residential remodeling and renovation projects, such as the Englands' Palm Avenue home. Other projects included commercial buildings such as the Spanish Revival-styled Texaco service station on the corner of Seventh and State Streets in Redlands. Huizing found business ventures in other industries as well. A Los Angeles newspaper named Garrett Huizing as an "incorporator" of the newly founded Amalgamated Film Enterprises. The

newspaper notes that the company intended on producing independent motion-picture films. Huizing moved to Pasadena from Redlands and resided there for 15 years until his death in Los Angeles in 1954 (Los Angeles Times 1925; Redlands Daily Facts 1954; San Bernardino County Sun 1930, 1931, 1989).

## Field Survey

During the field survey, BCR Consulting Principal Archaeologist David Brunzell and Staff Historian Dylan Williams inspected 100% of the subject property. The England/Attwood Estate is part of an actively producing orange grove, with contributors consisting of three buildings, an ancillary structure, and landscape features. Two historic-period residences, a carriage house, a grove barn, and an irrigation system were identified and documented on DPR 523 forms. The forms include references for this section as well as photographs and maps (see Appendix A). No other cultural resources (including historic-period buildings or prehistoric or historic-period archaeological sites) were noted during the field survey. Surface visibility was over 75 percent and sediments consisted of fine sandy silt. The construction of buildings and roads combined with water-leveling of the property for irrigation have resulted in grading of the entire property. This is evident in an elevation difference of about five feet between the subject property and the property to the east.

**England/Attwood Estate.** The England/Attwood Estate is an 8.9-acre property located at the southeastern corner of Palm Avenue and Alvarado Street in the southern portion of Redlands, San Bernardino County, California. The property is situated within an active orange grove, which has been fruit-bearing for over 100 years. The property consists of multiple components associated with the grove and its residential complex, most significant among them being two residential buildings, a carriage house, detached garage, and a grove barn. Other historic components include a gravity-fed water system, a concrete irrigation weir, stone masonry curbing, a concrete incinerator, and historic landscape featuring palms and orange groves. Originally developed as a rural-residential complex in 1891, the property has retained much of its original character.

**England House, 301 West Palm Avenue.** The main residential building at 301 West Palm Avenue is two-stories and has a composition shingle hipped roof with wide flared eaves. A projecting first-floor volume wraps around the building's west corner, sheltering a front porch and porte cochere supported by massive square columns. The roof of this single-story volume forms a second-floor verandah with low wooden railing. The main entrances, a large partially-glazed wooden front door and a pair of partially glazed wooden doors set back from the front of the house, are located on the northwest elevation, which also features two levels of large bay windows. The porch is accessible from the driveway via a stone staircase. Fenestration consists of double-hung wood-sash windows, and the house is clad in horizontal clapboard siding. There are wide overhanging eaves above the second floor and slight overhanging eaves above the first floor, both featuring decorative brackets. Two tall corbelled brick chimneys project from the roof. The rear (southeast) elevation features an enclosed porch with multiple-light windows. The building is set back from the street behind a large lawn bordered by hedges and surrounded by a variety of palm and other trees. Behind the residence there is another lawn area leading to the carriage house and orchard shed, and to

the southwest is the associated cottage residence with its detached garage on Alvarado Street. The 8.9-acre property also has several acres of mature fruit-bearing orange trees.

**England Cottage, 827 Alvarado Street.** The Queen Anne-style cottage at 827 Alvarado Street features a gable-on-hip bellcast roof with dormers, horizontal wooden clapboard siding with shingle accents, and an integral porch wrapping around the southern corner of the house. A narrow concrete walkway leads up to a set of concrete steps onto the porch through the front yard, which is bordered at the front by a hedge with rosebushes, hedges, and a variety of trees. Fenestration consists of double-hung wood sash. There are two main entrances accessed via the southwest (primary) façade, leading into both the main volume and the projecting front volume. The projection features a decorative curved bay window with the gable overhanging. There is an ornamental octagonal window at the gable end as well as leaded-glass transoms above the four tall windows in the bay. Decorative features of the primary façade include dentil moulding at the cornice and square porch supports with capitals and paneled bases. To the east of the front bay window on the northwest elevation is a tall chimney with decorative channeled brickwork. The northwest elevation also features a projecting volume with hipped roof and decorative shaped rafter tails, with an angled bay window below. The southeast elevation gabled dormer exhibits a decorative vent at its pedimented gable end and diminutive eaves with ornamental-shaped brackets. There are two additions at the rear of the house which lack the Queen Anne detailing of the original cottage. A rear yard is enclosed by wood lattice fencing, and features a two-level wooden treehouse and a brick walkway leading from the house to the gate and into the surrounding orange grove. There is a garage to the southeast of the house with a gabled composition shingle roof and horizontal clapboard siding. It has overhanging eaves with exposed rafter tails, a metal roll-up garage door, and a weathervane. The top of the gable end has a wooden vent with vertical slats, and a concrete driveway leads to the garage. The garage was constructed in 1942, nearly fifty years after construction of the Cottage, and has subsequently been altered.

**Carriage House.** The Carriage House is a wood-frame building with a steeply-pitched cross-cabled roof, a combination of horizontal board and wood shingle siding, and a stone foundation. Fenestration consists of a combination of double-hung wood frame windows and multiple-light wood frame windows. A crude concrete ramp leads to a large sliding wooden door on the southwest elevation. There is a human-scale paneled wood door to the left of the sliding door. A shed-roofed volume at the southeast end of the carriage has sets of wooden double doors on its southwest and northeast elevations. A shed-roofed awning extends from the northeast elevation, sheltering a concrete pad where equipment is stored. There is a single window at the small southeast gable end. The southwest gable end had an assemblage of two narrow windows flanking a wider window accented by decorative brackets. The pedimented northeast gable end and arched multiple-light wood-sash window are flanked by two arched vents. The southwest gable end is both functional and highly decorative: a hayloft door is flanked by large decorative brackets and topped by a transom and hay hook fixed within a small gable. It is flanked by narrow windows with smaller brackets, and the entire assemblage is set within the large main gable. A square cupola at the ridgeline of the main roof has a hipped roof topped with weathervane, decorative brackets at its corners, and large louvered vents on all sides. Interior features include a concrete platform with drainage for horses, wooden stables, and upstairs coachman's quarters that once served as living space for caretakers. The rear of the carriage house has a wooden walkway and a concrete-lined

brick basin likely used for horses on the property. Situated immediately northwest of the building is a small wooden shed. The carriage house is 98 feet southeast of the Palm Avenue residence and is surrounded by the orange grove to the northeast, southeast, and southwest.

**Grove Barn.** The Grove Barn associated with the England Estate is located within the orange grove near the center of the property. It has a wood frame and stone foundation and is clad in corrugated metal. The roof is also corrugated metal, and is gabled with slight overhanging eaves. A crude concrete platform serves a driveway leading from the grove to the vehicle entrance on its south elevation. The sliding corrugated metal doors and fenestration consists of wood-sash windows, which are in poor condition; some are glazed, while others are partially covered with boards. The utilitarian building replaces an earlier barn in the same location constructed during the property's initial phase of development

**England Estate Irrigation System and Weir.** The linear resource is a system of flumes used for the irrigation of an orange grove. The flumes are organized to allow for the flow of water from the southeast to the northwest. The flume system is constructed of concrete, with an open-top, U-shaped design that channelizes the water. Small divots capped by iron covers are located ~14 inches apart along the bottom of the flume to allow for water flow out into the orange grove. The flume system consists of two segments, one running along the northeastern boundary of the property (Segment A) and one running from the center of the property, immediately west of the carriage house, northwestward around the Palm Avenue residence and terminating at Palm Avenue (Segment B). Segment A originates at a concrete irrigation weir located in the easternmost corner of the property. The weir is a large concrete structure that diverts water shares transported to the property via pipelines directly into Segment A, which then releases the water to supply the northern, eastern, and southern quadrants of the surrounding orange grove. Segment B originates at small concrete basin located about 15 feet in front (to the west) of the carriage house. Subterranean pipes and cement standpipes allow for water originating at the weir to flow to this basin where it pools. The water is then released from this basin into Segment B of the flume system, which continues northwestward along the Palm Avenue residence driveway and terminates at the Palm Avenue property boundary. Water flowing from this segment of the flume would supply the westernmost quadrant of the orange grove, whose supply from Segment A is obstructed by several structures. Any excess or runoff water released by the flumes would be collected in concrete gutter located on the southwest boundary of the property.

**Concrete Masonry Property Wall/Footing.** The concrete masonry footing associated with the England Estate is located along the southeast property boundary. It is in good condition. The footing ranges from six to eighteen inches in height at differing points along its length. Steel poles with chain link fencing are installed along the tops of the footing to create a taller property boundary.

## SIGNIFICANCE EVALUATIONS

CEQA (PRC Chapter 2.6, Section 21083.2 and CCR Title 145, Chapter 3, Article 5, Section 15064.5) calls for the evaluation and recordation of historic resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the CEQA Guidelines and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under

CEQA are those meeting the criteria for listing in the California Register, National Register, or designation under a local ordinance. During the field survey, the England/Attwood Estate was identified. The California Office of Historic Preservation defines a district, such as the England/Attwood Estate, as a significant concentration or continuity of associated historical resources. The District Record (Appendix A) provides a vehicle for documenting the linkages among individual resources. A district is not fundamentally eligible for the California Register; like buildings, structures, and other types of resources, an age-eligible district must be evaluated under California Register criteria in order to determine eligibility. Like other resources, a district that is eligible for listing in the California Register requires that recommendations be developed in which potential adverse effects of any proposed project would be reduced (see page 28).

### **California Register of Historical Resources**

For a property to be eligible for inclusion on the California Register, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years will be evaluated. The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

### **City of Redlands Criteria for Historic Listing**

The City of Redlands has its own set of criteria for historic eligibility. Although based on National Register and California Register criteria, it is slightly more detailed and expansive, with 11 eligibility criteria spelled out in Chapter 2.62, Article II of the Redlands Municipal Code.

- A. It has significant character, interest, or value as part of the development, heritage or cultural characteristics of the city of Redlands, state of California, or the United States;

- B. It is the site of a significant historic event;
- C. It is strongly identified with a person or persons who significantly contributed to the culture, history or development of the city;
- D. It is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type or specimen;
- E. It is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city;
- F. It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant architectural innovation;
- G. It has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city;
- H. It has unique design or detailing;
- I. It is a particularly good example of a period or style;
- J. It contributes to the historical or scenic heritage or historical or scenic properties of the city (to include, but not be limited to, landscaping, light standards, trees, curbing, and signs);
- K. It is located within a historic and scenic or urban conservation district, being a geographically definable area possessing a concentration of historic or scenic properties which contribute to each other and are unified aesthetically by plan or physical development.

### **California Register Evaluation**

The England/Attwood Estate is recommended eligible at the local level to the CRHR under Criterion 1, and as a City of Redlands historic resource under local Criterion A. The England family began frequenting San Bernardino County in the mid-1880s, as part of the first wave of prosperous and influential easterners who settled in Redlands. South Redlands was open land in the early 1880s; Judson and Brown subdivided it for citrus estates and then brought irrigation to the vicinity in 1885. The wealthy Smiley Brothers relocated to Redlands from New York and began development of their 200-acre public park and residential complex in 1889, and the Englands announced their intention to move to Redlands the following year. They purchased hillside property and planned Prospect Park adjoining the subject property, which soon rivaled Canyon Crest Park as a tourist destination and point of community pride, drawing visits from three consecutive US Presidents during its heyday. The subject property was developed as an agricultural-residential citrus estate in 1891 during the first decade of intensive citrus cultivation in Redlands. Orange horticulture grew astronomically during the last decade of the nineteenth century, as early adopters like the Smileys and Englands established fashionable estates and endowed urban-style amenities that encouraged more affluent transplants from the East Coast to follow them to Redlands. The NRHP-listed Kimberly Crest Mansion (among the most opulent local citrus estates) was constructed in an orange grove setting on the edge of Prospect Park in 1897, "following a local tradition of living within an agricultural environment." The template for this local tradition had been established in part by the development of the England Estate just a half mile to the north a few years earlier. Prospect Park's elaborate landscaping (begun the year before Kimberly Crest was



constructed) furnished the setting for the estate and must have provided some of the inspiration for its owners to create their own lavish grounds.

By the turn of the century, Redlands had a wide reputation for the finest-quality oranges and was a high-end tourist destination. It continued to draw people of means, earning the nickname "The City of Millionaires." As droves of elite easterners established residential citrus estates and cultivated oranges either for profit or as a hobby, the romantic allure of the orange continued to grow and became intertwined with Redlands' community identity. Citrus estates had become so common that from elevation Redlands presented a sea of citrus groves punctuated by occasional buildings even within city limits. The orange industry continued to grow and dominated the local economy through the early decades of the twentieth century despite setbacks like the Freeze of 1913. The property's use as a residential complex and a family-run commercial citrus operation persisted for half a century through Redlands' recovery and growth period after the Freeze of 1913 and through the Great Depression. Much of Redlands was redeveloped for housing in the postwar period, leading to the loss of almost all its historic citrus estates. These properties were becoming unusual by the 1970s; by 2003, the once-ubiquitous grand Redlands orange grove estate had become rare, and a NRHP nomination cited the England Estate as one of only a couple of extant working citrus estates. Few extant comparable examples of citrus estates feature all the character-defining elements exhibited by the England Estate: the NRHP-listed Beverly Ranch lacks a barn or carriage house, while the Johnson house a block west of the subject property is sited on a much smaller parcel and has only a vestigial remnant of groves. The England Estate is therefore an important example of a property type that illustrates the unique early pattern of development that established Redlands as a citrus hub and an affluent residential community. In use as a citrus estate with the houses occupied and groves cultivated from 1891-2006, it apparently remained under family ownership and retained its original use longer than almost all Redlands citrus estates. For these reasons, it is eligible for historic listing to the CRHR for its significant association with events that have made a significant contribution to the broad patterns of the history of Redlands. It is eligible as a City of Redlands historic resource under local Criterion A for its significant value as part of the development of the city of Redlands.

The England/Attwood Estate is recommended eligible at the local level to the CRHR under Criterion 2, and as a City of Redlands historic resource under local Criterion C. The members of the England family including Thomas, his wife Emma, their son James, and James' wife Nancy, were prominent and influential Redlands pioneers who moved from the East Coast within less than a decade of the town's foundation. On the leading edge of the wave of wealthy transplants from the East Coast, the Englands were prominent socially, engaged with local philanthropic and civic issues, and leaders of the early citrus industry. They were among the cadre of transplants who transformed Redlands into a famous vacation/second home destination for snowbirds and developed its reputation as the premium locale for orange cultivation. Affluent Redlands pioneers including the Englands made orange cultivation a local success through their efforts at farming, marketing, and promotion. The England family planted their first orchards within six years of irrigation becoming available, developing a residential citrus estate that helped establish a template for the droves of wealthy transplants who created similar properties over the next two decades. J. W. England served as president of the local Orange Growers' Association. The England family also helped develop infrastructure for local agricultural development and residential expansion, most notably

expanded irrigation systems. T. Y. England organized the South Mountain Water Company, acting as president. The company explored natural springs in the Yucaipa Valley throughout the late-1890s, drilling wells that continue to supply water to Redlands Heights and surrounding areas to this day. J. W. England would become president of the company after his father.

The irrigation infrastructure was required for intensifying local agricultural and residential development as well as for the family's pet project: the huge public botanical garden called Prospect Park, which was perhaps their most important accomplishment in Redlands. The Englands developed access roads and a lake and planted exotic plants, trees, and of course citrus orchards on a hillside location with stunning views of the San Bernardino Valley and mountains beyond. The park was a huge success, becoming a famous tourist destination visited by US Presidents and other luminaries. It was a public amenity for local residents, boosting local quality of life as well as advertising Redlands' climate and fertility to newcomers. It was one of two such privately-financed parks, and the only one that has been preserved. Like other affluent Redlands pioneers, the Englands were active members of a Protestant denomination eager to underwrite a congregation with an impressive church building. The family donated a lot for the local Baptist church building and contributed to its construction fund. They also served on the board, and were among the affluent residents who made Redlands a community with a grand church on all four corners of some intersections.

The England family helped establish orange cultivation as the dominant local industry. They were early pioneers who drew more socially prominent and affluent easterners to Redlands. And they had a profound effect on the local built environment: establishing a residential citrus estate, financing a local church edifice, expanding irrigation infrastructure, and creating a famous public park that still exists. The subject property is associated with the productive life of the family members, who lived on the property for its first two decades of orange cultivation. Orange cultivation and most activities surrounding it took place on the subject property. Many of the guests entertained at social events hosted by the Englands would have been business associates connected with the citrus industry and/or the development of irrigation infrastructure. The subject property was also connected to Prospect Park during its establishment and heyday. Planning, correspondence, and similar business activities for the orchard, water company, and park would have taken place in a home-based study or library during this period, as it would have been extremely inconvenient for the Englands to keep an office located any distance from their grove and the expansive residence within it during the horse and buggy era. Specific records documenting the location of these activities have not been revealed. No other properties associated with the England family, however, are listed on a historic register, and extensive review of available records has not revealed the existence of any such property in Redlands. Therefore, the property is recommended eligible for listing CRHR as a historic district for its association with important individuals. It is eligible as a City of Redlands historic resource under local Criteria C because it is strongly identified with persons who significantly contributed to the history and development of the Redlands.

The England/Attwood Estate is recommended eligible at the local level to the CRHR under Criterion 3, and as a City of Redlands historic resource under local Criteria D, G, I, and J. With its nine-acre parcel holding contributing features including a main residence, cottage, carriage house, and gravity-flow irrigation system set within a citrus grove and with borders marked by palms, the England/Attwood Estate exhibits all the important character-defining features of

the Redlands citrus estate complexes. The property exhibits the architecturally distinctive buildings, spatial layout, and landscape design of a late-nineteenth/early-twentieth century Redlands citrus estate. Developed by ultra-wealthy East Coast transplants, these were not farms with associated farmhouses: the fashionable architecture utilized was more typical of high-end urban neighborhoods than of rural areas.

The Queen Anne-style cottage on Alvarado Street and carriage house were designed by prominent Los Angeles architect J. Lee Burton, and display their original architectural features. The main residence was originally designed by the same architect, but was heavily altered about 1914 after the England family sold the property. The Prairie-style remodel, however, was performed by local builder Garrett Huizing within the period of significance, who was well-known during his working life and designed several historically significant Redlands houses. It demonstrates how these properties could change over time as their owners sought to keep up with architectural fashion. (The NRHP-listed Beverly Ranch was altered several times between 1910 and 1919.) The England/Attwood Estate’s main residence is set back from the road behind a formal semicircular drive planted with lawn and hedges; this type of property typically featured a residence set back from the road behind a landscaped drive that afforded views. Palms, a symbol of wealth and sophistication during the Victorian period, are planted along the property’s Palm Avenue and Alvarado Street borders, another typical feature of this property type.

Most of the nearly nine-acre property is planted to orange groves, which were the source of both Redlands’ prosperity and its fame. They were commercially cultivated and represented a romantic symbol of wealth and the aesthetic setting for these estates. According to the typology established for these citrus estates in the NRHP nomination of the Beverly Ranch, the England/Attwood Estate is one of the best extant examples of this now-rare property type. The presence of all these character-defining features on a single citrus estate make the England/Attwood Estate a better example of the property type than the NRHP-listed Beverly Ranch (which has lost its barn) or the nearby Johnson House property (which had much smaller groves and nearby development by the late 1930s).

The England/Attwood Estate is a well-understood property type and the built environment is not a likely source of information about history or prehistory. Archaeological resources were not identified during systematic archaeological survey. High surface visibility and severe disturbances related to historic leveling of the site, and to maintenance and upkeep, indicate that the discovery of significant archaeological resources in the portions of the project subject to proposed excavation and development is not likely. Therefore, the project site has not yielded, and is not likely to yield, information important to the prehistory or history of the local area, California, or the nation. The England Atwood Estate is therefore not eligible for the California Register under Criterion 4.

**Table C: Contributing and Non-contributing Resources**

Resource	Year Built	Contributor/Non-contributor
England House	1891/1915	Contributor to the potentially-eligible England/Attwood Estate under Criteria 1, 2, & 3

Resource	Year Built	Contributor/Non-contributor
England Cottage	1893	Contributor to the potentially-eligible England/Attwood Estate under Criteria 1, 2, & 3
Carriage House	1891	Contributor to the potentially-eligible England/Attwood Estate under Criteria 1, 2, & 3
Grove Barn	c1908	Non-contributor, utilitarian building is a replacement of original Grove Barn and lacks architectural or historical significance
Orange Grove/Landscape	1890s	Contributor to the potentially-eligible England/Attwood Estate under Criteria 1, 2, & 3
Gravity-Fed Irrigation System and Weir	1890s	Contributor to the potentially-eligible England/Attwood Estate under Criteria 1, 2, & 3
Detached Garage at England Cottage	1942	Non-contributor, constructed outside the period of significance, altered outside the historic period
Boundary Footing/Fence	unknown	Non-contributor, unknown construction date, altered outside the historic period

### Integrity of Contributing Resources

In addition to age eligibility and significance, eligibility rests on integrity, which affects a district's ability to convey the qualities that make it significant. Contributing resources within the England/Attwood Estate generally retain all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of setting is a particularly essential element of a historic district, and in this case allows the district to convey its theme of historic rural/residential development. The original layout of the site has been preserved, and features rows of palms delineating property boundaries along streets, a formal semi-circular drive enclosing a lawn, and buildings laid out along a t-axis at the center of the orange orchard that occupies most of the property. It features a high concentration of intact historic resources, including buildings, orchard and other plantings, and agricultural structures that date to the period of significance.

The most notable alteration to the property since its initial development in 1891 is the c1915 renovation to the primary residence. The radical remodel removed most of the exterior fabric of the original Queen Anne mansion, retaining the basic massing and form of the building while changing the style and features such as cladding, roof pitch, and fenestration. However, this project took place within the period of significance and was performed by an important Redlands contractor. The house continued in its original use as the primary residence associated with a family-operated citrus grove. The remodeled building has therefore attained significance in its own right. All the other buildings and structures dating from the period of significance that possess the significance required for eligibility as district contributors have been unaltered or altered only slightly and are able to convey their original purpose and design. Therefore, the buildings and structures retain integrity.

Because the majority of buildings and structures within the England/Attwood Estate boundaries are contributors that retain integrity, the district as a whole possesses integrity of design, setting, materials, workmanship, and feeling. Non-contributors, which were constructed outside the period of significance, are similar in scale and constructed from similar materials as the contributors, and therefore do not detract from the integrity of the site. The

England/Attwood Estate is eligible for designation as a California Register historic district under Criteria 1, 2, and 3.

### **City of Redlands Historic Listing Evaluation**

The England/Attwood Estate is recommended eligible for local listing as a historic district as described in detail above. It is locally eligible for its association to the heritage of the city of Redlands (A), for its strong identification with persons who significantly contributed to Redlands history (C), as one of the few remaining examples of an intact rural-residential citrus grove complex (D), as a property with singular physical characteristics representing an established and familiar visual feature of the city (G), as a particularly good example of the rural-residential complexes constructed by wealthy Redlands pioneers (I), and for its contribution to the scenic heritage of Redlands (J).

### **Project Conformance to Secretary of Interior's Standards for Rehabilitation**

The Secretary of the Interior's Standards for the Treatment of Historic Properties provide guidelines for the preservation and rehabilitation of historic resources. Adherence to these standards is accepted as a method of avoiding significant adverse effects to historic buildings while allowing their continued use. The main purpose of the current project is to develop 30 new single-family residences while preserving the integrity of the potential England/Attwood Estate Historic District. The Secretary of Interior's Standards for Rehabilitation state:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The property was originally used as a citrus estate complex with a commercial orange grove, agricultural buildings, residential buildings, and landscaping. The commercial agricultural features of the property are economically infeasible in 2020 and have been discontinued. The historical residential use will be maintained. Distinctive materials, features and spaces of the contributing buildings will be maintained by the project. (No alterations to contributing historic buildings are proposed and therefore a detailed discussion of historic materials and architectural features is not presented here.)

With its nine-acre parcel holding contributing features including a main residence, cottage, carriage house, gravity-flow irrigation system, citrus grove, and palm border, the England/Attwood Estate exhibits all the important character-defining features of the Redlands citrus estate complexes. Its spatial relationships are distinguishing features of this unique local property type: a formal row of palms marks the street-facing property boundaries, the main house is set back from the street and accessed via a landscaped drive, a carriage house is sited behind the main house, and orange groves provide an aesthetic setting. The cottage is set well back from Palm Avenue but clearly visible from Alvarado Street, giving it visual prominence while communicating its status as secondary to the main residence. Distinctive spatial relationships between the contributing buildings and landscape features in their immediate vicinity will be maintained by the project.

Roughly 2/3 of the orchard will be removed to allow for the development of the new residential units behind and to the side of the historic buildings. Many of trees removed

will be located near the rear of the property; the estate's most visible orange trees and those closest to the historic buildings will be retained. Removal of the trees northeast of the main residence along Palm Avenue will produce a visible change to the aesthetic setting. Mature orange trees will be preserved on the parcels that will hold the historic buildings as well as at the corner of Palm Avenue and Alvarado Street. Therefore, the appearance of the orchard from Palm Avenue and Alvarado Street will be only moderately altered, and its most important trees (those that provide the immediate aesthetic setting for the historic buildings) will be retained. One contributing feature of the property, the irrigation system/weir, will be demolished by the project, but it is a functional feature that is not visible from the public right of way. Therefore, the conversion from agricultural/residential to solely residential use will require minimal change to distinctive materials, features, spaces and spatial relationships as required by Standard 1.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

The historic character of the property will be retained and preserved by retention of all significant agricultural features, decorative features of the historic landscape, and a portion of the historic orange groves. Distinctive materials and decorative features of historic buildings will be preserved. (No alterations to contributing historic buildings are proposed and therefore a detailed discussion of historic materials and architectural features will not be presented here.) New construction is at the side and behind historic buildings and therefore will not result in alterations to any spatial relationships. Important spatial relationships that will be maintained include the formal row of palms marking the street-facing property boundaries, the main house set back from the street and accessed via a landscaped drive, carriage house sited behind the main house, and orange groves providing an aesthetic setting. The cottage is set well back from Palm Avenue but clearly visible from Alvarado Street, giving it visual prominence while communicating its status as secondary to the main residence. Strategic retention of the most visible portions of the orange groves will allow the property to convey its historic character as a family-owned and occupied citrus orchard while allowing for reuse of a portion of the land. The historic character of the property will therefore be retained and preserved despite the loss of a portion of the orchard and of the historic irrigation system

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The property will be recognized as a physical record of its time, place and use, and a false sense of historical development will not be created. This will be accomplished by constructing new houses to the side and behind the existing complex of buildings and its landscape setting. The project proposes that historic buildings will be preserved in their historic forms. (No alterations to contributing historic buildings are proposed and therefore a detailed discussion of historic materials and architectural features will not be presented here.)

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Contributing features of the property (except the England House) have retained their original forms and exhibit no changes that have acquired historic significance. The c1915 remodel of the England House was performed by an important local contractor in a recognized historic architectural style and was part of the historic development of the property. This change was undertaken during the period of significance, and has acquired historic significance in its own right and will be preserved. (No alterations to contributing historic buildings are proposed and therefore a detailed discussion of historic features and architectural features will not be presented here.)

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Distinctive materials, features, and finishes of all contributing buildings will be preserved. As discussed above, these features include the Prairie-style architecture of the England House with its port cochere, wide eaves, and decorative brackets; the Queen Anne architecture of the England Cottage with its gable-on-hip bellcast roof, ornamental windows, and dentil moulding; and the Carriage House with its decorative cupola and gables. Original materials on these buildings including original wood windows, paneled doors, sliding barn doors, and siding will also be preserved. Additionally, landscape features such as the original curved driveway, historic palms, and substantial portions of the historic orange groves will also be preserved. (No alterations to contributing historic buildings are proposed and therefore a detailed discussion of historic features and architectural features will not be presented here.)

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Most historic features of the district are in good condition and do not require repair or replacement. If windows or portions of siding on the contributing buildings are found to be severely deteriorated, they will be replaced in kind with matching materials and design. (No alterations to contributing historic buildings are proposed and therefore a detailed discussion of historic features and architectural features will not be presented here.)

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No chemical treatments will be utilized. If physical treatments are required, the gentlest means possible will be used. (No alterations to contributing historic buildings are proposed and therefore a detailed discussion of historic features and architectural features will not be presented here.)

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Archaeological resources were not identified during systematic archaeological survey. High surface visibility, and severe disturbances related to historic leveling of the site and maintenance and upkeep indicate that the discovery of significant archaeological resources is not likely. Despite the low likelihood, discovery of archaeological resources is possible. Standard conditions regarding such accidental discoveries have been added to the Recommendations section.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new single-family residences are at the rear of the property at a minimum are located 100' from contributing buildings and will read as unrelated construction. New buildings have been carefully designed with single-story height and other features to make them visually unobtrusive. They are modest in scale and will not visually overwhelm the historic district contributors. In addition, because of the retention of a substantial portion of the historic orchard, new construction is screened from the historic district and visibility will be limited.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the proposed new residences were removed in the future, the essential form and integrity of the historic property would be unimpaired.

One structure (the irrigation flume) that is a contributor to the potential historic district will be demolished by the project. Although the loss of this feature will have a negative impact on the integrity of the historic district, when viewed in the context of the district as a whole this effect is relatively minor. The England House, Carriage House, England Cottage, landscaping features and much of the historic orchard will all be retained and preserved by the project. These contributing resources will retain sufficient physical characteristics to clearly convey the historic identity of the property as a family-owned and occupied commercial citrus orchard, allowing the historic district to retain all aspects of historic integrity. The project has been carefully designed to conform to the Secretary of Interior's Standards for the Treatment of Historic Property and therefore does not cause a substantial adverse change to a historical resource pursuant to CEQA (14 CCR § 15126.4(b)(1)).

## **RECOMMENDATIONS**

Based on the results of this study, BCR Consulting recommends that the England/Attwood Estate is eligible for listing in the California Register under Criterion 1, 2, and 3 as a historic district, and that this resource retains integrity of location, setting, design, materials, workmanship, feeling, and association. BCR Consulting also recommends that the



England/Attwood Estate is eligible for listing as a City Historic District. As indicated above, the proposed project activities appear to be consistent with “plans for rehabilitation to ensure that the undertaking maintains consistency with the Secretary of the Interior Standards for the Treatment of Historic Properties” (36 CFR part 68; see <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>). The Standards are intended to pertain to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. BCR Consulting recommends that the proposed project adheres to these standards, as illustrated on page 25 of the report. It should also be consistent with the City Historic Preservation program (see <https://www.cityofredlands.org/post/historic-preservation-program>). Project design should be carried out in consultation with a professional that meets the U.S. Secretary of the Interior Professional Qualification Standards for Historic Architecture (see [http://www.nps.gov/history/local-law/arch\\_stnds\\_9.htm](http://www.nps.gov/history/local-law/arch_stnds_9.htm)).

**Potential Mitigation.** Since the proposed project does not produce a substantial adverse change under CEQA, mitigation of its effects is not required.

**Accidental Discoveries.** Although the current study has not indicated sensitivity for archaeological resources within the project boundaries, ground disturbing activities always have the potential to reveal buried deposits not observed on the surface during previous surveys. Prior to the initiation of ground-disturbing activities, field personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a cultural resources professional that meets the U.S. Secretary of the Interior Professional Qualification Standards for Archaeology (qualified archaeologist) should be retained to assess the significance of the find. The qualified archaeologist would have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing in the California Register of Historical Resources or the National Register of Historic Places, plans for the treatment, evaluation, and mitigation of impacts to the find would be developed. Prehistoric or historic cultural materials that may be encountered during ground-disturbing activities include:

- historic artifacts such as glass bottles and fragments, cans, nails, ceramic and pottery fragments, and other metal objects;
- historic structural or building foundations, walkways, privies, and other structural elements;
- prehistoric flaked-stone artifacts and debitage (waste material), consisting of obsidian, basalt, and or cryptocrystalline silicates;
- groundstone artifacts, including mortars, pestles, and grinding slabs;
- dark, greasy soil that may be associated with charcoal, ash, bone, shell, flaked stone, groundstone, and fire affected rocks.

If human remains are encountered during the undertaking, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission

(NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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## APPENDIX A

### DEPARTMENT OF PARK AND RECREATION 523 FORMS

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**State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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\*Resource Name or # (Assigned by recorder) England/Attwood Estate

**P1. Other Identifier:** 301 W. Palm Avenue

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino

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

\*b. USGS 7.5' Quad Redlands Date 1996 T 1S; R 3W; Section 34; S.B.B.M.

c. Address 301 W. Palm Ave. City Redlands Zip 92373

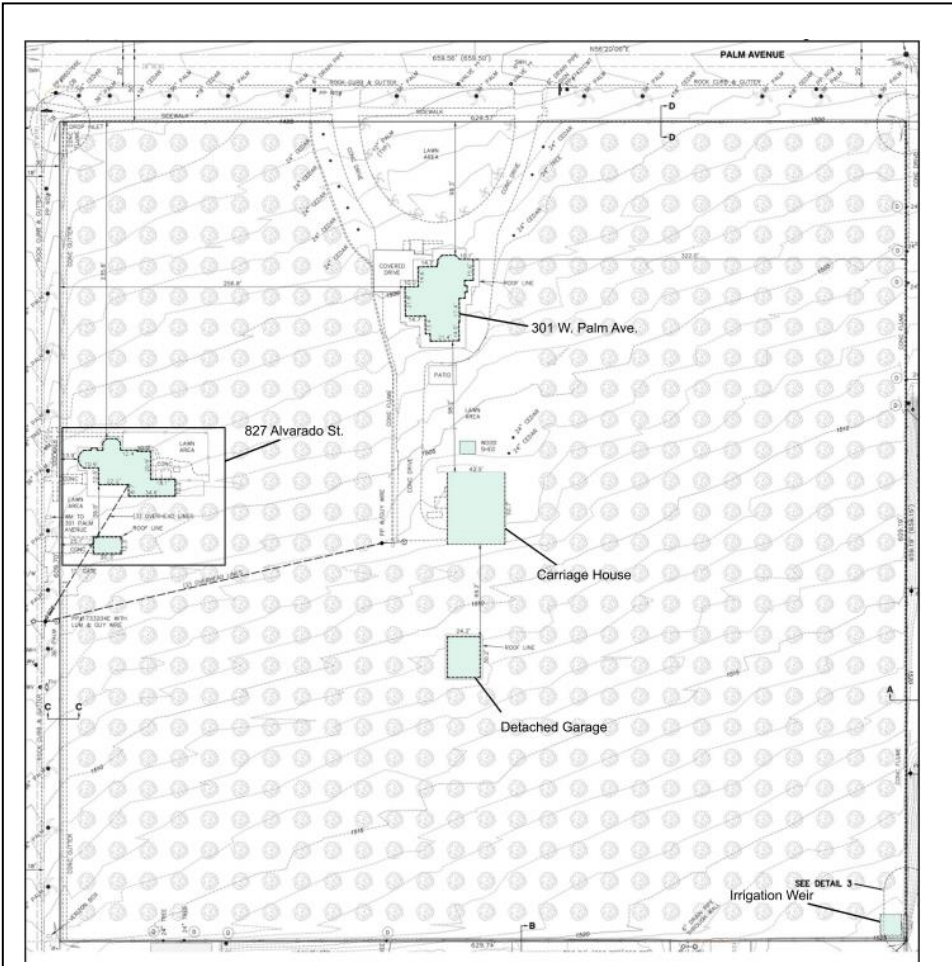
d. UTM: (give more than one for large and/or linear resources) Zone 11; 429217.72 mE/379947.42 mN

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

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The England/Attwood Estate is an 8.9-acre property located at the westernmost corner of Palm Avenue and Alvarado Street in the southern portion of Redlands, San Bernardino County, California. The property is situated within an active orange grove, which has been fruit-bearing for over 100 years. The resource consists of multiple components associated with the grove and its residential complex, most significant among them being two residential buildings, a carriage house, detached garage, and a grove barn. Other historic components include a gravity-fed water system, a concrete irrigation weir, stone masonry curbing, a concrete incinerator, and historic landscape featuring palms and orange groves. Originally developed as a rural-residential complex in 1891, the property has retained much of its original character in the ensuing decades.

\*P3b. **Resource Attributes:** (List attributes and codes) HP10. Residence

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



P5b. Description of Photo: (View, date, accession #) Sketch Map

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

Historic  Prehistoric  Both

1891, Redlands Area Historical Society

\*P7. **Owner and Address:**

Diversified Pacific Communities

10621 Civic Center Drive

Rancho Cucamonga, California 91730

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

David Brunzell, Kara Brunzell, Dylan Williams

BCR Consulting LLC.

505 W. Eighth Street,

Claremont, CA 91711

\*P9. **Date Recorded:** January 9, 2019

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

\*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") Cultural Resource Evaluation of England/Attwood Estate at 131 W. Palm Avenue, Redlands, California.

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

\*Resource Name or # (Assigned by recorder): England/Attwood Estate

D1. Historic Name: 131 West Palm Avenue, the England Estate, the Attwood House

D2. Common Name: 301 West Palm Avenue

**\*D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The primary residence is situated 100 feet southeast of Palm Avenue, with a paved semi-circular driveway enclosing a lawn adjacent to the street. The driveway continues southeast under a porte cochere and terminates near the carriage house and surrounding orange grove. A small covered patio and wooden shed are located on the lawn between the residence and carriage house. The grove barn is 60 feet southeast of the carriage house. The cottage is 200 feet west of the carriage house and set back only 14 feet northeast from Alvarado Street, with its detached garage situated 39 feet to the southeast. A brick path and lawn is south and east of the cottage and features a wooden playhouse. A cement weir used for irrigation water shares is located in the easternmost corner of the property, with cement irrigation canal features extending from southeast to the northwest throughout the orange grove. The northwest and southwest property boundaries are marked by rows of palms.

**\*D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The boundaries of the district encompass 630 feet of Palm Avenue extending northeast and 610 feet of Alvarado Street extending southeast, beginning at their point of intersection. On the northeastern boundary, the limit of the district is the 630 feet of property line extending from Palm Avenue southeastward. On the southeastern boundary, the limit is the 610 feet of property line that extends from Alvarado Street northeastward to the point of intersection with the aforementioned 630 feet of property line. This squared boundary encompasses the entire active orange grove and all associated buildings and structures.

**\*D5. Boundary Justification:**

The boundaries of the England Estate Historic District are determined by the parcel boundaries as determined by San Bernardino County. All contributing components to the historic district are contained within the boundary.

**\*D6. Significance: Theme:** Civic Development, Agriculture, Architecture      **Area:** Redlands, California  
**Period of Significance:** 1891 - 1939      **Applicable Criteria:** Criteria 1/A, 2/B, and 3/C

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

#### Summary of Significance

The England Estate is recommended eligible for listing in the California Register of Historical Resources (CRHR) and the National Register of Historic Places (NRHP) with the themes of civic development, agriculture, and architecture under Criteria 1/A, 2/B, and 3/C. The estate was established in 1891 at the onset of the Southern California boom in land speculation, with hundreds of wealthy businessmen and prospective farmers flowing into Redlands and the surrounding valley. Thomas Y. England and his son James saw an opportunity to capitalize on both the luxuriant natural settings of Redlands and the lucrative citrus exports for which it was becoming famous. In addition to participating in citrus production and packing, the Englands were instrumental in contributing to community building in early Redlands, as evidenced by their development of the nearby Prospect Park and contributions to the Redlands Baptist Church. Following the Englands' ownership, the property remained vacant for several years until new ownership in 1914. The new owners oversaw extensive remodeling of the main Palm Avenue residence, transforming it from a Queen Anne-style mansion to a Prairie-style residence. Following these renovations, the subject property was sold to Y. J. Attwood and his family in 1922. Attwood would be instrumental in contributing to the local citrus production industry at its regional peak in the early-to-mid Twentieth century. Attwood served as a leader of the local Redlands Foothill Groves Association and even chartered efforts to provide more water to the area for agricultural interests. The subject property would stay in the Attwood family through inheritances to their children and grandchildren until the twenty-first century. Its Period of Significance begins with its 1891 development and ends with the death of Y.J. Attwood in 1939, which marked the end of owner-occupant citrus cultivation on the property for over a decade (cont. p. 2).

Themes: Civic Development, Agriculture, Architecture

**\*D7. References** (Give full citations including the names and addresses of any informants, where possible.):  
(See footnotes)

**\*D8. Evaluator:** David Brunzell, Kara Brunzell, Dylan Williams  
**Affiliation and Address:** BCR Consulting

**Date:** July 25, 2019

505 West Eighth Street, Claremont, California 91711

**\*D6. Significance** (continued)

Historic Context

Rancho San Bernardino and Redlands

Redlands was originally occupied by the Native American group called the Serrano by the Spanish. The subject property is located near roughly three miles east of the historic Rancho San Bernardino, a rancho of Mission San Gabriel Arcangel originally associated with the nearby Spanish Asistencia, or mission outpost. San Bernardino was partially made possible by a local zanja (or canal) dug by indigenous people in the 1820s, used to supply water for the Asistencia. A feature that remains visible in parts of Redlands to this day, the zanja passes generally east-west through the present-day city roughly a mile north of the subject property. Don Antonio Lugo acquired Rancho San Bernardino in 1842 as part of the secularization of the mission system after Mexican independence from Spain. This nearly 36,000 acre tract of land included what would become the cities of San Bernardino, Colton, Fontana, and Redlands. When the United States annexed California after the Mexican-American War, the Lugo family and Diego Sepulveda received the official U.S. land patent for the property, via a claim filed under the authority of Congress. Brigham Young's Mormon scouts subsequently bought Rancho San Bernardino and erected a sawmill and irrigation system, splitting the land into a system of ranches and farms. By 1855, the freight-hauling enterprise of Banning & Alexander was running a brisk service between San Bernardino and Los Angeles. Most Mormon pioneers relocated to Salt Lake City in 1857.<sup>1</sup>

In the wake of the Mormon exodus, other settlers began to take advantage of homestead opportunities and the community of Lugonia was established roughly two miles north of the subject property. Lugonia, which encompassed the northwestern portion of present-day Redlands (just north of historic Downtown Redlands), started out as a typical Southern California agricultural settlement, cultivating a wide variety of products including grapevines, tree nuts, and all types of fruit. Sporadic ranching and farming successes encouraged land speculation, and in 1874 Colonel William Tolles cultivated the first local oranges. Tolles' trees were producing within seven years, and by 1885 prospective growers had planted nearly 6,000 additional orange trees in and around Lugonia. This punctuated a significant shift in the local economy that would persist for more than a century. Edward G. Judson and Frank E. Brown's Lugonia Packing Company was one of the most successful, with annual crops of 250 tons.<sup>2</sup>

In 1881, Judson and Brown began acquiring acreage on which they would develop irrigation infrastructure to supplement the zanja and early ditches. The two men established homes in south Redlands, which had only a handful of buildings and widely scattered citrus groves in the early 1880s. They established the Redlands Water Company and laid out Redlands after a survey showed that gravity irrigation of the area was feasible. Its plat, filed by Judson and Brown in 1887, was angled to take advantage of the slope of the topography in contrast to Lugonia. Navel oranges had proven to be a profitable crop in nearby Riverside during the 1870s, and Judson and Brown subdivided the town into ten, five, and even two-and-a-half acre parcels with water rights. Following a template established throughout Southern California's citrus belt, these relatively small agricultural parcels were explicitly designed to facilitate orange cultivation. The partners developed the Bear Valley Reservoir, and Redlands began to grow in earnest when its water became available in 1885. The city of Redlands was incorporated in 1888, annexing Lugonia. By the 1890s, many enterprises such as the Haight Fruit Company began to standardize attention to quality and attractive packaging, which shaped Redlands' reputation as producing the highest-quality oranges in the country. Citrus distribution was made possible by the arrival of the railroad, and the burgeoning economy encouraged Judson and Brown to invest in plans for a prosperous colony of emigrants from the Eastern and Midwestern United States. The Santa Fe and Southern Pacific Railroad lines transported people from eastern states through Redlands to the surround San Bernardino area and further to Los Angeles.<sup>3</sup>

Redlands Citrus Estates

The city's beautiful natural setting, warm climate, and reputation as a paradise attracted newcomers from across the country, bringing successful horticulturists and businessmen who built grandiose Victorian estates as well as merchants who built more

<sup>1</sup> "Redlands, California," United States Geological Survey, 1996; "Redlands, California," United States Geological Survey, 1901; United States Congress, "An Act to Ascertain and Settle Private Land Claims in the State of California," on file at the Bancroft Library, Land Case Files 1852-1892, 1851; Bureau of Land Management, "Land Patents for Township 1 South, Range 4 West," accessed online through Bureau of Land Management – General Land Office Records website on August 6, 2013, <http://www.meredithroots.org/Documents/0040-0002.pdf>; David Lavendar, *California: Land of New Beginnings* (New York: Harper and Row Publishers, 1972), 230-231; "Asistencia in Redlands – Rich in History and the Future," Redlands Conservancy, accessed online July 31, 2019, <https://redlandsconservancy.org/history-preservation/>.

<sup>2</sup> Luther A. Ingersoll, *Ingersoll's Century Annals of San Bernardino County 1769 to 1904*, (Los Angeles: L. A. Ingersoll, 1904), 435-437; City of Redlands, "History & Landmarks," accessed online July 31, 2019, <https://www.cityofredlands.org/history-landmarks>; Larry E. Burgess and Nathan D. Gonzalez, *Redlands* (Charleston: Arcadia Publishing, 2004), 7-9.

<sup>3</sup> "Redlands Historic Context Statement," Prepared by Architectural Resources Group, August 15, 2017, 19-20; Janet Hansen and Nathan Gonzalez, *Beverly Ranch NRHP Nomination Form*, prepared for City of Redlands, September 30, 2003, 8:7; "When Citrus was King," Redlands Daily Facts, January 8, 2011, accessed online July 31, 2019, <https://www.redlandsdailyfacts.com/2011/01/08/when-citrus-was-king/>.

modest residences. Orange cultivation itself attracted wealthy transplants to California: the orange tree was a symbol of luxury and romance, and an orange grove conferred a status on its owner that eclipsed any other agricultural product. Alfred and Albert Smiley, wealthy twin brothers from New York, arrived in Redlands in 1889. They established a residence and public park on a hillside tract located on the ridge separating Redlands and San Timoteo Canyon (roughly 1.5 miles southwest of the subject property). The Smileys endowed other local amenities, most notably the public library. Inspired by the Smileys' example, comforted by the urban-style infrastructure and culture they provided, and drawn by the allure of the orange, ultra-wealthy people began relocating to Redlands. These prominent residents began to invest in local beautification projects such as lining the streets with trees and establishing lush gardens and parks.<sup>4</sup>

Redlands millionaires congregated at the south end of town near the highest elevations, which overlooked middle-class areas slightly downslope and agricultural laborers' neighborhoods to the north in Lugonia near the railroad tracks. Judson and Brown had subdivided the Belle View Tract (about three quarters of a mile south of the subject property), intended for large estates, in 1888. Widow Cornelia Hill (like the Smileys a wealthy transplant from New York State) constructed the lavish Chateausque Kimberly Crest (1897) in Belle View (it was listed on the NRHP in 1995). The NRHP-listed Beverly Ranch at 823 West Fern Avenue was established in the late 1880s as John and Elizabeth Fisk's citrus estate. The Fisks were easterners and members of the local elite; Fisk was a bank vice president and real estate agent who sold Prospect Hill to T.Y. England. The Benton O. Johnson House (1887) at 709 West Palm Avenue, Morey Mansion (1890) at 190 Terracina Blvd., and "Oliveta" (1897) at 916 West Olive Avenue are among the more notable and durable of the dozens of additional examples of citrus estates constructed by wealthy easterners in south Redlands during the town's first fifteen years of development. The Queen Anne architectural style predominated during this period, and the houses (usually designed by well-known architects like the fashionable urban houses they emulated) were highly individualized. The estates themselves, meanwhile, hewed to a strong set of character-defining features. The five to ten acre orange grove provided an aesthetic setting for the rural-residential estate. The house would be in a visually-prominent position 50-200 feet from the public right of way, reached by a long driveway that provided an impressive vista. A row of palms (a symbol of wealth during the Victorian period), eucalyptus trees, or hedge roses marked the property boundary and the immediate setting for the house was a formal garden planted with exotic ornamental shrubs and trees. A barn and/or carriage house (or garage in later examples) and perhaps additional outbuildings were located behind the house.<sup>5</sup>

As time passed, emerging architectural styles (most notably Mission) were utilized as citrus estates continued to be developed. Among the most elaborate and well-known of these twentieth century estates were the Burrage House (1901) at 1205 W Crescent Avenue and the Holt House (1903) at 405 W. Olive. Although stylistic elements had changed, these houses were every bit as lavish as their Victorian-period predecessors, with features like dozens of rooms or a basement bowling alley. They continued to be sited within elaborate grounds in which orange groves were a primary element of the setting.

By the turn of the century, Redlands was well-established as a citrus hub, a winter tourist destination, and a desirable location for high-end residential citrus estates. It had earned the nickname "The City of Millionaires." *Souvenir of Redlands, California* (which featured photographs of Redlands' parks, groves, and dozens of its citrus estate residences) was effusive in its praise of these estates:

Redlands is first of all a city of homes...Redlands covers thirty-six square miles and, except in the restricted section devoted to business, almost every house is surrounded by an orchard of greater or lesser extent. The effect, when one surveys these from a height, is that of an almost unbroken orange orchard extending for miles on either side. Nothing in vegetation can be more beautiful than an orange grove, with its wealth of snow-white blossoms, in season, or its burden of golden fruit glistening among the glossy green of the heavy aromatic foliage, perpetual in its strength and beauty.

This distinctive property type dominated the local landscape through the middle of the twentieth century, although displacement of groves for residential development was noted as early as 1904. Diversification of the regional economy and widespread suburbanization in the postwar period finally led to substantial loss of grove properties as citrus trees were replaced with subdivisions. In 1971, a handful of extant citrus estates that retained carriage houses including the England Estate were highlighted as reminders of Redlands' history of affluent citrus estates. When the Beverly Ranch was nominated to the NRHP in 2003, it was described as "a once ubiquitous, but now rare, example of a property type that helped transform Redlands' semi-arid indigenous landscape into consciously aesthetic, irrigated lushness with picturesque grove houses surrounded by citrus groves and formal gardens on the rigid geometry of 5-10 acre parcels." The England Estate was mentioned in the same form as "one of only a couple

<sup>4</sup> Carey McWilliams, *An Island on the Land* (Utah: Gibbs, Smith, Layton 1946), 207; "Redlands Historic Context Statement," Prepared by Architectural Resources Group, August 15, 2017, 22; Hansen and Gonzalez, *Beverly Ranch NRHP Nomination Form*, 8:10, 8:12.

<sup>5</sup> McWilliams, *An Island on the Land*, 153-154; Hansen and Gonzalez, *Beverly Ranch NRHP Nomination Form*, 8:10.

of intact and operating grove properties dating from the city's early history and development." Contributing features of the Beverly Ranch property include a nearly five-acre grove (1888), row of palm trees (1890s), Queen Anne style house (1890 with additions 1900-1919), and irrigation flume (1911). An 1888 barn was demolished in 1961, and it lacks a carriage house. The Johnson House (1887) at 709 W Palm Avenue is another survivor: a locally-listed estate with house, carriage house, and remnants of a small grove.<sup>6</sup>



Figure 1: Photograph of Redlands showing extent of citrus canopy, 1902 (*Detroit Photographic Co.*).



Figure 2: Aerial photograph of Redlands showing subject property and extent of citrus canopy, 1938 (*USDA Aerial Photograph*).

<sup>6</sup> F. C. Hoogstraet, *Souvenir of Redlands, California*, undated pamphlet, c1902; San Bernardino County Sun, "To Discover Redlands' Past Look Into Its Carriage Houses," September 26, 1971; Hansen and Gonzalez, *Beverly Ranch NRHP Nomination Form*, 8:11, 8:12.



Figure 3: Aerial photograph of Redlands showing many groves replaced by buildings, 1959 (*USDA Aerial Photograph*).

#### Developing Redlands and the Citrus Industry

In addition to the town grid, railroad, and agricultural infrastructure, municipal developments proliferated and notably included street railways (in 1889) and the A.K. Smiley Public Library (1898). By the turn of the century, citrus was the dominant local industry. The population rose from 1,904 residents in 1890 to 10,449 in 1910. The town became a featured stop for three Presidents following their inaugurations during this period. A university was chartered by Northern Baptists in 1907 after receiving land, funds, and other support from the city of Redlands.<sup>8</sup>

Redlands' decades of growth came to an abrupt halt at the start of 1913, after a "the Freeze" gripped the region for three days. Almost the entire season's crop was destroyed by the extreme cold weather, and most trees that had been planted within the decade were killed, resulting in the loss of hundreds of acres of productive groves. Packing houses and groves laid off their employees, who left Redlands for other towns in the region which had been protected from the worst effects of the weather by crop diversity. After losing 2,000 residents in 1913, business activity and property values plummeted and growth stopped. Recovery was gradual as growers invested in smudgepots to protect their harvests. World War I brought some relief with a rise in agricultural prices, and the war's end in 1918 finally brought an increase in local residential and commercial development that would last through the 1920s.<sup>9</sup>

The citrus industry remained relatively stable during the first years of the Great Depression despite the collapse of agricultural prices in 1930. There was little agricultural, commercial, or residential expansion, however, and by the middle of the decade relief was sorely needed in Redlands. Federal programs put locals to work and resulted in several new school buildings and a new city hall. Agricultural prices rebounded with the US entry into World War II in late 1941, but also presaged a shift toward Florida orange juice concentrate, and the Redlands citrus industry never equaled its pre-Depression production levels.<sup>10</sup>

By the 1940s, fruit was picked and packed by nineteen packinghouses, which in turn sold the produce under two cooperatives, the Mutual Orange Distributors and the California Fruit Growers Exchange. Of the 16,000 acres of groves in Redlands, 9,000 were equipped with oil heaters while the rest were located in places that generally avoided frosts. Citrus remained the economic focus

<sup>8</sup> Ann Cordy Deegan and Maria Y. Carrillo, *Early Redlands* (Charleston: Arcadia Publishing, 2013), 45; United States Bureau of the Census, *Thirteenth Census of the United States, Taken in the Year 1910* (Washington, D.C.: Government Printing Office, 1913), 148.

<sup>9</sup> "Redlands Historic Context Statement," Prepared by Architectural Resources Group, August 15, 2017, 24, 83.

<sup>10</sup> "Redlands Historic Context Statement," Prepared by Architectural Resources Group, August 15, 2017, 116-117, 119.

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

**Primary #**  
**HRI#**  
**Trinomial**

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\*Resource Name or # (Assigned by recorder) England/Attwood Estate

\*Recorded by: Kara Brunzell

\*Date: July 25, 2019  Continuation  Update

for generations, although by the 1950s many groves began to give way to the development of new subdivisions. Additional factors in the decline of the local citrus economy included smog, marginally managed or planned crops, tax sheltering, and something called "The Speculative Effect." Frank E. Moore explained that:

As the demand for subdividable land continued, many growers became certain that in a few years they would be selling out. While holding on for a higher price, they did not try to keep their orchards in tip-top condition...Five years later, however, they might find that the market for groves had collapsed. They were stuck with run-down orchards. One veteran citrus man told me that the moral to this sad tale was: 'Keep right on farming, the best you know how, until the day you sell and your deal comes out of escrow.'<sup>11</sup>

By the close of the 20th century, light manufacturing, aerospace, and residential subdivisions had transformed Redlands into the diversified bedroom community that it remains to this day. By 1980, the population of Redlands stood at 40,250 residents. After the mid-1970s, much of the signature architecture of early Redlands fell into disrepair or was razed for modern developments, such as a mall downtown. By 1988, around 3,000 acres of groves still produced citrus in the Redlands area. The closure of the nearby Norton Air Force Base between 1989 and 1995 took a financial toll on hundreds with jobs at the base, including those in Redlands and their San Bernardino County neighboring cities. Despite these developments, the population of the city remained on a gradual incline, numbering 68,747 in 2010. Today, nearly half of the property in Redlands encompasses residential, recreational, and agricultural land usage. The diverse work force consists of recent college graduates in entry-level positions, service and hospitality service staff, skilled manufacturing workers, and administrative and managerial professionals.<sup>12</sup>

Thomas Y. England and the England Estate

Development of the subject property began when the England family settled in Redlands in the late-nineteenth century. In 1890, newspapers reported that the leather baron from Philadelphia, Thomas Y. England (1837-1906), his son James W. England (1864-1909), and their families intended to set up residence in the San Bernardino Valley. The elder England was a sea captain in his youth and had made a fortune providing leather saddles and bridles for the Union Army during the American Civil War. By the late 1880s, the family had begun vacationing in the region to escape the harsh Pennsylvania winters. Considering the England men's chronic respiratory illnesses, they found the climate of inland Southern California particularly amenable. Among many other acres purchased by T. Y. England and planted to orange groves, the family decided to reside on the subject property due to its proximity to the park that they planned to develop.<sup>13</sup>

Construction of the main residence and its accompanying carriage house on Palm Avenue was designed by J. Lee Burton and completed in 1891 at a cost of \$8,000. F. E. Lynn was granted the building contract of the house and carriage house. The Queen Anne-style residence featured a tall tower with elaborate onion-shaped roof in the northern corner and a wraparound porch topped by a second-floor verandah. It reportedly was one of the first homes with electricity in the city and featured such advanced amenities as an electric annunciator that called to the upstairs rooms. Along with dozens of other high-end houses, it was featured in the c1902 booster publication *Souvenir of Redlands, California*. The carriage house was designed to hold several animals and a family-sized carriage, and included living quarters on the upper level overlooking the surrounding groves. An additional detached shed built of wood and iron with a stone foundation was permitted in 1908 and built behind the carriage house in the center of the orange grove. The England family was part the a wave of wealthy people from the East Coast who came to Redlands to establish homes in citrus groves. J. W. England moved full-time to Redlands before his parents, living in the main house with his wife Nancy, their three children (all born after they moved into the house), and servants. In 1893, England spent \$1,900 to build a small, one-and-one-half story cottage facing Alvarado Street for his father and mother to live in when they were not in Philadelphia. The small residence also housed grove workers over the subsequent years of the Englands' ownership. Like the main house, the

<sup>11</sup> Burgess and Gonzalez, *Redlands*, 8; Frank E. Moore, *Redlands Our Town* (Redlands: Moore Historical Foundation, 1987), 183; "Packinghouse part of Redlands citrus history," Redlands Daily Facts (excerpted from 1940s Redlands Daily Facts article), March 8, 2012, accessed online July 31, 2019.

<sup>12</sup> Burgess and Gonzalez, *Redlands*, 8; "Redlands Historical Timeline Story Map," ArcGIS Online, electronic source accessed online July 31, 2019, <https://www.arcgis.com/apps/MapJournal/index.html?appid=0df22a7eebdb485882e89536308e6e36>; United States Bureau of the Census, "California: 2010 Census of Population and Housing Unit Counts" in *2010 Census for the United States and Puerto Rico* (Washington, D.C: U.S. Government Printing Office), 104; City of Redlands, "City Profile – Demographics, Land Use, Transportation, and More," accessed online July 31, 2019, <https://www.cityofredlands.org/post/city-profile>.

<sup>13</sup> "1991 Heritage Award Recipient – Thomas Y. England Home 827 Alvarado Street, 1893," Redlands Area Historical Society, accessed July 23, 2019, <https://rahs.org/awards/thomas-y-england-home/>.



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Alvarado Street cottage was designed by J. Lee Burton, a renowned Southern California architect. With the completion of their home estate, the Englands looked to establish themselves in the greater Redlands community as well.<sup>14</sup>



Figure 4: The original primary England residence and carriage house nearing completion of construction, 1891.



Figure 5: The England residence with semicircular driveway and plantings including orange grove, early 1900s

<sup>14</sup> "Correspondence of *The Times* – Redlands," *Los Angeles Times*, December 20, 1890, 8; "Redlands," *The Daily Courier* (San Bernardino, California), December 11, 1890; "Redlands Correspondence," *Los Angeles Times*, January 18, 1892; "England family made Redlands beautiful," *Redlands Daily Facts*, May 9, 2009; "Redlands Heeney Estate on Palm Avenue has finally sold," *Redlands Daily Facts*, August 3, 2014; Pat Biby Teeters, "Historic 123-year-old Redlands home has rich history," *The Valley Messenger* (Yucaipa, California), February 2014, 5; Tom Atchley, "England Family and 301 West Palm Avenue," July 2018, accessed through A. K. Smiley Public Library July 25, 2019; "Application for Building Permit," *City of Redlands*, June 29, 1908.

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Both the younger and elder Englands would contribute greatly to Redlands' development and expansion. T. Y. England had arrived in Redlands with wealth and aspirations to capitalize on Redlands' natural resources and its burgeoning community. Both England men donated generously to the Redlands Baptist Church that the family attended, with J. W. eventually becoming a chairman on its board of trustees. T. Y. England also purchased a lot on Cajon and Olive Streets in 1896 and contributed to construction funds the following year for the church building. The elder England also saw the benefits of harnessing water for the needs of Redlands parks and the orange-producing city at large. T. Y. England organized the South Mountain Water Company, becoming its charter president. The company explored natural springs in the Yucaipa Valley throughout the late-1890s, drilling wells that would supply water to Redlands Heights and surrounding areas to this day. J. W. England would become a president of the company after his father, while simultaneously serving as president of the local Orange Growers' Association. Emma and Nancy England both moved back to the East Coast after they were widowed in the first decade of the twentieth century.<sup>15</sup>

Water sourced by the South Mountain Water Company was a vital contribution to the development and subsistence of Prospect Park, the most prominent achievement and legacy of the Englands in Redlands. In 1896, T. Y. England purchased an initial 16 acres of land near Prospect Hill for \$11,000 with the intention of establishing a botanical garden. With advice from the Smiley brothers, fellow Redlands philanthropists developing the nearby Canyon Crest Park (Smiley Heights), T. Y. and his wife Emma continued purchasing surrounding land until they totaled sixty acres for the park's grounds. A reservoir was built in the park, and a wide variety of different trees and flowers were planted, only outnumbered by Navel and Valencia orange trees. Some that were featured were California Poppies, roses, marigolds, various cypress and cedar trees, and other fruit trees bearing bananas and peaches. Although developed slightly later than Canyon Crest Park, Prospect Park was a renowned destination and point of community pride that was pictured several times in the turn of the century booster pamphlet *Souvenir of Redlands California*. United States Presidents William McKinley (1901), Theodore Roosevelt (1903), and William Taft (1909) all made it a point in their visits to Redlands to tour the park in their motorcades. After the deaths of T. Y. and J. W. England in 1906 and 1909, respectively, the park fell into neglect, due in part to Emma England's belief that the park was sacred and its vegetation couldn't be altered. The park would remain under the England family's ownership until 1968, when it was cemented as the family's local legacy once purchased by the city of Redlands.<sup>16</sup>

<sup>15</sup> "Special Letters," San Bernardino County Sun, February 20, 1906; Ingersoll, *Ingersoll's Century Annals of San Bernardino County*, 479, 488; Atchley, "England Family and 301 West Palm Avenue," July 2018; Lawrence Emerson Nelson, *Only One Redlands: Changing Patterns in a Southern California Town* (Redlands: Community Music Association, 1968), 116.

<sup>16</sup> Hoogstraat, c1902; "Prospect Park planning gets under way tomorrow," Redlands Daily Facts, August 17, 1972, 3; William G. Moore, *Redlands Yesterdays: A Photo Album 1870-1920* (Redlands: Moore Historical Foundation, 1983), 110.





Figure 3: Photograph of primary residence after remodel, c1919 (A.K. Smiley Library Collection).

#### Purchase and Inheritance by the Attwoods

The longest-tenured ownership of the property began when Annie and Young James Attwood purchased the estate from Guy Hunter in 1922. Originally owners of a large wheat and cattle farm in Manitoba, Canada, the Attwoods arrived in Redlands in 1921, at the height of citrus production. Y. J. Attwood had married Annie Leach (originally from Scotland) in Canada about 1900, when he was in his early forties and she was still in her twenties. Children George Edward (Eddie), Elsie, Margaret (Peg), and Mary (Mamie) were born between 1900 and 1910, and the Attwoods' adopted daughter Evelyn was born about 1915. The Attwood family resided in the main residence on Palm Avenue, while archived Redlands city directories indicate that numerous other citizens and families rented the Alvarado Street cottage over subsequent years. The Attwood family added a furnace to the Alvarado Street cottage in 1932, and in January 1942, Annie Attwood authorized the construction of the detached garage adjacent to the building. Y. J. Attwood drew inspiration from the vast citrus groves surrounding his new home and became a citrus grower himself. He was a charter member of a collective of local citrus growers called J.H. Strait & Co. and later the Redlands Foothill Orange Grove Association, eventually being named to the board of directors as vice president. Founded in 1924, the packinghouse operated as a cooperative to wash, inspect, sell, and ship oranges and grapefruits throughout the country. Today it remains the only operational packinghouse in Redlands. In 1927, Attwood also contributed to water sourcing for agriculture in the Redlands area by serving as a director of the Mentone Acres Mutual Well Company upon its official incorporation. The family was prominent in the Redlands community and involved in clubs and social activities. In addition to his business-related activities, Y.J. Attwood served as president of the local Canadian Club in the early 1930s. Annie Attwood and her daughters hosted parties, wedding showers, and club gatherings at the Palm Avenue house which were frequently reported on in local newspapers. By the late 1930s, the Attwoods owned and oversaw 62 acres of citrus groves in the Redlands area and another 120 acres in Strathmore (Tulare County), California, and retained 5,000 acres of grain in Manitoba. Y.J. Attwood actively managed his citrus groves until

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his death in 1939 at the age of 82, after a fall from a lemon tree led to pneumonia. Ownership of his estate in Redlands was endowed to his widow until Annie Attwood's own death in 1951.<sup>18</sup>

In recent years, ownership of the estate and its properties have been inherited by succeeding generations of the Attwood family. Upon the death of Y. J. and Annie Attwood, shares of the estate were divided evenly among their surviving children. Elsie Attwood Thornquest had predeceased her parents in 1926 at the age of twenty-four. Elsie's son John Thornquest (only a year old when his mother died) was raised on Palm Avenue by his grandparents. Mary (Mame) Attwood met Thomas J. Heeneey on the property grounds when he was hired by Y. J. Attwood to work in the orange groves. The couple would marry on the subject property in 1930 and ultimately have five children. Annie continued to live in the house with daughter Peg and grandson John Thornquest. Following the death of the Annie Attwood in 1951, they moved their family from the Wilmington neighborhood of Los Angeles (where had they moved after their marriage) to live on the Redlands estate. All of the Heeneey children grew up and attended school in Redlands, enjoying the expansive property and helping care for the orange groves. Mary Heeneey passed away in 1986, and Thomas Heeneey lived on and cared for the property until his death in 2006. The Alvarado Street cottage, leased to renters for decades, was extensively restored in 1987. After Anne's death, four of the five surviving Heeneey children were granted a 20% share of the property each, with the final 20% placed in a trust for the "heirs of Thomas J. Heeneey." Subsequent years have seen local artists use such structures on the property as the carriage house as aesthetic inspirations for their art. In 1995, the cottage on Alvarado Street was used as a set for the Universal Studios film, "How to Make an American Quilt," starring Winona Ryder. The second-youngest Heeneey child, Anne Brumett, and her husband Ed continued to live in the Palm Avenue residence and tend to the property until its ultimate sale in 2019 to a private developer.<sup>19</sup>

#### Architects and Builders

F. E. Lynn was a local contractor who constructed numerous buildings and infrastructure in Redlands and the surrounding area. Research through online repositories has not revealed many personal details about Lynn, but it has highlighted the work of his company. By 1889, he advertised in the Redlands Citrograph with partner W. J. S. Lynn as Lynn & Lynn Practical Architects. Shortly after working on the subject property, F. E. Lynn was granted the contract to build the first wing of Union High School in 1892. A simple, 42' x 90' brick building, the bid was given to Lynn at a price of \$17,000. In 1902, Lynn became a charter director for the newly incorporated Lynn-Lewis Company, organized for larger-scale contracted building projects. The company was regionally successful, constructing McKinley Elementary School and the Burrage House in Redlands as well as the San Bernardino Carnegie Public Library in 1903. They also apparently built houses on speculation, and advertised houses for sale or rent. F. E. Lynn's role in contractual construction under the Lynn-Lewis Company came to an end when it merged with the Colton-based Wilcox-Rose Construction Company in 1904.<sup>20</sup>

J. Lee Burton was Los Angeles-based architect and builder active in the development of commercial and residential buildings throughout California. Born, raised, and educated in Philadelphia, he moved to Los Angeles in 1887 after working as an architect in Galveston, Texas. Burton was hailed as contributing architecture of "ornate and substantial character" to the "beauties and grandeur of Los Angeles." Some of his most notable building projects within Los Angeles included the Romanesque Revival Los Angeles Theatre (built 1888, demolished in 1941), the Moorish-style La Grande Station for the Santa Fe Railroad (built 1894, demolished 1939), and the Wadsworth Chapel (1900). In 1888, shortly before helping design the England property, Burton began advertising in newspapers to secure building contracts for "modern and cheap cottage and house plans." Burton's work and consultation was in high demand across Southern California, and it ultimately brought him many projects in Redlands. In 1893, he prepared the residential building plans for a Mrs. Billings on the corner of Palm Avenue and Alvarado Street, in close proximity to

<sup>18</sup> "Historic Resources Inventory – Thomas Y. England House," Department of Parks and Recreation, State of California, June 30, 1991; US Census Records, Redlands, California, 1930; Redlands City Directories 1914-1923, accessed through A. K. Smiley Public Library, July 25, 2019; Teeters, "Historic 123-year-old Redlands home..." The Valley Messenger, 5; "Ready For New Year," Los Angeles Times, November 28, 1926; "Articles of Incorporation," San Bernardino County Sun, June 29, 1927; Sandra Emerson, "Redlands Foothill Groves packinghouse turns 90," Redlands Daily Facts, September 23, 2014; "D.G. MacDonald will Head Canadian Club," San Bernardino Sun, February 5, 1933; "Injury Jan. 6 Proves Fatal to Citrus Man," San Bernardino County Sun, April 7, 1939; "Services Held for Mrs. Annie Atwood," San Bernardino County Sun, March 13, 1951.

<sup>19</sup> Teeters, "Historic 123-year-old Redlands home..." The Valley Messenger, 5; US Census Records, Redlands, California, 1940; "1991 Heritage Award Recipient," Redlands Area Historical Society, accessed July 23, 2019; San Bernardino County Assessor, "Property Information for Parcel 0173-231-05-0000, Owner History," San Bernardino County – Property Information Management System, accessed online July 29, 2019.

<sup>20</sup> "Lynn & Lynn," Redlands Citrograph, January 26, 1889, 10; "Redlands," Los Angeles Times, October 27, 1892, 7; "San Bernardino," Los Angeles Times, December 1, 1892, 7; "A New Redlands Company," The Evening Transcript (San Bernardino, California), August 19, 1902, 1; Hoogstraat, *Souvenir of Redlands, California*, 1902, "The Library is Assured," San Bernardino County Sun, January 29, 1903, 1; "Gets New Contract," The Weekly Sun (San Bernardino, California), June 12, 1903, 4.

the buildings on the England estate. Other notable architectural designs overseen by J. Lee Burton in Redlands includes the former Y.M.C.A. building on Cajon Street (today used as City Hall). In 1895, Burton collaborated with the famed Smiley Brothers of Redlands to produce a number of cottages to be used for a resort complex on land purchased and developed by the Smileys. Burton established an office for his joint firm with John Parkinson in Redlands that same year.<sup>21</sup>

Garret Huizing was a local Redlands builder for 35 years. Huizing had moved to California from the Netherlands when he was 25 years old. Huizing was active in erecting homes for the growing city of Redlands, including 15 of 21 homes on the 500 block of Buena Vista Street that today is a designated historic district. The fall of 1930 saw \$68,000 in building construction contracts awarded to Huizing. He built a nurses' home for the Redlands community hospital and two more private residences on his own subdivision near the Redlands Country Club. He also worked on residential remodeling and renovation projects, such as the Englands' Palm Avenue home. Other projects included commercial buildings such as the Spanish Revival-styled Texaco service station on the corner of Seventh and State Streets in Redlands. Huizing found business ventures in other industries as well. A Los Angeles newspaper named Garrett Huizing as an "incorporator" of the newly founded Amalgamated Film Enterprises. The newspaper notes that the company intended on producing independent motion-picture films. Huizing moved to Pasadena from Redlands and resided there for 15 years until his death in Los Angeles in 1954.<sup>22</sup>

#### Evaluation:

The England/Attwood Estate is recommended eligible at the local level to the NRHP under Criterion A, to the CRHR under Criterion 1, and as a City of Redlands historic resource under local Criterion A. The England family began frequenting San Bernardino County in the mid-1880s, as part of the first wave of prosperous and influential easterners who settled in Redlands. South Redlands was open land in the early 1880s; Judson and Brown subdivided it for citrus estates and then brought irrigation to the vicinity in 1885. The wealthy Smiley Brothers relocated to Redlands from New York and began development of their 200-acre public park and residential complex in 1889, and the Englands announced their intention to move to Redlands the following year. They purchased hillside property and planned Prospect Park adjoining the subject property, which soon rivaled Canyon Crest Park as a tourist destination and point of community pride, drawing visits from three consecutive US Presidents during its heyday. The subject property was developed as an agricultural-residential citrus estate in 1891 during the first decade of intensive citrus cultivation in Redlands. Orange horticulture grew astronomically during the last decade of the nineteenth century, as early adopters like the Smileys and Englands established fashionable estates and endowed urban-style amenities that encouraged more affluent transplants from the East Coast to follow them to Redlands. The NRHP-listed Kimberly Crest Mansion (among the most opulent local citrus estates) was constructed in an orange grove setting on the edge of Prospect Park in 1897, "following a local tradition of living within an agricultural environment." The template for this local tradition had been established in part by the development of the England Estate just a half mile to the north a few years earlier. Prospect Park's elaborate landscaping (begun the year before Kimberly Crest was constructed) furnished the setting for the estate and must have provided some of the inspiration for its owners to create their own lavish grounds.<sup>23</sup>

By the turn of the century, Redlands had a wide reputation for the finest-quality oranges and was a high-end tourist destination. It continued to draw people of means, earning the nickname "The City of Millionaires." As droves of elite easterners established residential citrus estates and cultivated oranges either for profit or as a hobby, the romantic allure of the orange continued to grow and became intertwined with Redlands' community identity. Citrus estates had become so common that from elevation Redlands presented a sea of citrus groves punctuated by occasional buildings even within city limits. The orange industry continued to grow and dominated the local economy through the early decades of the twentieth century despite setbacks like the Freeze of 1913. The property's use as a residential complex and a family-run commercial citrus operation persisted for half a century through Redlands' recovery and growth period after the Freeze of 1913 and through the Great Depression. Much of Redlands was redeveloped for housing in the postwar period, leading to the loss of almost all its historic citrus estates. These properties were

<sup>21</sup> "J. Lee Burton," Los Angeles Herald, September 3, 1905, 66; "Los Angeles Theatre #1, Downtown, Los Angeles, CA," Pacific Coast Architecture database (online database), accessed July 30, 2019, <http://pcad.lib.washington.edu/building/9199/>; "Early Los Angeles Historical Buildings (1800s)," Water and Power Associates, accessed online July 30, 2019, [https://waterandpower.org/museum/Early\\_LA\\_Buildings%20\(1800s\)\\_6\\_of\\_6.html](https://waterandpower.org/museum/Early_LA_Buildings%20(1800s)_6_of_6.html); "Wadsworth Chapel," Los Angeles Conservancy, accessed online July 30, 2019, <https://www.laconservancy.org/locations/wadsworth-chapel/>; "Smiley Bros. Will Build," The Weekly Sun, May 18, 1895, 2; "Redlands," Los Angeles Times, July 24, 1892, 7; "Redlands Brevities," Los Angeles Times, May 16, 1893, 7.

<sup>22</sup> "Historic designation sparks Redlands battle," San Bernardino County Sun, July 15, 1989, 10; "Garrett Huizing Taken by Death," Redlands Daily Facts, January 14, 1954, 5; "Huizing Given New Contract – Gowland Super-Service Station at Seventh, State Streets to be Started Promptly," San Bernardino County Sun, December 13, 1931, 15; "Building Official Issues Permits," San Bernardino County Sun, June 12, 1930, 15; "Local Men Launch New Film Concern," Los Angeles Times, May 19, 1925.

<sup>23</sup> *Kimberly Crest NRHP Nomination Form*, Prepared by Lauren Weiss Bricker, August 15, 1995, 8:7.

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becoming unusual by the 1970s; by 2003, the once-ubiquitous grand Redlands orange grove estate had become rare, and a NRHP nomination cited the England Estate as one of only a couple of extant working citrus estates. Few extant comparable examples of citrus estates feature all the character-defining elements exhibited by the England Estate: the NRHP-listed Beverly Ranch lacks a barn or carriage house, while the Johnson house a block west of the subject property is sited on a much smaller parcel and has only a vestigial remnant of groves. The England Estate is therefore an important example of a property type that illustrates the unique early pattern of development that established Redlands as a citrus hub and an affluent residential community. In use as a citrus estate with the houses occupied and groves cultivated from 1891-2006, it apparently remained under family ownership and retained its original use longer than almost all Redlands citrus estates. For these reasons, it is eligible for historic listing to the NRHP and CRHR for its significant association with events that have made a significant contribution to the broad patterns of the history of Redlands. It is eligible as a City of Redlands historic resource under local Criterion A for its significant value as part of the development of the city of Redlands.

The England/Attwood Estate is recommended eligible at the local level to the NRHP under Criterion B, to the CRHR under Criterion 2, and as a City of Redlands historic resource under local Criterion C. The members of the England family including Thomas, his wife Emma, their son James, and James' wife Nancy, were prominent and influential Redlands pioneers who moved from the East Coast within less than a decade of the town's foundation. On the leading edge of the wave of wealthy transplants from the East Coast, the Englands were prominent socially, engaged with local philanthropic and civic issues, and leaders of the early citrus industry. They were among the cadre of transplants who transformed Redlands into a famous vacation/second home destination for snowbirds and developed its reputation as the premium locale for orange cultivation. Affluent Redlands pioneers including the Englands made orange cultivation a local success through their efforts at farming, marketing, and promotion. The England family planted their first orchards within six years of irrigation becoming available, developing a residential citrus estate that helped establish a template for the droves of wealthy transplants who created similar properties over the next two decades. J. W. England served as president of the local Orange Growers' Association. The England family also helped develop infrastructure for local agricultural development and residential expansion, most notably expanded irrigation systems. T. Y. England organized the South Mountain Water Company, acting as president. The company explored natural springs in the Yucaipa Valley throughout the late-1890s, drilling wells that continue to supply water to Redlands Heights and surrounding areas to this day. J. W. England would become president of the company after his father.

The irrigation infrastructure was required for intensifying local agricultural and residential development as well as for the family's pet project: the huge public botanical garden called Prospect Park, which was perhaps their most important accomplishment in Redlands. The Englands developed access roads and a lake and planted exotic plants, trees, and of course citrus orchards on a hillside location with stunning views of the San Bernardino Valley and mountains beyond. The park was a huge success, becoming a famous tourist destination visited by US Presidents and other luminaries. It was a public amenity for local residents, boosting local quality of life as well as advertising Redlands' climate and fertility to newcomers. It was one of two such privately-financed parks, and the only one that has been preserved. Like other affluent Redlands pioneers, the Englands were active members of a Protestant denomination eager to underwrite a congregation with an impressive church building. The family donated a lot for the local Baptist church building and contributed to its construction fund. They also served on the board, and were among the affluent residents who made Redlands a community with a grand church on all four corners of some intersections.

The England family helped establish orange cultivation as the dominant local industry. They were early pioneers who drew more socially prominent and affluent easterners to Redlands. And they had a profound effect on the local built environment: establishing a residential citrus estate, financing a local church edifice, expanding irrigation infrastructure, and creating a famous public park that still exists. The subject property is associated with the productive life of the family members, who lived on the property for its first two decades of orange cultivation. Orange cultivation and most activities surrounding it took place on the subject property. Many of the guests entertained at social events hosted by the Englands would have been business associates connected with the citrus industry and/or the development of irrigation infrastructure. The subject property was also connected to Prospect Park during its establishment and heyday. Planning, correspondence, and similar business activities for the orchard, water company, and park would have taken place in a home-based study or library during this period, as it would have been extremely inconvenient for the Englands to keep an office located any distance from their grove and the expansive residence within it during the horse and buggy era. Specific records documenting the location of these activities have not been revealed. No other properties associated with the England family, however, are listed on a historic register, and extensive review of available records has not revealed the existence of any such property in Redlands. Therefore, the property is recommended eligible for listing to the NRHP and CRHR as a historic district for its association with important individuals. It is eligible as a City of Redlands historic resource under local Criteria C because it is strongly identified with persons who significantly contributed to the history and development of the Redlands.

The England/Attwood Estate is recommended eligible at the local level to the NRHP under Criterion C, the CRHR under Criterion 3, and as a City of Redlands historic resource under local Criteria D, G, I, and J. With its nine-acre parcel holding contributing features including a main residence, cottage, carriage house, and gravity-flow irrigation system set within a citrus grove and with borders marked by palms, the England/Attwood Estate exhibits all the important character-defining features of the Redlands citrus estate complexes. The property exhibits the architecturally distinctive buildings, spatial layout, and landscape design of a late-nineteenth/early-twentieth century Redlands citrus estate. Developed by ultra-wealthy East Coast transplants, these were not farms with associated farmhouses: the fashionable architecture utilized was more typical of high-end urban neighborhoods than of rural areas. The Queen Anne-style cottage on Alvarado Street and carriage house were designed by prominent Los Angeles architect J. Lee Burton, and display their original architectural features. The main residence was originally designed by the same architect, but was heavily altered about 1914 after the England family sold the property. The Prairie-style remodel, however, was performed by local builder Garrett Huizing within the period of significance, who was well-known during his working life and designed several historically significant Redlands houses. It demonstrates how these properties could change over time as their owners sought to keep up with architectural fashion. (The NRHP-listed Beverly Ranch was altered several times between 1910 and 1919.) The England/Attwood Estate's main residence is set back from the road behind a formal semicircular drive planted with lawn and hedges; this type of property typically featured a residence set back from the road behind a landscaped drive that afforded views. Palms, a symbol of wealth and sophistication during the Victorian period, are planted along the property's Palm Avenue and Alvarado Street borders, another typical feature of this property type. Most of the nearly nine-acre property is planted to orange groves, which were the source of both Redlands' prosperity and its fame. They were commercially cultivated and also a romantic symbol of wealth and the aesthetic setting for these estates. According to the typology established for these citrus estates in the NRHP nomination of the Beverly Ranch, the England/Attwood Estate is one of the best extant examples of this now-rare property type. The presence of all these character-defining features on a single citrus estate make the England/Attwood Estate a better example of the property type than the NRHP-listed Beverly Ranch (which has lost its barn) or the nearby Johnson House property (which had much smaller groves and nearby development by the late 1930s).

The property is recommended eligible for listing to the NRHP and CRHR under Criterion C/I because it embodies the distinctive characteristics of a type of construction, a Redlands citrus estate. It is recommended eligible for listing as a City of Redlands historic resource under local Criteria D because it is one of the few remaining examples in the city possessing distinguishing characteristics of a citrus estate, under local Criteria G because the singular physical characteristics of an intact citrus estate represent an established and familiar visual feature of the neighborhood, under local Criteria I because it is a particularly good example of an intact citrus estate, and under local Criteria J because it contributes to the historical and scenic heritage of the city.

The England/Attwood Estate is a well-understood property type and not a likely source of information about history or prehistory, and is therefore not eligible to the NRHP under Criterion D or the CRHR under Criterion 4.

#### Integrity of Contributing Resources

In addition to age-eligibility and significance, eligibility rests on integrity, which affects a district's ability to convey the qualities that make it significant. Contributing resources within the England/Attwood Estate Historic District generally retain all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of setting is a particularly essential element of a historic district, and in this case allows the district to convey its theme of historic rural/residential development. The original layout of the site has been preserved, and features rows of palms delineating property boundaries along streets, a formal semi-circular drive enclosing a lawn, and buildings laid out along a t-axis at the center of the orange orchard that occupies most of the property. It features a high concentration of intact historic resources, including buildings, orchard and other plantings, and agricultural structures that date to the period of significance.

The most notable alteration to the property since its initial development in 1891 is the c1915 renovation to the primary residence. The radical remodel removed most of the exterior fabric of the original Queen Anne mansion, retaining the basic massing and form of the building while changing the style and features such as cladding, roof pitch, and fenestration. However, this project took place within the period of significance and was performed by an important Redlands contractor. The house continued in its original use as the primary residence associated with a family-operated citrus grove. The remodeled building has therefore attained significance in its own right. All the other buildings and structures dating from the period of significance have been unaltered or altered only slightly and are able to convey their original purpose and design. Therefore, the buildings and structures retain integrity.

Because the majority of buildings and structures within the England/Attwood Estate Historic District boundaries are contributors that retain integrity, the district as a whole possesses integrity of design, setting, materials, workmanship, and feeling. Non-



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\*Resource Name or # (Assigned by recorder) England/Attwood Estate

\*Recorded by: Kara Brunzell

\*Date: July 25, 2019     Continuation     Update

contributors, which were constructed outside the period of significance, are similar in scale and constructed from similar materials as the contributors, and therefore do not detract from the integrity of the site. The England/Attwood Estate Historic District is recommended eligible for designation to the CRHR and NRHP under Criteria 1/A, 2/B, and 3/C. It is also recommended eligible as a City of Redlands historic resource under Criteria A, C, D, G, I, and J.

**P1. Other Identifier:** 301 W. Palm Avenue

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Bernardino

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

**\*b. USGS 7.5' Quad** Redlands **Date** 1996 T 1S; **R** 3W; **Section** 34; **S.B.B.M.**

**c. Address** 301 W. Palm Ave. **City** Redlands **Zip** 92373

**d. UTM:** (give more than one for large and/or linear resources) **Zone** 11; 429217.72 mE/ 379947.42 mN

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

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
The building at 301 W. Palm Avenue is two-story and has a composition shingle hipped roof with wide flared eaves. A projecting first-floor volume wraps around the building's west corner, sheltering a front porch and porte cochere supported by massive square columns. The roof of this single-story volume forms a second-floor verandah with low wooden railing. The main entrances, a large partially-glazed wooden front door and a pair of partially glazed wooden doors set back from the front of the house, are located on the northwest elevation, which also features two levels of large bay windows. The porch is accessible from the driveway via a stone staircase. Fenestration consists of double-hung wood-sash windows, and the house is clad in horizontal clapboard siding. There are wide overhanging eaves above the second floor and slight overhanging eaves above the first floor, both featuring decorative brackets. Two tall corbelled brick chimneys project from the roof. The rear (southeast) elevation features an enclosed porch with multiple-light windows. The building is set back from the street behind a large lawn bordered by hedges and surrounded by a variety of palm and other trees. Behind the residence there is another lawn area leading to the carriage house and orchard shed, and to the southwest is the associated cottage residence with its detached garage on Alvarado Street. The 8.9-acre property also has several acres of mature fruit-bearing orange trees.

**\*P3b. Resource Attributes:** (List attributes and codes) HP10. Residence

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: Northwest elevation, camera facing southeast, photograph taken January 9, 2019.

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

Historic  Prehistoric  Both

1891, Redlands Area Historical Society

**\*P7. Owner and Address:**

Diversified Pacific Communities

10621 Civic Center Drive

Rancho Cucamonga, California 91730

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

David Brunzell, Kara Brunzell, Dylan Williams

BCR Consulting LLC.

505 W. Eighth Street,

Claremont, CA 91711

**\*P9. Date Recorded:** January 9, 2019

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

**\*P11. Report Citation:** (Cite survey report and

other sources, or enter "none.") Cultural Resource Evaluation of England/Attwood Estate at 131 W. Palm Avenue, Redlands, California.

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record

District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

Page 18 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update

**\*P3a. Description: (continued):**



Photograph 2: View of the northwest elevation of the residence and carport from the west side of the semi-circular front driveway, camera facing east, January 9, 2019.



Photograph 3: Northwest and northeast elevations, camera facing south, January 9, 2019.

Page 19 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update



Photograph 4: Detail, frontal windows facing Palm Avenue and eaves, camera facing west, January 9, 2019.

Page 20 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update



Photograph 5: Detail, windows and siding along the northeastern elevation of the residence, camera facing south, January 9, 2019.

Page 21 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update



Photograph 6: Detail, wooden siding and backdoor entrance in the southwestern corner of the residence with carriage house visible in background, January 9, 2019.

Page 22 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update



Photograph 7: Continuation of driveway leading from semi-circular entrance on Palm Avenue to the rear of the residence and toward the carriage house and orange grove, southeastern elevation of the residence in the background, camera facing northwest, January 9, 2019.



Page 23 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update

Photograph 8: View of the northeastern and southeastern elevations of the home from small lawn behind the residence, camera facing west, January 9, 2019.



Photograph 9: Detail, small cement incinerator with iron door/hatch for an opening, January 9, 2019.



Page 24 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update



Photograph 10: Detail, incinerator in context of the residence located to the immediate northeast, January 9, 2019.

Page 25 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update



Photograph 11: Orange trees bordering the rear driveway with views of the gravity-fed irrigation canal running toward the northwest, camera facing northwest, January 9, 2019.

**P1. Other Identifier:** 827 Alvarado St., England Cottage

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Bernardino

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

**\*b. USGS 7.5' Quad** Redlands **Date** 1981 T 1S; **R** 3W; **Section** 34; **S.B.B.M.**

**c. Address** 827 Alvarado St. **City** Redlands **Zip** 92373

**d. UTM:** (give more than one for large and/or linear resources) **Zone** 11; 429283.16 mE/ 3769921.20 mN

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

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

The Queen Anne-style cottage at 827 Alvarado Street features a gable-on-hip bellcast roof with dormers, horizontal wooden clapboard siding with shingle accents, and an integral porch wrapping around the southern corner of the house. A narrow concrete walkway leads up to a set of concrete steps onto the porch through the front yard, which is bordered at the front by a hedge with rosebushes, hedges, and a variety of trees. Fenestration consists of double-hung wood sash. There are two main entrances accessed via the southwest (primary) façade, leading into both the main volume and the projecting front volume. The projection features a decorative curved bay window with the gable overhanging. There is an ornamental octagonal window at the gable end as well as leaded-glass transoms above the four tall windows in the bay. Decorative features of the primary façade include dentil moulding at the cornice and square porch supports with capitals and paneled bases. To the east of the front bay window on the northwest elevation is a tall chimney with decorative channeled brickwork. The northwest elevation also features a projecting volume with hipped roof and decorative shaped rafter tails, with an angled bay window below. The southeast elevation gabled dormer with decorative vent at its pedimented gable end and diminutive eaves with ornamental shaped brackets (continued on p. 2).

**\*P3b. Resource Attributes:** (List attributes and codes) HP2 Single Family Property, HP33 Farm/Ranch

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



**P5b. Description of Photo:** (View, date, accession #) Photograph 1: Southwest elevation, camera facing northeast, August 22, 2019.

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

Historic  Prehistoric  Both

1893, Redlands Area Historical Society

**\*P7. Owner and Address:**

Diversified Pacific Communities

10621 Civic Center Drive

Rancho Cucamonga, California 91730

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

David Brunzell, Kara Brunzell, Dylan Williams

BCR Consulting LLC.

505 W. Eighth Street,

Claremont, CA 91711

**\*P9. Date Recorded:** January 9, 2019

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

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Cultural Resource

Evaluation of England/Attwood Estate at 131 W. Palm Avenue, Redlands, California.

**\*Attachments:** NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record

District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

Page 27 of 56 \*Resource Name or # (Assigned by recorder) 827 Alvarado St.

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update

**\*P3a. Description: (continued):**

There are two additions at the rear of the house which lack the Queen Anne detailing of the original cottage. A rear yard is enclosed by wood lattice fencing, and features a two-level wooden treehouse and a brick walkway leading from the house to the gate and into the surrounding orange grove

There is a garage to the southeast of the house with a gabled composition shingle roof and horizontal clapboard siding. It has overhanging eaves with exposed rafter tails, a metal roll-up garage door, and a weathervane. The top of the gable end has a wooden vent with vertical slats, and a concrete driveway leads to the garage.

Page 28 of 56 \*Resource Name or # (Assigned by recorder) 827 Alvarado St.

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update



Photograph 2: Overview of southwest and southeast elevations, also in view: front-facing bay window, wraparound porch, decorative window, and sloping roof, camera facing northeast, August 22, 2019.



Photograph 3: Alternate view of the front of residence taken from behind fence enclosing the property, southwest elevation, camera facing east, January 9, 2019.

Page 29 of 56 \*Resource Name or # (Assigned by recorder) 827 Alvarado St.

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update



Photograph 4: Detail, front-facing bay windows with ornate glass and painted wooden framing, roofline obstructed from view by trees, August 22, 2019.



Photograph 5: Detail, second bay window adjacent to channeled brickwork chimney along northwest elevation, August 22, 2019.

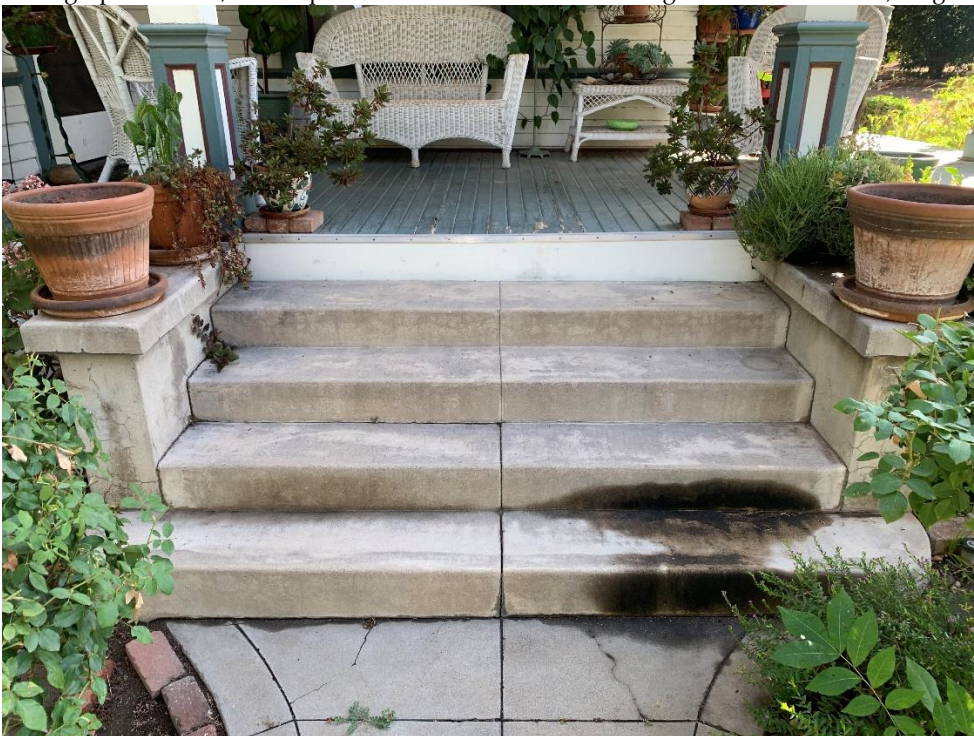
Page 30 of 56 \*Resource Name or # (Assigned by recorder) 827 Alvarado St.

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update



Photograph 6: Detail, close-up view of decorative dormer along southeast elevation, August 22, 2019.



Photograph 7: Detail, concrete front steps leading from Alvarado St. walkway to the wraparound porch and front door, August 22, 2019.

Page 31 of 56 \*Resource Name or # (Assigned by recorder) 827 Alvarado St.

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update



Photograph 8: Detail, decorative painted woodwork ornamentation lining gabled roof, August 22, 2019.



Photograph 9: Detail, close-up of front porch with sloped roof and ornate beam pillars, southeast elevation, January 9, 2019.



Page 32 of 56 \*Resource Name or # (Assigned by recorder) 827 Alvarado St.

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update



Photograph 10: Detail, the treehouse in the easternmost corner of the enclosed back patio, July 25, 2019.



Photograph 11: Northeast and northwest elevations with enclosed back patio also in view, camera facing south, July 25, 2019.

Page 33 of 56 \*Resource Name or # (Assigned by recorder) 827 Alvarado St.

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update



Photograph 12: Alvarado Street residence with detached garage in foreground, featuring a paved driveway and weathervane, southwest elevation, camera facing north, January 9, 2019.



Photograph 13: Frontal view of the Alvarado Street residence's detached garage, featuring view of the surrounding orange groves behind and southeast of the garage, camera facing east, January 9, 2019.

**P1. Other Identifier:** England Carriage House

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County** San Bernardino

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

**\*b. USGS 7.5' Quad** Redlands **Date** 1996 T 1S; **R** 3W; **Section** 34; **S.B.B.M.**

**c. Address** 301 W. Palm Ave. **City** Redlands **Zip** 92373

**d. UTM:** (give more than one for large and/or linear resources) **Zone** 11; 429263.25 mE/ 3769945.35 mN

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

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

The Carriage House is a wood-frame building with a steeply-pitched cross-cabled roof, a combination of horizontal board and wood shingle siding, and a stone foundation. Fenestration consists of a combination of double-hung wood frame windows and multiple-light wood frame windows. A crude concrete ramp leading to a large sliding wooden door on the southwest elevation. There is a human-scale paneled wood door to the left of the sliding door. A shed-roofed volume at the southeast end of the carriage has sets of wooden double doors on its southwest and northeast elevations. A shed-roofed awning extends from the northeast elevation, sheltering a concrete pad where equipment is stored. There is a single window at the small southeast gable end. The southwest gable end had an assemblage of to narrow windows flanking a wider window accented by decorative brackets. The pedimented northeast gable end an arched multiple-light wood-sash window flanked by two arched vents. The southwest gable end is both functional and highly decorative: a hayloft door is flanked by large decorative brackets and topped by a transom and hay hook fixed within a small gable. It is flanked by narrow windows with smaller brackets, and the entire assemblage is set within the large main gable. A square cupola at the ridgeline of the main roof has a hipped roof topped with weathervane, decorative brackets at its corners, and large louvered vents on all sides (continued on p. 2).

**\*P3b. Resource Attributes:** (List attributes and codes) HP33 Farm/Ranch

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



**P5b. Description of Photo:** (View, date, accession #) Photograph 1: Southwest elevation, camera facing northeast, January 9, 2019.

**\*P6. Date Constructed/Age and Sources:**  
1891, The Valley Messenger (Yucaipa California)  
 Historic  Prehistoric  Both

**\*P7. Owner and Address:**  
Diversified Pacific Communities  
10621 Civic Center Drive  
Rancho Cucamonga, California 91730

**\*P8. Recorded by:** (Name, affiliation, address)  
David Brunzell, Kara Brunzell, Dylan Williams  
BCR Consulting LLC.  
505 W. Eighth Street,  
Claremont, CA 91784

**\*P9. Date Recorded:** January 9, 2019

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

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

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

Page 35 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave. Carriage House

\*Recorded by David Brunzell

\*Date: January 9, 2019  Continuation  Update

**\*P3a. Description: (continued):**

Interior features include a concrete platform with drainage for horses, wooden stables, and upstairs coachman's quarters that once served as living space for caretakers. The rear of the carriage house has a wooden walkway and a concrete-lined brick basin likely used for horses on the property. Situated immediately northwest of the building is a small wooden shed. The carriage house is located 98 feet southeast of the Palm Avenue residence and is surrounded by the orange grove to the northeast, southeast, and southwest.



Photograph 2: Southwest elevation of carriage house with southeast elevation of main Palm Avenue residence in background and driveway connecting the two, January 9, 2019.

Page 36 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave. Carriage House  
\*Recorded by David Brunzell \*Date: January 9, 2019  Continuation  Update



Photograph 3: Detail, close-up view of wooden siding and doors attached to southernmost corner; upstairs window of carriage house apartment also visible, January 9, 2019.

Page 37 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave. Carriage House  
\*Recorded by David Brunzell \*Date: January 9, 2019  Continuation  Update



Photograph 4: Northeastern elevation with covered back patio area, camera facing west, January 9, 2019.

Page 38 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave. Carriage House  
\*Recorded by David Brunzell \*Date: January 9, 2019  Continuation  Update



Photograph 5: Detail, wooden walkway leading to back door of carriage house under the covered patio; cement basin also visible on the right side of the photo, January 9, 2019.

Page 39 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave. Carriage House  
\*Recorded by David Brunzell \*Date: January 9, 2019  Continuation  Update



Photograph 6: Cement basin adjacent to wooden entryway in northernmost corner of the carriage house, January 9, 2019.



Page 40 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave. Carriage House  
\*Recorded by David Brunzell \*Date: January 9, 2019  Continuation  Update



Photograph 7: Detail, cement-and-brick basin located under covered back patio, portion closest to the carriage house wall covered by broken wooden boards, January 9, 2019.



Photograph 8: Northwest elevation of the carriage house with wooden siding and windows visible, flaking white paint, camera facing south, January 9, 2009.

Page 41 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave. Carriage House

\*Recorded by David Brunzell

\*Date: January 9, 2019  Continuation  Update



Photograph 9: Northwest and northeast elevations of a small wooden shed located adjacent to the carriage house, northwest elevation of the carriage house visible as well, camera facing south, January 9, 2019.



Photograph 10: Northeast and southeast elevations of wooden shed between the carriage house and Palm Avenue residence, camera facing northwest, January 9, 2019.

Page 42 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave. Carriage House  
\*Recorded by David Brunzell \*Date: January 9, 2019  Continuation  Update



Photograph 11: Northwest and southwest elevations and cement entryway leading to large sliding wooden door serving as structure's main entrance, camera facing east, January 9, 2019.

**P1. Other Identifier:** England Estate Utility Barn

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino

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

\*b. USGS 7.5' Quad Redlands Date 1996 T 1S; R 3W; Section 34; S.B.B.M.

c. Address 301 W. Palm Ave. City Redlands Zip 92373

d. UTM: (give more than one for large and/or linear resources) Zone 11; 483757.25 mE/3766807.40 mN

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

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

The utility barn associated with the England Estate is located within the orange grove near the center of the property. It has a wood frame and stone foundation and is clad in corrugated metal. The roof is also corrugated metal, and is gabled with slight overhanging eaves. A crude concrete platform serves a driveway leading from the grove to the vehicle entrance on its south elevation. The sliding corrugated metal doors and fenestration consists of wood-sash windows, which are in poor condition; some are glazed, while others are partially covered with boards.

\*P3b. Resource Attributes: (List attributes and codes) HP. Garage

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: West and south elevations, camera facing northeast, July 25, 2019.

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both

1908, City of Redlands

\*P7. Owner and Address:

Diversified Pacific Communities

10621 Civic Center Drive

Rancho Cucamonga, California 91730

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

David Brunzell, Kara Brunzell, Dylan Williams

BCR Consulting LLC.

505 W. Eighth Street.

Claremont, CA 91784

\*P9. Date Recorded: July 25, 2019

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: (Cite survey report and

other sources, or enter "none.") None

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record

District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record

Other (list) \_\_\_\_\_

Page 44 of 56 \*Resource Name or # (Assigned by recorder) England Estate Garage

\*Recorded by David Brunzell, Dylan Williams

\*Date: July 25, 2019  Continuation  Update

**\*P3a. Description: (continued):**



Photograph 2: Northwest elevation of the garage with the northeast elevation majorly obscured by overgrown bushes, camera facing west, July 25, 2019.



Photograph 3: View of rear northeast elevation of the garage, rear windows covered by wooden boards, camera facing southeast, July 25, 2019.

Page 45 of 56 \*Resource Name or # (Assigned by recorder) England Estate Garage

\*Recorded by David Brunzell, Dylan Williams

\*Date: July 25, 2019  Continuation  Update



Photograph 4: Southeast and northeast elevations, side windows in view, camera facing west, July 25, 2019.



Photograph 5: Southwest elevation, wooden-framed sliding door and windows easily visible, camera facing northeast, July 25, 2019.

**L1. Historic and/or Common Name:** England Estate Weir and Irrigation System

**L2a. Portion Described:**  Entire Resource  Segment  Point Observation

**b. Location of point or segment:** USGS 7.5' Quad: Redlands (1996); T 1S, R 3W, Section 34; S.B.B.M.

**L3. Description:** The linear resource is a system of flumes used for the irrigation of an orange grove. The flumes are organized to allow for the flow of water from the southeast to the northwest. The flume system is constructed of concrete, with an open-top, U-shaped design that channelizes the water. Small divots capped by iron covers are located ~14 inches apart along the bottom of the flume to allow for water flow out of the flume and into the orange grove. The flume system consists of two segments, one running along the northeastern boundary of the property (Segment A) and one running from the center of the property, immediately west of the carriage house, northwestward around the Palm Avenue residence and terminating at Palm Avenue (Segment B). Segment A originates at a concrete irrigation weir located in the easternmost corner of the property. The weir is a large concrete structure that diverts water shares transported to the property via pipelines directly into Segment A, which then releases the water to supply the northern, eastern, and southern quadrants of the surrounding orange grove. Segment B originates at small concrete basin located ~ 15 feet in front (west) of the carriage house. Subterranean pipes and cement standpipes allow for water originating at the weir to flow to this basin where it pools. The water is then released from this basin into Segment B of the flume system, which continues northwestward along the Palm Avenue residence driveway and terminates at the Palm Avenue property boundary. Water flowing from this segment of the flume would supply the westernmost quadrant of the orange grove, whose supply from Segment A is obstructed by several structures. Any excess or runoff water released by the flumes would be collected in concrete gutter located on the southwest boundary of the property (not a contributing element to the subject linear feature).

**L4. Dimensions:**

- a. Top Width:** ~7 inches      **b. Bottom Width:** ~7 inches  
**c. Height or Depth:** ~9 inches      **d. Length of Segment:** ~.2 miles

**L5. Associated Resources:** The flume system originates and is connected to a historic resource, the England Estate Weir, as part of the larger property irrigation system. Segment B of the flume system runs adjacent to three more contributing resources of the Palm Avenue England Estate (the England Home on Palm Avenue, the England Cottage on Alvarado Street, and the England Carriage House).

**L6. Setting:** The resource is located within a functioning and historic orange grove, surrounded by navel orange trees. The surrounding land on the property has been graded to create a gradual decline toward the northwest that allows for gravity-fed irrigation methods. The majority of the subject resource is embedded in sandy silt, with water flow and leakage eroding some of the sediment beneath the feature.

**L7. Integrity Considerations:** The resource upholds its historic integrity as associated to the orange grove and the residences on Palm Avenue and Alvarado Street. The concrete masonry work is original and largely unaltered.

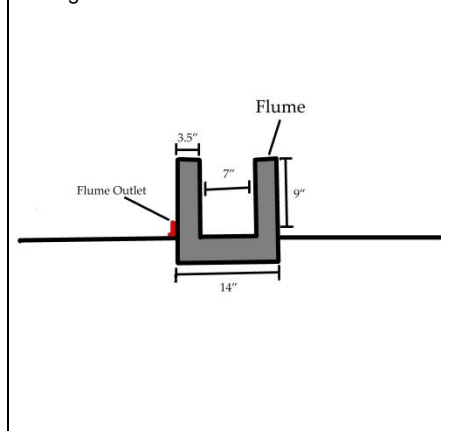
**L8b. Description of Photo, Map, or Drawing:** Segment B of flume system, camera facing southeast, taken July 25, 2019.

**L9. Remarks:** None

**L10. Form Prepared by:** Dylan Williams, BCR Consulting LLC.

**L11. Date:** August 12, 2019

**L4e. Sketch of Cross-Section; Profile Facing: NW**



**L8a. Photograph, Map or Drawing**

Page 47 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update



Photograph 2: Detail, cement canal with close-up of the outlet divot, July 25, 2019.



Page 48 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update



Photograph 3: Detail, gravity-fed irrigation canal connected to a small cement basin at its southeast terminus, July 25, 2019.

Page 49 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update



Photograph 4: Detail, alternative view of the concrete basin with small drain located in one corner, July 25, 2019.

Page 50 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update



Photograph 5: Detail, a shortened standpipe used for irrigation purposes and located throughout the subject property's orange groves, July 25, 2019.

Page 51 of 56 \*Resource Name or # (Assigned by recorder) 301 W. Palm Ave

\*Recorded by David Brunzell, Dylan Williams

\*Date: January 9, 2019  Continuation  Update



Photograph 6: Detail, two larger standpipes used for orange grove irrigation and watering with the tops covered by mesh screens, July

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 52 of 56

\*Resource Name or # (Assigned by recorder) England/Attwood Estate

**P1. Other Identifier:** England Estate Concrete Masonry Property Wall

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Bernardino

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

\*b. USGS 7.5' Quad Redlands Date 1996 T 1S; R 3W; Section 34; S.B.B.M.

c. Address 301 W. Palm Ave. City Redlands Zip 92373

d. UTM: (give more than one for large and/or linear resources) Zone 11; 483757.25 mE/ 3766807.40 mN

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

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

The concrete masonry footing associated with the England Estate is located along the southeast property boundary. It is in good condition. The footing ranges from six to eighteen inches in height at differing points along its length. Steel poles with chain link fencing are installed along the tops of the footing to create a taller property boundary.

\*P3b. Resource Attributes: (List attributes and codes) HP46. Walls/Gates/Fences

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

P5b. Description of Photo: (View, date, accession #) Photograph 1: Portion of the footing along the southeast property boundary, camera facing south, January 28, 2020.

\*P6. Date Constructed/Age and Sources:

Historic  Prehistoric  Both  
Unknown Construction Date, Altered Outside of Historic-Period, City of Redlands

\*P7. Owner and Address:

Diversified Pacific Communities  
10621 Civic Center Drive  
Rancho Cucamonga, California 91730

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

David Brunzell, Kara Brunzell, Dylan Williams  
BCR Consulting LLC.  
505 W. Eighth Street  
Claremont, CA 91784

\*P9. Date Recorded: July 25, 2019

\*P10. Survey Type: (Describe) Intensive



\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

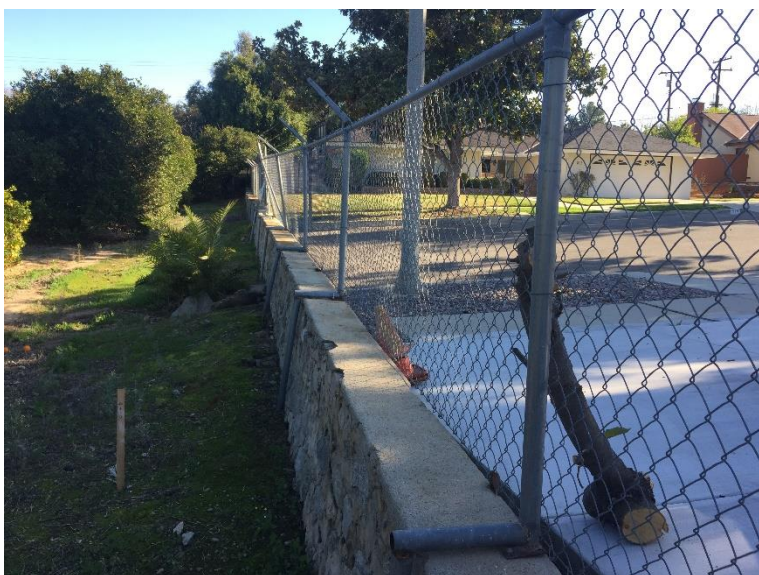
\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  
 District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  
 Other (list) \_\_\_\_\_

Page 53 of 56 \*Resource Name or # (Assigned by recorder) England Estate Concrete Masonry Property Wall  
\*Recorded by David Brunzell, Dylan Williams \*Date: July 25, 2019  Continuation  Update

**\*P3a. Description: (continued):**



Photograph 2: Detailed view of the concrete masonry footing along the southeast boundary, January 28, 2020.



Photograph 3: View of the footing along the southeast boundary of the subject property where additional fencing separates it from an adjacent neighborhood on South Eureka Street, camera facing northeast, January 28, 2020.

Page 54 of 56 \*Resource Name or # (Assigned by recorder) England Estate Concrete Masonry Property Wall  
\*Recorded by David Brunzell, Dylan Williams \*Date: July 25, 2019  Continuation  Update



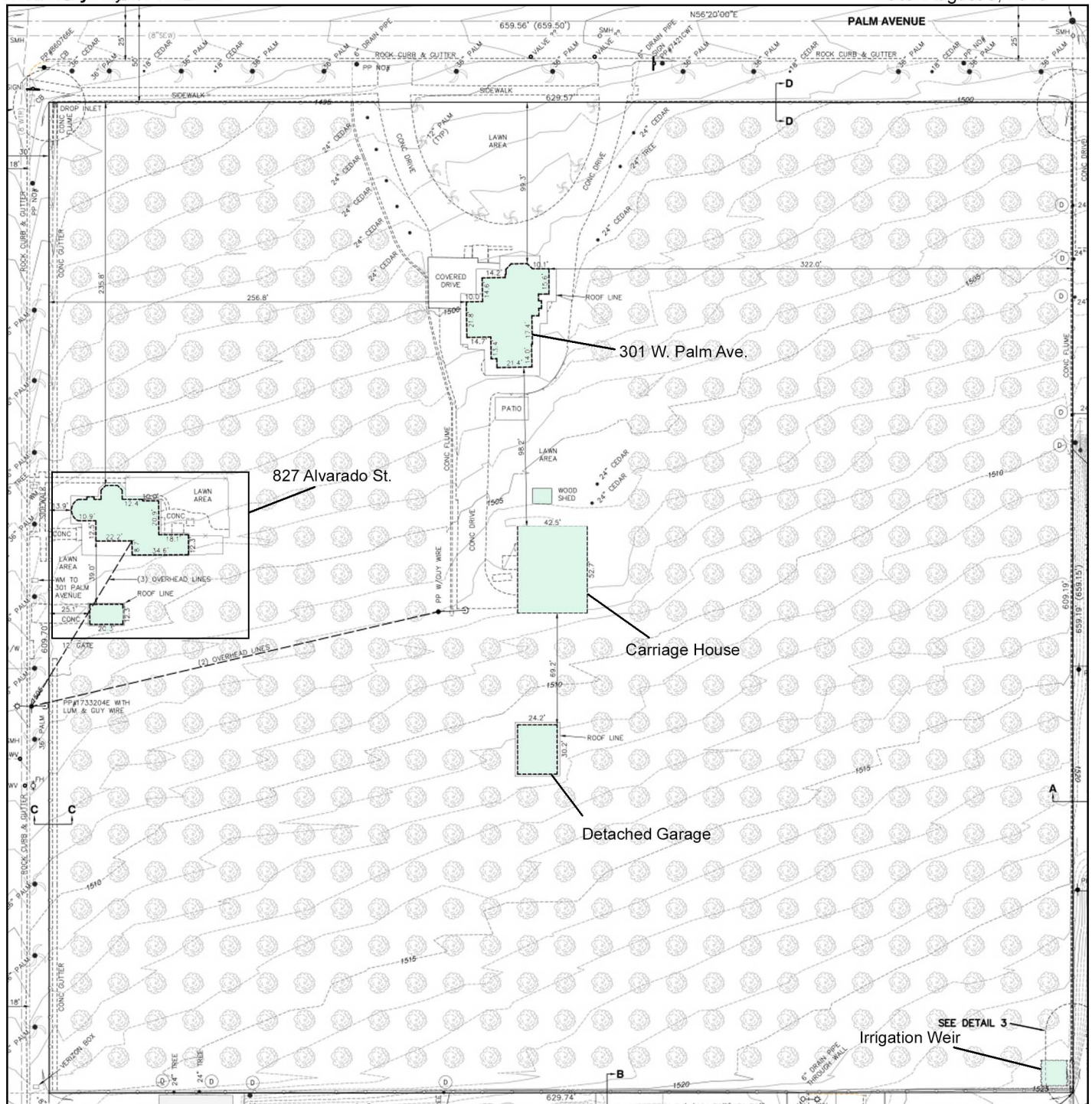
Photograph 4: View of the footing along the southeast property boundary separating it from a neighboring residence, camera facing northeast, January 28, 2020.



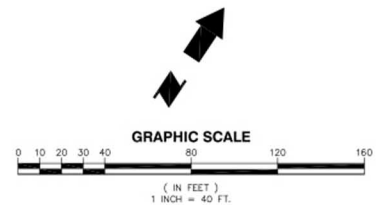
Photograph 5: An overview of the footing take from the end of South Eureka Street, where it meets the subject property, camera facing northwest, provided by Google Street View.

Drawn By: Dylan Williams

\*Date: August 9, 2019



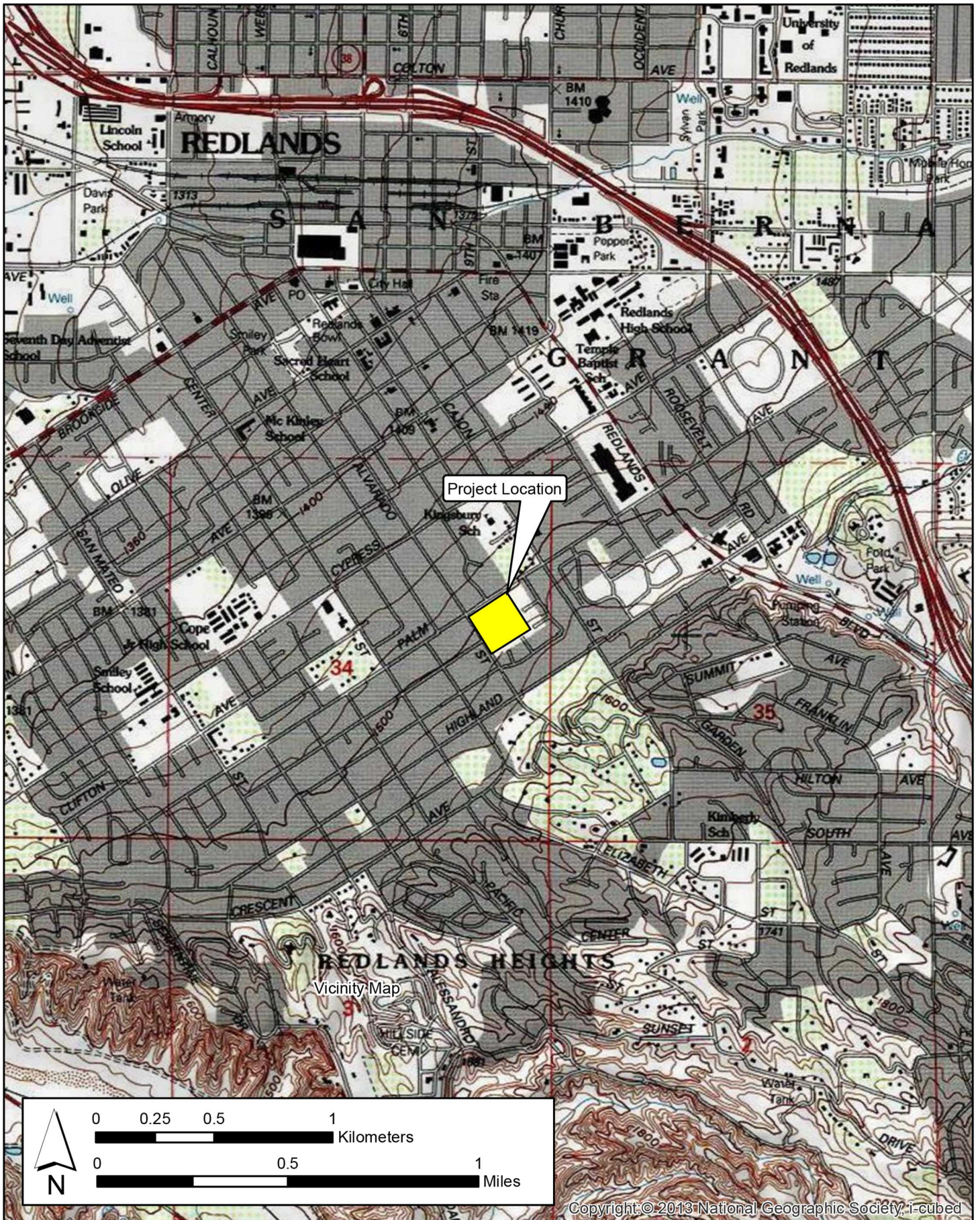
NOTE: Include bar scale and north arrow.





\*Map Name: Redlands, CA

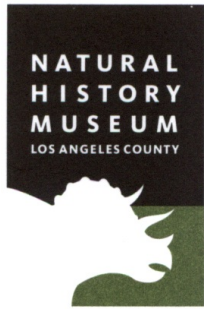
\*Scale:1:24,000 \*Date of Map:1996



**APPENDIX B**  
**PALEONTOLOGICAL OVERVIEW**

Natural History Museum  
of Los Angeles County  
900 Exposition Boulevard  
Los Angeles, CA 90007

tel 213.763.DINO  
www.nhm.org



Vertebrate Paleontology Section  
Telephone: (213) 763-3325

e-mail: [smcleod@nhm.org](mailto:smcleod@nhm.org)

28 January 2019

BCR Consulting  
505 West 8th Street  
Claremont, CA 91711

Attn: Nicholas Shepetuk, Staff Archaeologist

re: Paleontological resources for the Vertebrate Paleontology Records Search for the proposed 301 West Palm Avenue Project, in the City of Redlands, San Bernardino County, project area

Dear Nicholas:

I have conducted a thorough check of our paleontology collection records for the locality and specimen data for the proposed 301 West Palm Avenue Project, in the City of Redlands, San Bernardino County, project area as outlined on the portion of the Redlands USGS topographic quadrangle map that you sent to me via e-mail on 14 January 2019. We do not have any vertebrate fossil localities that lie directly within the proposed project area boundaries, but we do have localities at some distance from sedimentary deposits similar to those that may occur subsurface in the proposed project area.

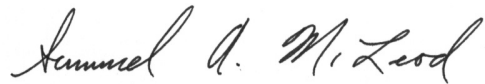
The entire proposed project area has surface deposits composed of soil and younger Quaternary Alluvium, derived predominately as alluvial fan deposits from the Hills just to the southeast. Typically these types of deposits do not contain significant vertebrate fossils in the uppermost layers. At varying depths, however, these deposits always have the potential to contain significant fossil vertebrate remains. Our closest vertebrate fossil locality from somewhat similar deposits is LACM 4540, southeast of the proposed project area on the northeastern side of the San Jacinto Valley just west of Jack Rabbit Trail, that produced a specimen of fossil horse, *Equus*. Our next closest fossil vertebrate locality from similar deposits is LACM 7811, west-southwest of the proposed project area in the Jurupa Valley north of Norco

and west of Mira Loma, that produced a fossil specimen of coachwhip, *Masticophis flagellum*, at a depth of 9 to 11 feet below the surface.

Shallow excavations in the younger Quaternary Alluvium found at the surface throughout the proposed project area probably will not uncover any significant vertebrate fossils. Deeper excavations there that extend down into the older sedimentary deposits, however, may well encounter significant fossil vertebrate remains. Any substantial excavations in the proposed project area, therefore, should be closely monitored to quickly and professionally collect any fossils discovered without impeding development. Sediment samples should also be collected and processed to determine the small fossil potential in the proposed project area. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

A handwritten signature in cursive script that reads "Samuel A. McLeod".

Samuel A. McLeod, Ph.D.  
Vertebrate Paleontology

enclosure: invoice

**APPENDIX C**

**SACRED LANDS FILE SEARCH AND TRIBAL SCOPING**



**Native American Heritage Commission  
Native American Contact List  
San Bernardino County  
1/16/2019**

**Agua Caliente Band of Cahuilla  
Indians**

Jeff Grubbe, Chairperson  
5401 Dinah Shore Drive  
Palm Springs, CA, 92264  
Phone: (760) 699 - 6800  
Fax: (760) 699-6919

Cahuilla  
Luiseno

**Los Coyotes Band of Cahuilla  
and Cupeño Indians**

John Perada, Environmental  
Director  
P. O. Box 189  
Warner Springs, CA, 92086  
Phone: (760) 782 - 0712  
Fax: (760) 782-2730

Cahuilla

**Agua Caliente Band of Cahuilla  
Indians**

Patricia Garcia-Plotkin, Director  
5401 Dinah Shore Drive  
Palm Springs, CA, 92264  
Phone: (760) 699 - 6907  
Fax: (760) 699-6924  
ACBCI-THPO@aguacaliente.net

Cahuilla  
Luiseno

**Los Coyotes Band of Cahuilla  
and Cupeño Indians**

Shane Chapparosa, Chairperson  
P.O. Box 189  
Warner Springs, CA, 92086-0189  
Phone: (760) 782 - 0711  
Fax: (760) 782-0712  
Chapparosa@msn.com

Cahuilla

**Augustine Band of Cahuilla  
Mission Indians**

Amanda Vance, Chairperson  
P.O. Box 846  
Coachella, CA, 92236  
Phone: (760) 398 - 4722  
Fax: (760) 369-7161  
hhaines@augustinetribe.com

Cahuilla

**Morongo Band of Mission  
Indians**

Denisa Torres, Cultural Resources  
Manager  
12700 Pumarra Road  
Banning, CA, 92220  
Phone: (951) 849 - 8807  
Fax: (951) 922-8146  
dtorres@morongo-nsn.gov

Cahuilla  
Serrano

**Cabazon Band of Mission  
Indians**

Doug Welmas, Chairperson  
84-245 Indio Springs Parkway  
Indio, CA, 92203  
Phone: (760) 342 - 2593  
Fax: (760) 347-7880  
jstapp@cabazonindians-nsn.gov

Cahuilla

**Morongo Band of Mission  
Indians**

Robert Martin, Chairperson  
12700 Pumarra Road  
Banning, CA, 92220  
Phone: (951) 849 - 8807  
Fax: (951) 922-8146  
dtorres@morongo-nsn.gov

Cahuilla  
Serrano

**Cahuilla Band of Indians**

Daniel Salgado, Chairperson  
52701 U.S. Highway 371  
Anza, CA, 92539  
Phone: (951) 763 - 5549  
Fax: (951) 763-2808  
Chairman@cahuilla.net

Cahuilla

**Ramona Band of Cahuilla**

John Gomez, Environmental  
Coordinator  
P. O. Box 391670  
Anza, CA, 92539  
Phone: (951) 763 - 4105  
Fax: (951) 763-4325  
jgomez@ramonatribes.com

Cahuilla

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.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed West Palm Avenue Project, San Bernardino County.

**Native American Heritage Commission  
Native American Contact List  
San Bernardino County  
1/16/2019**

**Ramona Band of Cahuilla**

Joseph Hamilton, Chairperson  
P.O. Box 391670 Cahuilla  
Anza, CA, 92539  
Phone: (951) 763 - 4105  
Fax: (951) 763-4325  
admin@ramonatribe.com

**Serrano Nation of Mission Indians**

Goldie Walker, Chairperson  
P.O. Box 343 Serrano  
Patton, CA, 92369  
Phone: (909) 528 - 9027

**San Fernando Band of Mission Indians**

Donna Yocum, Chairperson  
P.O. Box 221838 Kitanemuk  
Newhall, CA, 91322 Serrano  
Phone: (503) 539 - 0933 Tataviam  
Fax: (503) 574-3308  
ddyocum@comcast.net

**Soboba Band of Luiseno Indians**

Joseph Ontiveros, Cultural  
Resource Department  
P.O. BOX 487 Cahuilla  
San Jacinto, CA, 92581 Luiseno  
Phone: (951) 663 - 5279  
Fax: (951) 654-4198  
jontiveros@soboba-nsn.gov

**San Manuel Band of Mission Indians**

Lynn Valbuena, Chairwoman  
26569 Community Center Drive Serrano  
Highland, CA, 92346  
Phone: (909) 864 - 8933  
jcoin@sanmanuel-nsn.gov

**Soboba Band of Luiseno Indians**

Scott Cozart, Chairperson  
P. O. Box 487 Cahuilla  
San Jacinto, CA, 92583 Luiseno  
Phone: (951) 654 - 2765  
Fax: (951) 654-4198  
jontiveros@soboba-nsn.gov

**San Manuel Band of Mission Indians**

Lee Clauss, Director of Cultural  
Resources  
26569 Community Center Drive Serrano  
Highland, CA, 92346  
Phone: (909) 864 - 8933  
Fax: (909) 864-3370  
lclauss@sanmanuel-nsn.gov

**Torres-Martinez Desert Cahuilla Indians**

Michael Mirelez, Cultural  
Resource Coordinator  
P.O. Box 1160 Cahuilla  
Thermal, CA, 92274  
Phone: (760) 399 - 0022  
Fax: (760) 397-8146  
mmirelez@tmdci.org

**Santa Rosa Band of Cahuilla Indians**

Steven Estrada, Chairperson  
P.O. Box 391820 Cahuilla  
Anza, CA, 92539  
Phone: (951) 659 - 2700  
Fax: (951) 659-2228  
mflaxbeard@santarosacahuilla-nsn.gov

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.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed West Palm Avenue Project, San Bernardino County.



**Tribal Scoping Summary for the 301 West Palm Avenue, Redlands, San Bernardino County, California**

Native American Heritage Commission replied to BCR Consulting Request on January 16, 2019. Results of Sacred Land File Search did indicate presence of Native American cultural resources, and recommended that the below groups/ individuals be contacted.

<b>Groups Contacted</b>	<b>Letter/Email Date</b>	<b>Response from Tribes</b>
Agua Caliente Band of Cahuilla Indians Jeff Grubbe, Chairperson	Letter: 1/24/2019 Email: N/A	1/25/2019: Lacy Padilla of Agua Caliente responded in a letter deferring to the San Manuel Band of Mission Indians (letter attached).
Los Coyotes Band of Cahuilla and Cupeno Indians John Perada, Environmental Director	Letter: 1/24/2019 Email: N/A	None
Agua Caliente Band of Cahuilla Indians Patricia Garcia-Plotkin, Director, THPO	Letter: 1/24/2019 Email: 1/24/2019	1/25/2019: Lacy Padilla of Agua Caliente responded in a letter deferring to the San Manuel Band of Mission Indians (letter attached).
Los Coyotes Band of Cahuilla and Cupeno Indians Shane Chapparosa, Chairman	Letter: 1/24/2019 Email: 1/24/2019	None
Augustine Band of Cahuilla Indians Amanda Vance, Chairperson	Letter: 1/24/2019 Email: 1/24/2019	2/21/2019: Ms. Victoria Martin responded in a letter for Augustine Band. They are unaware of any resources in the area, and recommended that other tribes closer to the project area should be contacted. They also recommended Native American monitoring during excavation, and that Augustine personnel be alerted should any cultural resources be identified (letter attached).
Morongó Band of Mission Indians Denisa Torres, Cultural Resource Manager	Letter: 1/24/2019 Email: 1/24/2019	1/28/2019: Travis Armstrong of Morongo responded by email to state that the project is in an area of general concern, and that they would provide further input when the project "reaches the AB 52 notification stage" (email attached).
Cabazon Band of Mission Indians Doug Welmas, Chairperson	Letter: 1/24/2019 Email: 1/24/2019	1/29/2019: Judy Stapp responded in a letter to recommend archaeological monitoring (letter attached).
Morongó Band of Mission Indians Robert Martin, Chairperson	Letter: 1/24/2019 Email: 1/24/2019	1/28/2019: Travis Armstrong of Morongo responded by email to state that the project is in an area of general concern, and that they would provide further input when the project "reaches the AB 52 notification stage" (email attached).
Cahuilla Band of Indians Daniel Salgado, Chairperson	Letter: 1/24/2019 Email: 1/24/2019	None

Groups Contacted	Letter/Email Date	Response from Tribes
Ramona Band of Cahuilla John Gomez, Environmental Coordinator	Letter: 1/24/2019 Email: 1/24/2019	None
Ramona Band of Cahuilla Joseph Hamilton, Chairman	Letter: 1/24/2019 Email: 1/24/2019	None
Serrano Nation of Mission Indians Goldie Walker	Letter: 1/24/2019 Email: N/A	None
San Fernando Band of Mission Indians Donna Yocum	Letter: 1/24/2019 Email: 1/24/2019	None
Soboba Band of Luiseno Indians Joseph Ontiveros, Cultural Resource Department	Letter: 1/24/2019 Email: 1/24/2019	2/23/2019: Joseph Ontiveros responded for Soboba in a letter stating knowledge of resources in the area, requesting further consultation with the lead agency and developer, and with other requests (see attached letter).
San Manuel Band of Mission Indians Lynn Valbuena, Chairwoman	Letter: 1/24/2019 Email: 1/24/2019	1/29/2019: Jessica Mauck responded for San Manuel in an email. Ms. Mauck stated that the positive findings in the Sacred Lands File search results from the NAHC would not be a concern for the subject property. She also noted that the project was in Serrano ancestral territory and that San Manuel would consider recommending archaeological monitoring during any tree removal (response attached).
Soboba Band of Luiseno Indians Scott Cozart, Chairman	Letter: 1/24/2019 Email: 1/24/2019	2/23/2019: Joseph Ontiveros responded for Soboba in a letter stating knowledge of resources in the area, requesting further consultation with the lead agency and developer, and with other requests (see attached letter).
San Manuel Band of Mission Indians Lee Clauss, Director of Cultural Resources	Letter: 1/24/2019 Email: 1/24/2019	1/29/2019: Jessica Mauck responded for San Manuel in an email. Ms. Mauck stated that the positive findings in the Sacred Lands File search results from the NAHC would not be a concern for the subject property. She also noted that the project was in Serrano ancestral territory and that San Manuel would consider recommending archaeological monitoring during any tree removal (response attached).
Torres-Martinez Desert Cahuilla Indians Michael Mirelez, Cultural Resource Coordinator	Letter: 1/24/2019 Email: 1/24/2019	None
Santa Rosa Band of Cahuilla Indians Steven Estrada, Chairman	Letter: 1/24/2019 Email: 1/24/2019	None



January 23, 2019

Agua Caliente Band of Cahuilla Indians  
Jeff Grubbe, Chairperson  
5401 Dinah Shore Drive  
Palm Springs, California 92264

**Subject: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, California**

Dear Chairperson Grubbe:

This is an invitation to comment on potential development of a subject property at a location with which you have Tribal cultural affiliation. The purpose of the Tribal Scoping is to ensure the protection of Native American cultural resources on which any proposed project may have an impact. In the Tribal Scoping process, early communication is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of a potential development project, and to avoid costly delays. Further, we understand that much of the content of the correspondence will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The subject property is located at 301 West Palm Avenue in the City of Redlands in Section 34 of Township 1 South, Range 3 West, San Bernardino Baseline and Meridian. It is depicted on the *Redlands, California* (1996) 7.5-minute USGS topographic quadrangle, (see attached map). A project is not currently proposed, but due diligence studies are being performed to characterize potential for development constraints. All correspondence will be for information purposes only. This effort is not being undertaken on behalf of any government agency and is not intended to take the place of any required Native American Consultation.

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting LLC, Attn: David Brunzell, 505 West 8th Street, Claremont, California 91711. I request a response by February 26, 2019. If you require more time, please let me know. Thank you for your involvement in this process.

Sincerely,

**BCR Consulting LLC**

David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-027-2019-001

January 25, 2019

[VIA EMAIL TO:david.brunzell@yahoo.com]  
BCRCONSULTING LLC  
Mr. David Brunzell  
1420 Guadalajara Street  
Claremont, CA 91711

## **Re: 301 West Palm Avenue, Redlands, San Bernardino County, California**

Dear Mr. David Brunzell,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the 301 West Palm Avenue project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

\*At this time ACBCI defers to the San Manuel Band of Mission Indians. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6956. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Lacy Padilla  
Archaeological Technician  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS



January 23, 2019

Los Coyotes Band of Cahuilla and Cupeño Indians  
John Perada  
Environmental Director  
P. O. Box 189  
Warner Springs, California 92086

**Subject: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, California**

Dear Mr. Perada:

This is an invitation to comment on potential development of a subject property at a location with which you have Tribal cultural affiliation. The purpose of the Tribal Scoping is to ensure the protection of Native American cultural resources on which any proposed project may have an impact. In the Tribal Scoping process, early communication is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of a potential development project, and to avoid costly delays. Further, we understand that much of the content of the correspondence will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The subject property is located at 301 West Palm Avenue in the City of Redlands in Section 34 of Township 1 South, Range 3 West, San Bernardino Baseline and Meridian. It is depicted on the *Redlands, California* (1996) 7.5-minute USGS topographic quadrangle, (see attached map). A project is not currently proposed, but due diligence studies are being performed to characterize potential for development constraints. All correspondence will be for information purposes only. This effort is not being undertaken on behalf of any government agency and is not intended to take the place of any required Native American Consultation.

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting LLC, Attn: David Brunzell, 505 West 8th Street, Claremont, California 91711. I request a response by February 26, 2019. If you require more time, please let me know. Thank you for your involvement in this process.

Sincerely,

**BCR Consulting LLC**

David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist



January 23, 2019

Agua Caliente Band of Cahuilla Indians  
Patricia Garcia-Plotkin  
Director  
5401 Dinah Shore Drive  
Palm Springs, California 92264

**Subject: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, California**

Dear Ms. Garcia-Plotkin:

This is an invitation to comment on potential development of a subject property at a location with which you have Tribal cultural affiliation. The purpose of the Tribal Scoping is to ensure the protection of Native American cultural resources on which any proposed project may have an impact. In the Tribal Scoping process, early communication is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of a potential development project, and to avoid costly delays. Further, we understand that much of the content of the correspondence will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The subject property is located at 301 West Palm Avenue in the City of Redlands in Section 34 of Township 1 South, Range 3 West, San Bernardino Baseline and Meridian. It is depicted on the *Redlands, California* (1996) 7.5-minute USGS topographic quadrangle, (see attached map). A project is not currently proposed, but due diligence studies are being performed to characterize potential for development constraints. All correspondence will be for information purposes only. This effort is not being undertaken on behalf of any government agency and is not intended to take the place of any required Native American Consultation.

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting LLC, Attn: David Brunzell, 505 West 8th Street, Claremont, California 91711. I request a response by February 26, 2019. If you require more time, please let me know. Thank you for your involvement in this process.

Sincerely,

**BCR Consulting LLC**

David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist



January 23, 2019

Los Coyotes Band of Cahuilla and Cupeño Indians  
Shane Chapparosa  
Chairperson  
P.O. Box 189  
Warner Springs, California 92086-0189

**Subject: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, California**

Dear Mr. Chapparosa:

This is an invitation to comment on potential development of a subject property at a location with which you have Tribal cultural affiliation. The purpose of the Tribal Scoping is to ensure the protection of Native American cultural resources on which any proposed project may have an impact. In the Tribal Scoping process, early communication is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of a potential development project, and to avoid costly delays. Further, we understand that much of the content of the correspondence will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The subject property is located at 301 West Palm Avenue in the City of Redlands in Section 34 of Township 1 South, Range 3 West, San Bernardino Baseline and Meridian. It is depicted on the *Redlands, California* (1996) 7.5-minute USGS topographic quadrangle, (see attached map). A project is not currently proposed, but due diligence studies are being performed to characterize potential for development constraints. All correspondence will be for information purposes only. This effort is not being undertaken on behalf of any government agency and is not intended to take the place of any required Native American Consultation.

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Sincerely,

**BCR Consulting LLC**

David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist



January 23, 2019

Augustine Band of Cahuilla Mission Indians  
Amanda Vance, Chairperson  
P.O. Box 846  
Coachella, California 92236

**Subject: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, California**

Dear Ms. Vance:

This is an invitation to comment on potential development of a subject property at a location with which you have Tribal cultural affiliation. The purpose of the Tribal Scoping is to ensure the protection of Native American cultural resources on which any proposed project may have an impact. In the Tribal Scoping process, early communication is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of a potential development project, and to avoid costly delays. Further, we understand that much of the content of the correspondence will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The subject property is located at 301 West Palm Avenue in the City of Redlands in Section 34 of Township 1 South, Range 3 West, San Bernardino Baseline and Meridian. It is depicted on the *Redlands, California* (1996) 7.5-minute USGS topographic quadrangle, (see attached map). A project is not currently proposed, but due diligence studies are being performed to characterize potential for development constraints. All correspondence will be for information purposes only. This effort is not being undertaken on behalf of any government agency and is not intended to take the place of any required Native American Consultation.

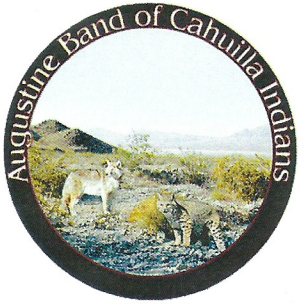
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Sincerely,

**BCR Consulting LLC**

David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist





## AUGUSTINE BAND OF CAHUILLA INDIANS

PO Box 846 84-481 Avenue 54 Coachella CA 92236

Telephone: (760) 398-4722

Fax (760) 369-7161

**Tribal Chairperson: Amanda Vance**

**Tribal Vice-Chairperson: William Vance**

**Tribal Secretary: Victoria Martin**

February 21, 2019

David Brunzell  
BCR Consulting, LLC  
505 West 8<sup>th</sup> Street  
Claremont, CA 91711

**Re: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, CA**

Dear Mr. Brunzell-

Thank you for the opportunity to offer input concerning the development of the above-identified project. We appreciate your sensitivity to the cultural resources that may be impacted by your project, and the importance of these cultural resources to the Native American peoples that have occupied the land surrounding the area of your project for thousands of years. Unfortunately, increased development and lack of sensitivity to cultural resources has resulted in many significant cultural resources being destroyed or substantially altered and impacted. Your invitation to consult on this project is greatly appreciated.

At this time we are unaware of specific cultural resources that may be affected by the proposed project. We encourage you to contact other Native American Tribes and individuals within the immediate vicinity of the project site that may have specific information concerning cultural resources that may be located in the area. We also encourage you to contract with a monitor who is qualified in Native American cultural resources identification and who is able to be present on-site full-time during the pre-construction and construction phase of the project. Please notify us immediately should you discover any cultural resources during the development of this project.

Very truly yours,

Victoria Martin

Tribal Secretary



January 23, 2019

Morongo Band of Mission Indians  
Denisa Torres  
Cultural Resources Manager  
12700 Pumarra Road  
Banning, CA, 92220

**Subject: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, California**

Dear Ms. Torres:

This is an invitation to comment on potential development of a subject property at a location with which you have Tribal cultural affiliation. The purpose of the Tribal Scoping is to ensure the protection of Native American cultural resources on which any proposed project may have an impact. In the Tribal Scoping process, early communication is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of a potential development project, and to avoid costly delays. Further, we understand that much of the content of the correspondence will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The subject property is located at 301 West Palm Avenue in the City of Redlands in Section 34 of Township 1 South, Range 3 West, San Bernardino Baseline and Meridian. It is depicted on the *Redlands, California* (1996) 7.5-minute USGS topographic quadrangle, (see attached map). A project is not currently proposed, but due diligence studies are being performed to characterize potential for development constraints. All correspondence will be for information purposes only. This effort is not being undertaken on behalf of any government agency and is not intended to take the place of any required Native American Consultation.

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Sincerely,

**BCR Consulting LLC**

David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist

301 West Palm Ave., Redlands Project

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From: Tribal Historic Preservation Office (thpo@morongo-nsn.gov)

To: david.brunzell@yahoo.com

Date: Monday, January 28, 2019, 1:45 PM PST

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Hello Mr. Brunzell,

Thank you for your letter regarding this project.

Our records indicate this project is in an area of general concern for our office.

Our office will provide further input when the project reaches the AB 52 notification stage.

Sincerely,

Travis Armstrong

Tribal Historic Preservation Officer

Morongo Band of Mission Indians

951-755-5259

Email: thpo@morongo-nsn.gov





January 23, 2019

Cabazon Band of Mission Indians  
Doug Welmas  
Chairperson  
84-245 Indio Springs Parkway  
Indio, California 92203

**Subject: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, California**

Dear Mr. Chairperson:

This is an invitation to comment on potential development of a subject property at a location with which you have Tribal cultural affiliation. The purpose of the Tribal Scoping is to ensure the protection of Native American cultural resources on which any proposed project may have an impact. In the Tribal Scoping process, early communication is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of a potential development project, and to avoid costly delays. Further, we understand that much of the content of the correspondence will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The subject property is located at 301 West Palm Avenue in the City of Redlands in Section 34 of Township 1 South, Range 3 West, San Bernardino Baseline and Meridian. It is depicted on the *Redlands, California* (1996) 7.5-minute USGS topographic quadrangle, (see attached map). A project is not currently proposed, but due diligence studies are being performed to characterize potential for development constraints. All correspondence will be for information purposes only. This effort is not being undertaken on behalf of any government agency and is not intended to take the place of any required Native American Consultation.

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Sincerely,

**BCR Consulting LLC**

David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist



January 29, 2019

David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist  
BCR Consulting LLC  
505 West 8th Street  
Claremont, CA 91711

Re.: Tribal Scoping for 301 West Palm Avenue  
City of Redlands  
San Bernardino County, California

Dear Mr. Brunzell:

Thank you for contacting the Cabazon Band of Mission Indians concerning cultural resource information relative to the above referenced project.

The project is located outside of the Tribe's current reservation boundaries but within an area that may be considered a traditional use area. The Tribe has no specific archival information on the site indicating that it may be a sacred/religious site or other site of Native American traditional cultural value within the project area. The Cabazon Band suggests, however, there be an archaeologist on site during all ground disturbing activities to monitor for the possible discovery of unknown cultural resources.

We look forward to continued collaboration in the preservation of cultural resources or areas of traditional cultural importance.

Best regards,

Judy Stapp  
Director of Cultural Affairs





January 23, 2019

Morongo Band of Mission Indians  
Robert Martin, Chairperson  
12700 Pumarra Road  
Banning, California 92220

**Subject: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, California**

Dear Mr. Chairperson:

This is an invitation to comment on potential development of a subject property at a location with which you have Tribal cultural affiliation. The purpose of the Tribal Scoping is to ensure the protection of Native American cultural resources on which any proposed project may have an impact. In the Tribal Scoping process, early communication is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of a potential development project, and to avoid costly delays. Further, we understand that much of the content of the correspondence will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The subject property is located at 301 West Palm Avenue in the City of Redlands in Section 34 of Township 1 South, Range 3 West, San Bernardino Baseline and Meridian. It is depicted on the *Redlands, California* (1996) 7.5-minute USGS topographic quadrangle, (see attached map). A project is not currently proposed, but due diligence studies are being performed to characterize potential for development constraints. All correspondence will be for information purposes only. This effort is not being undertaken on behalf of any government agency and is not intended to take the place of any required Native American Consultation.

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Sincerely,

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David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist



January 23, 2019

Cahuilla Band of Indians  
Daniel Salgado, Chairperson  
52701 U.S. Highway 371  
Anza, California 92539

**Subject: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, California**

Dear Mr. Chairperson:

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Sincerely,

**BCR Consulting LLC**

David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist



January 23, 2019

Ramona Band of Cahuilla  
John Gomez, Environmental Coordinator  
P. O. Box 391670  
Anza, California 92539

**Subject: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, California**

Dear Mr. Gomez:

This is an invitation to comment on potential development of a subject property at a location with which you have Tribal cultural affiliation. The purpose of the Tribal Scoping is to ensure the protection of Native American cultural resources on which any proposed project may have an impact. In the Tribal Scoping process, early communication is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of a potential development project, and to avoid costly delays. Further, we understand that much of the content of the correspondence will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The subject property is located at 301 West Palm Avenue in the City of Redlands in Section 34 of Township 1 South, Range 3 West, San Bernardino Baseline and Meridian. It is depicted on the *Redlands, California* (1996) 7.5-minute USGS topographic quadrangle, (see attached map). A project is not currently proposed, but due diligence studies are being performed to characterize potential for development constraints. All correspondence will be for information purposes only. This effort is not being undertaken on behalf of any government agency and is not intended to take the place of any required Native American Consultation.

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Sincerely,

**BCR Consulting LLC**

David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist





January 23, 2019

Ramona Band of Cahuilla  
Joseph Hamilton, Chairperson  
P.O. Box 391670  
Anza, California 92539

**Subject: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, California**

Dear Mr. Chairperson:

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Sincerely,

**BCR Consulting LLC**

David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist



January 23, 2019

Serrano Nation of Mission Indians  
Goldie Walker, Chairperson  
P.O. Box 343  
Patton, California 92369

**Subject: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, California**

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Sincerely,

**BCR Consulting LLC**

David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist



January 23, 2019

San Fernando Band of Mission Indians  
Donna Yocum, Chairperson  
P.O. Box 221838  
Newhall, California 91322

**Subject: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, California**

Dear Ms. Chairperson:

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Sincerely,

**BCR Consulting LLC**

David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist



January 23, 2019

Soboba Band of Luiseno Indians  
Joseph Ontiveros, Cultural Resource Department  
P.O. BOX 487  
San Jacinto, California 92581

**Subject: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, California**

Dear Mr. Ontiveros:

This is an invitation to comment on potential development of a subject property at a location with which you have Tribal cultural affiliation. The purpose of the Tribal Scoping is to ensure the protection of Native American cultural resources on which any proposed project may have an impact. In the Tribal Scoping process, early communication is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of a potential development project, and to avoid costly delays. Further, we understand that much of the content of the correspondence will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The subject property is located at 301 West Palm Avenue in the City of Redlands in Section 34 of Township 1 South, Range 3 West, San Bernardino Baseline and Meridian. It is depicted on the *Redlands, California* (1996) 7.5-minute USGS topographic quadrangle, (see attached map). A project is not currently proposed, but due diligence studies are being performed to characterize potential for development constraints. All correspondence will be for information purposes only. This effort is not being undertaken on behalf of any government agency and is not intended to take the place of any required Native American Consultation.

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Sincerely,

**BCR Consulting LLC**

David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist

February 23, 2019

Attn: David Brunzell, Principal Investigator/Archaeologist  
BCR Consulting LLC  
505 West 8<sup>th</sup> Street  
Claremont, CA 91711



**RE: 301 West Palm Avenue – City of Redlands, San Bernardino County, CA**

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribe and is considered to be culturally sensitive by the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. To initiate a consultation with the project proponents and lead agency.
2. The transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.
3. Soboba Band of Luiseño Indians continues to act as a consulting tribal entity for this project.
4. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason, the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
5. Request that proper procedures be taken, and requests of the tribe be honored (Please see the attachment)

Multiple areas of potential impact were identified during an in-house database search. Specifics to be discussed in consultation with the lead agency.

Sincerely,

A handwritten signature in black ink, appearing to read "JOE", with a long horizontal line extending to the right.

Joseph Ontiveros, Tribal Historic Preservation Officer  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Cultural Items (Artifacts).** Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

**Treatment and Disposition of Remains.**

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact

**Coordination with County Coroner's Office.** The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

**Non-Disclosure of Location Reburials.** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.



**Confidentiality:** The entirety of the contents of this letter shall remain confidential between Soboba and BCR Consulting LLC. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



January 23, 2019

San Manuel Band of Mission Indians  
Lynn Valbuena, Chairwoman  
26569 Community Center Drive  
Highland, California 92346

**Subject: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, California**

Dear Ms. Chairwoman:

This is an invitation to comment on potential development of a subject property at a location with which you have Tribal cultural affiliation. The purpose of the Tribal Scoping is to ensure the protection of Native American cultural resources on which any proposed project may have an impact. In the Tribal Scoping process, early communication is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of a potential development project, and to avoid costly delays. Further, we understand that much of the content of the correspondence will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The subject property is located at 301 West Palm Avenue in the City of Redlands in Section 34 of Township 1 South, Range 3 West, San Bernardino Baseline and Meridian. It is depicted on the *Redlands, California* (1996) 7.5-minute USGS topographic quadrangle, (see attached map). A project is not currently proposed, but due diligence studies are being performed to characterize potential for development constraints. All correspondence will be for information purposes only. This effort is not being undertaken on behalf of any government agency and is not intended to take the place of any required Native American Consultation.

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting LLC, Attn: David Brunzell, 505 West 8th Street, Claremont, California 91711. I request a response by February 26, 2019. If you require more time, please let me know. Thank you for your involvement in this process.

Sincerely,

**BCR Consulting LLC**

David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist



## RE: Tribal Scoping Request, Redlands, San Bernardino County, California

---

From: Jessica Mauck (JMauck@sanmanuel-nsn.gov)

To: david.brunzell@yahoo.com

Date: Tuesday, January 29, 2019, 2:57 PM PST

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Hi David,

Thank you for contacting the San Manuel Band of Mission Indians (SMBMI) regarding the above referenced projects. SMBMI appreciates the opportunity to review the project documentation, which was received by our Cultural Resources Management Department on 24 Jan 2019. The proposed project is located within Serrano ancestral territory, is therefore of interest to the Tribe. During your background research, you will likely receive a positive SLF response from the NAHC. However, this project is site is situated near the edge of an SLF that includes a decent-sized buffer for the resources of concern within the landscape and, as such, will not impact the resources of concern within the SLF. However, this is an area of unknown within Tribe's records, and given the current state of the project area (i.e. citrus trees), SMBMI will consider recommending an archaeologist be present during removal of the trees. This will act as a sort of informal subsurface investigation that may help Tribe understand what was there at one point, if anything, and if it constitutes a TCR (further, an SLF-associated TCR).

Regards,

**Jessica Mauck**

CULTURAL RESOURCES ANALYST

O: (909) 864-8933 x3249

M: (909) 725-9054

26569 Community Center Drive Highland California 92346



---

**From:** Lee Clauss

**Sent:** Thursday, January 24, 2019 4:53 PM

**To:** Jessica Mauck

**Subject:** Fwd: Tribal Scoping Request, Redlands, San Bernardino County, California

For your review and comment...

Lee Clauss

DIRECTOR, CULTURAL RESOURCES MANAGEMENT

O: (909) 864-8933 x503248

Internal: 50-3248

M: (909) 633-5851

26569 Community Center Drive Highland California 92346



Begin forwarded message:

**From:** "David Brunzell" <[david.brunzell@yahoo.com](mailto:david.brunzell@yahoo.com)>

**To:** "David Brunzell" <[david.brunzell@yahoo.com](mailto:david.brunzell@yahoo.com)>

**Subject:** Tribal Scoping Request, Redlands, San Bernardino County, California

Dear Tribal Representative,

Please find a tribal scoping request attached along with a project map. This communication is for information purposes only. No project is currently proposed. This is not intended as official Native American consultation for compliance purposes. Please contact me with any relevant information you choose to share, or with questions or concerns. A hard copy will follow via certified mail.

Sincerely,

David Brunzell

Principal Investigator/Archaeologist

**BCR Consulting LLC**

*U.S. Small Business Administration (SBA) Member*

505 West 8th Street

Claremont, California 91711

909-525-7078

[www.bcrconsulting.net](http://www.bcrconsulting.net)

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January 23, 2019

Soboba Band of Luiseno Indians  
Scott Cozart, Chairperson  
P. O. Box 487  
San Jacinto, California 92583

**Subject: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, California**

Dear Mr. Chairperson:

This is an invitation to comment on potential development of a subject property at a location with which you have Tribal cultural affiliation. The purpose of the Tribal Scoping is to ensure the protection of Native American cultural resources on which any proposed project may have an impact. In the Tribal Scoping process, early communication is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of a potential development project, and to avoid costly delays. Further, we understand that much of the content of the correspondence will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The subject property is located at 301 West Palm Avenue in the City of Redlands in Section 34 of Township 1 South, Range 3 West, San Bernardino Baseline and Meridian. It is depicted on the *Redlands, California* (1996) 7.5-minute USGS topographic quadrangle, (see attached map). A project is not currently proposed, but due diligence studies are being performed to characterize potential for development constraints. All correspondence will be for information purposes only. This effort is not being undertaken on behalf of any government agency and is not intended to take the place of any required Native American Consultation.

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting LLC, Attn: David Brunzell, 505 West 8th Street, Claremont, California 91711. I request a response by February 26, 2019. If you require more time, please let me know. Thank you for your involvement in this process.

Sincerely,

**BCR Consulting LLC**

David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist



January 23, 2019

San Manuel Band of Mission Indians  
Lee Clauss, Director of Cultural Resources  
26569 Community Center Drive  
Highland, California 92346

**Subject: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, California**

Dear Ms. Clauss:

This is an invitation to comment on potential development of a subject property at a location with which you have Tribal cultural affiliation. The purpose of the Tribal Scoping is to ensure the protection of Native American cultural resources on which any proposed project may have an impact. In the Tribal Scoping process, early communication is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of a potential development project, and to avoid costly delays. Further, we understand that much of the content of the correspondence will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The subject property is located at 301 West Palm Avenue in the City of Redlands in Section 34 of Township 1 South, Range 3 West, San Bernardino Baseline and Meridian. It is depicted on the *Redlands, California* (1996) 7.5-minute USGS topographic quadrangle, (see attached map). A project is not currently proposed, but due diligence studies are being performed to characterize potential for development constraints. All correspondence will be for information purposes only. This effort is not being undertaken on behalf of any government agency and is not intended to take the place of any required Native American Consultation.

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Sincerely,

**BCR Consulting LLC**

David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist



January 23, 2019

Torres-Martinez Desert Cahuilla Indians  
Michael Mirelez, Cultural Resource Coordinator  
P.O. Box 1160  
Thermal, California 92274

**Subject: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, California**

Dear Mr. Mirelez:

This is an invitation to comment on potential development of a subject property at a location with which you have Tribal cultural affiliation. The purpose of the Tribal Scoping is to ensure the protection of Native American cultural resources on which any proposed project may have an impact. In the Tribal Scoping process, early communication is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of a potential development project, and to avoid costly delays. Further, we understand that much of the content of the correspondence will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The subject property is located at 301 West Palm Avenue in the City of Redlands in Section 34 of Township 1 South, Range 3 West, San Bernardino Baseline and Meridian. It is depicted on the *Redlands, California* (1996) 7.5-minute USGS topographic quadrangle, (see attached map). A project is not currently proposed, but due diligence studies are being performed to characterize potential for development constraints. All correspondence will be for information purposes only. This effort is not being undertaken on behalf of any government agency and is not intended to take the place of any required Native American Consultation.

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Sincerely,

**BCR Consulting LLC**

David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist



January 23, 2019

Santa Rosa Band of Cahuilla Indians  
Steven Estrada, Chairperson  
P.O. Box 391820  
Anza, California 92539

**Subject: Tribal Scoping for 301 West Palm Avenue, Redlands, San Bernardino County, California**

Dear Mr. Estrada:

This is an invitation to comment on potential development of a subject property at a location with which you have Tribal cultural affiliation. The purpose of the Tribal Scoping is to ensure the protection of Native American cultural resources on which any proposed project may have an impact. In the Tribal Scoping process, early communication is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of a potential development project, and to avoid costly delays. Further, we understand that much of the content of the correspondence will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The subject property is located at 301 West Palm Avenue in the City of Redlands in Section 34 of Township 1 South, Range 3 West, San Bernardino Baseline and Meridian. It is depicted on the *Redlands, California* (1996) 7.5-minute USGS topographic quadrangle, (see attached map). A project is not currently proposed, but due diligence studies are being performed to characterize potential for development constraints. All correspondence will be for information purposes only. This effort is not being undertaken on behalf of any government agency and is not intended to take the place of any required Native American Consultation.

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting LLC, Attn: David Brunzell, 505 West 8th Street, Claremont, California 91711. I request a response by February 26, 2019. If you require more time, please let me know. Thank you for your involvement in this process.

Sincerely,

**BCR Consulting LLC**

David Brunzell, M.A./RPA  
Principal Investigator/Archaeologist

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